

TEMPORARY “PAUSE” ON MANSIONIZATION *(thru March 2017)*

Interim Control Ordinance (ICO) for Faircrest Heights, modeled on the “Beverly Grove RFA Formula”

**Example of Homes the flawed citywide
Baseline Mansionization Ordinance
(BMO) allows: →**



*Figures below are based
on a 6,000 square foot lot:*

- Base floor area ratio (FAR): 50% of lot size 3,000 sq ft
- 20% bonus for “green” building, articulated exterior walls, etc. 600 sq ft
- Attached garage not included in floor area calculation 400 sq ft
- Porches, patios, balconies, etc. not included in floor area calculation 250 sq ft
- Double-height entryways not included in floor area calculation 100 sq ft
- Maximum total floor area (this example): **more than 72% of lot size** **4,350 sq ft**

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**Example of Homes our ICO (based on →
the Beverly Grove RFA formula) →
allows: →**



*Figures below are based
on a 6,000 square foot lot:*

- Base floor area ratio (FAR): 42% of lot size 2,520 sq ft
- Bonus for detached garage: 6% of lot size 360 sq ft
- Additional 2% bonus for construction that incorporates a detached garage 120 sq ft
and meets one of the following conditions:
 - Articulate exterior walls or
 - Make second floor 25% smaller than ground floor or
 - Reduce height to 20% below maximum allowed or
 - Make both side yard setbacks at least 2 feet wider than minimum required
- Maximum total floor area (this example): **50% of lot size** **3,000 sq ft**

Temporarily, Our ICO modeled on Beverly Grove’s RFA allows reasonable development that can accommodate modern family life, while curbing egregious mansionization. However, even while we are protected, other neighborhoods are exposed to reckless development.

Next: Ask City Council to adopt Councilmember Koretz’s motion to amend the citywide Baseline Mansionization Ordinance, to provide the city with long-term protection.

*To order a No More McMansions lawn sign (\$5), email stopmansionization@yahoo.com.
For general info, see www.NoMoreMcMansionsInLosAngeles.org.*