

Faircrest Heights Neighborhood Conservation Ordinance

City Planning Cases: CPC-2016-2112-ZC

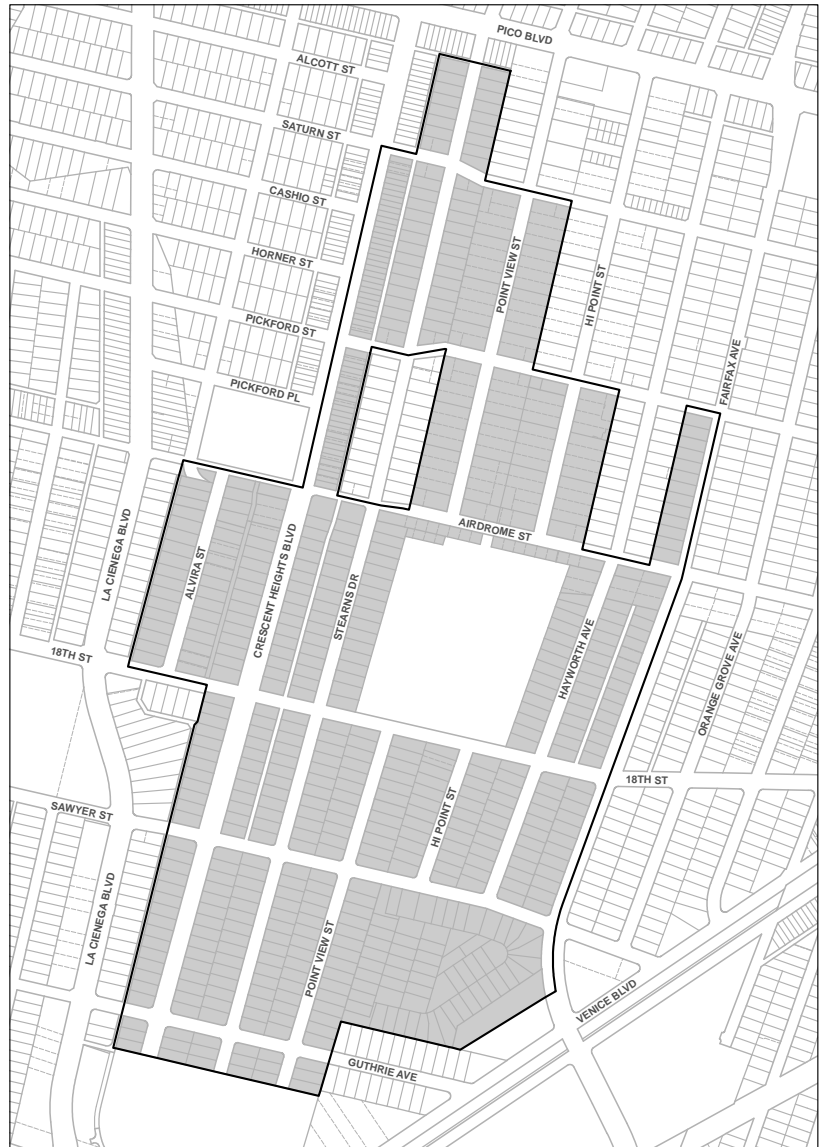
Environmental Case: ENV-2016-2111-ND

The City of Los Angeles, Department of City Planning will hold a series of Open Houses/Public Hearings regarding proposed new single-family zone changes for 15 neighborhoods. This notice is for the Open House/Public Hearing for zone changes within the Faircrest Heights, Picfair Village, Wilshire Vista and Crestview neighborhoods.

The proposed new single family zones will provide specialized regulation regarding single-family houses as follow-up to the Interim Control Ordinances for these neighborhoods that were adopted in 2015, which expire in March 2017.

The proposed new single family zones for Faircrest Heights, Picfair Village, Wilshire Vista, and Crestview neighborhoods would involve a zone change from R1-1 (often referred to as Baseline Mansionization Ordinance, or "BMO") to R1R2-RG, a proposed new zone, which regulates the location of a new second story to be located toward the rear of the building, requires new garages to be detached and located at the rear of the property, and a floor area of between 35% and 45% of the lot, depending on lot size. These proposed new single family zones will supersede the existing R1 (or BMO) regulations, for a more tailored zoning solution to preserve neighborhood character.

Text of the proposed Neighborhood Conservation Ordinances will be available at the Open House/Public Hearing and online at <http://planning.lacity.org> under "What's New". For questions, please contact staff: Christine Saponara, 213.978.1363.



