

[POLICY][COMMUNITY PLAN]- Discussion and possible action regarding specific standards for the proposed Duplex zone presented in the Palms-Mar Vista-Del Rey Draft Community Plan as it applies to such parcels in Mar Vista.

The Motion:

The Mar Vista Community Council, after extensive feedback from the community requests that if the Duplex designation is enacted on those parcels in Mar Vista where it has been proposed in the August 2020 Draft Community Plan, the following specifications be incorporated into the Duplex Zone definition

- a) A Duplex property is a single, non-sub-dividable parcel (lot) containing a single structure with two separate living units separated by a common two-hour-fire-rated wall structure. The property shall have two separate front yards, garages, front entrances, rear exits and backyards. It should appear to be a single house with two front doors.
- b) One of the living units must be occupied by the owner of the parcel.
- c) Setbacks:
 - Front Setback shall be 15 feet or the prevailing for the block, whichever is greater
 - Side Setbacks shall be 6 feet or as required (to be determined by the City and LAFD to provide defensible space for firefighting and to prevent radiant heat from one fully-involved structure fire from igniting neighboring buildings in the event fire suppression services are not available as is expected during an area-wide disaster.
 - Rear Setback shall be at least 20 feet or the prevailing for the block, whichever is less.
- d) Building Height:

Duplexes shall be limited to two enclosed stories. Duplexes may have either a peaked roof or a rooftop deck. The roof peak or rooftop deck access structure shall not exceed 30 feet above the lowest natural-grade point at the building's perimeter.
- e) Rooftop Decks:

Any Rooftop Deck shall be positioned and/or setback from the edge of the structure such as to not provide view into neighboring properties' backyards. (This can generally be done by positioning rooftop decks on the front-half of its underlying structure.)
- f) Parking:

Two parking spaces per living unit with at least one enclosed and equipped with 240 Volt power outlets both front and rear inside the garage and one outlet outside for charging electric vehicles.

- g) Specific protection preventing the combination of Duplex lots for a Zone change to a denser zone type.
- h) Specific language to preclude the application of Density Bonuses to Duplex-Low residential parcels.
- i) Include a required fee to a Community Benefit Fund with each new Duplex development, which would be required to improve the surrounding infrastructure within 500 feet of the parcel