



Q & A: Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO) Code Amendments



Q: What is the purpose of the BMO/BHO amendments?

The City's current regulations for single-family zones limit height, setback, and floor area ratio (FAR). The proliferation of out-of-scale development in single-family neighborhoods has demonstrated a need to update the current rules. These rules are commonly referred to as the Baseline Mansionization and Hillside Ordinances or BMO and BHO. The amendments will establish new regulation for all single-family residential zoned properties including RA, RE, RS, and R1.

Q: What do the BMO/BHO amendments proposed to do?

Key amendments to the BMO/ BHO include: reduction to the maximum FAR, a revision to the Residential Floor Area exemptions, and limiting existing Residential Floor Area bonus options. In the BHO, grading exemptions no longer apply to excavation underneath the footprint of the structure.

Q: Does this mean that my property is going to be rezoned?

No, the amendments will not be rezoning property. They will modify the regulations for RA, RE, RS, and R1 zones.

Q: Would these changes apply to projects currently in the process of obtaining permits?

The amendments will apply to projects filed after the effective date of the ordinance. Therefore, any projects filed or being processed before the effective date will not be impacted by this proposal.

Q: What are the next steps?

The public is invited to attend and submit comments on the proposed zoning code amendments at future open houses and staff hearings. Locations and times are to be announced. After the staff hearings, the City Planning Commission will make a recommendation on the item before the item is acted upon by City Council. Email us at NeighborhoodConservation@lacity.org to join our mailing list and receive notification on these upcoming dates.

Q: Who can I contact to get involved?

For more information on this zoning code amendment, or to submit written comments, please contact Christine Saponara at NeighborhoodConservation@lacity.org