Faircrest Heights Single Family Zones

Zone Change Areas



Data Source: Department of City Planning & Bureau of Engineering



**Email or mail
written communication to:**
Neighborhood Conservation
Department of City Planning
200 N. Spring St., Room 667
Los Angeles, CA 90012
christine.saponara@lacity.org



Los Angeles Department of City Planning
 200 North Spring Street, Room 667
 Los Angeles, CA 90012

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City of Los Angeles • Department of City Planning

Notice of Open House & Public Hearing



Faircrest Heights Neighborhood Conservation

Monday, August 29, 2016

Open House at 5:30 pm
 Brief presentation at 6:00 pm
 Public Hearing at 6:30

Location:

Claude Pepper Senior Center
 1762 South La Cienega Blvd.
 Los Angeles, CA 90035

The Department of City Planning invites your testimony or written comments. Written communications should be received in the Department of City Planning as soon as possible. In order that all viewpoints may be presented, speakers at the hearing may be limited in the length of their presentations. Because of time constraints and to minimize repetition, the Department encourages presentations by representatives of organized groups, in-lieu of many individual speakers. Written correspondence citing the Case number stated at the top of this notice may be mailed to: Los Angeles Department of City Planning, Room 667, 200 N. Spring St., Los Angeles, CA 90012. Copies of the staff report, following the hearing, will be available upon request.

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Monday, August 29, 2016

Crestview Neighborhood Conservation Ordinance

City Planning Cases: CPC-2016-2112-ZC

Environmental Case: ENV-2016-2111-ND

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Crestview Single Family Zones

■ Zone Change Area



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Notice of Open House & Public Hearing



Crestview Neighborhood Conservation

Monday, August 29, 2016

Open House at 5:30 pm
 Brief presentation at 6:00 pm
 Public Hearing at 6:30

Location:

Claude Pepper Senior Center
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 Los Angeles, CA 90035

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Picfair Village Neighborhood Conservation Ordinance

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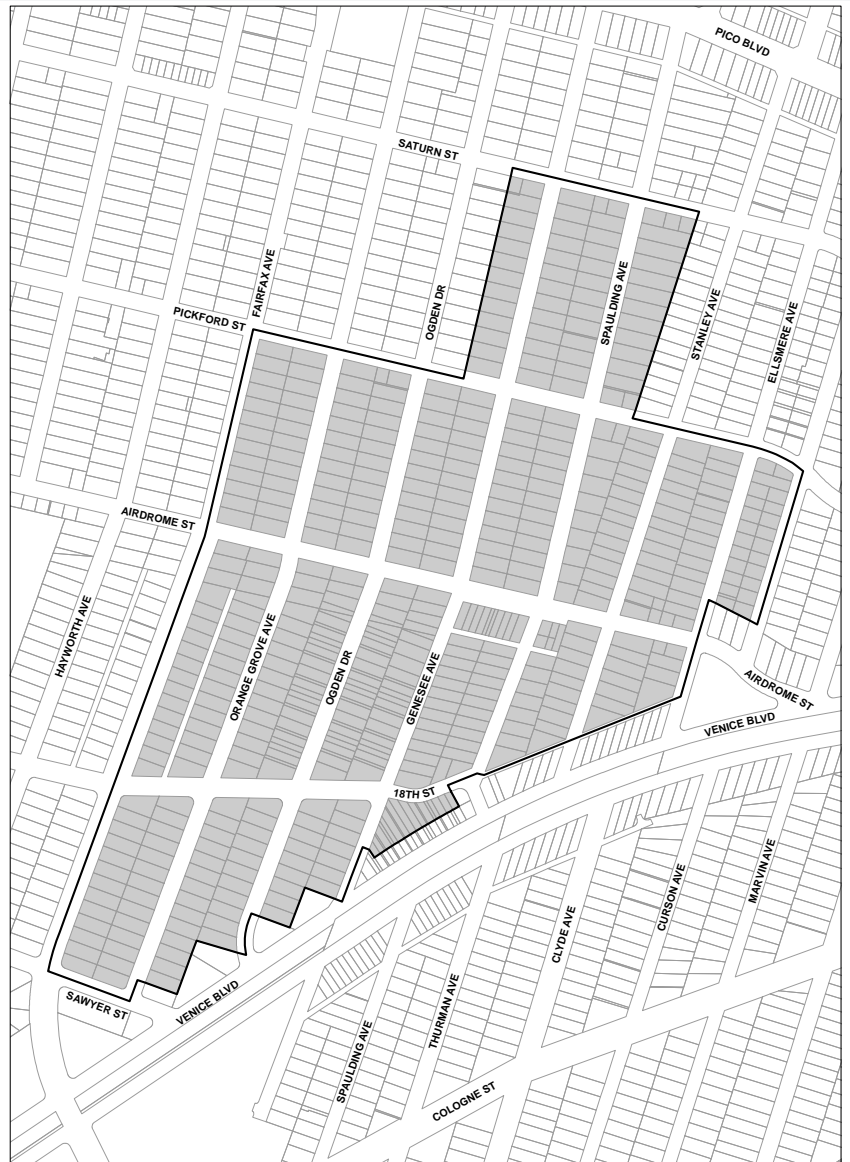
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Picfair Village Single Family Zones

■ Zone Change Area



Data Source: Department of City Planning & Bureau of Engineering

City of Los Angeles



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Notice of Open House & Public Hearing



Picfair Village Neighborhood Conservation

Monday, August 29, 2016

Open House at 5:30 pm

Brief presentation at 6:00 pm

Public Hearing at 6:30

Location:

Claude Pepper Senior Center

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Los Angeles, CA 90035

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Wilshire Vista Neighborhood Conservation Ordinance

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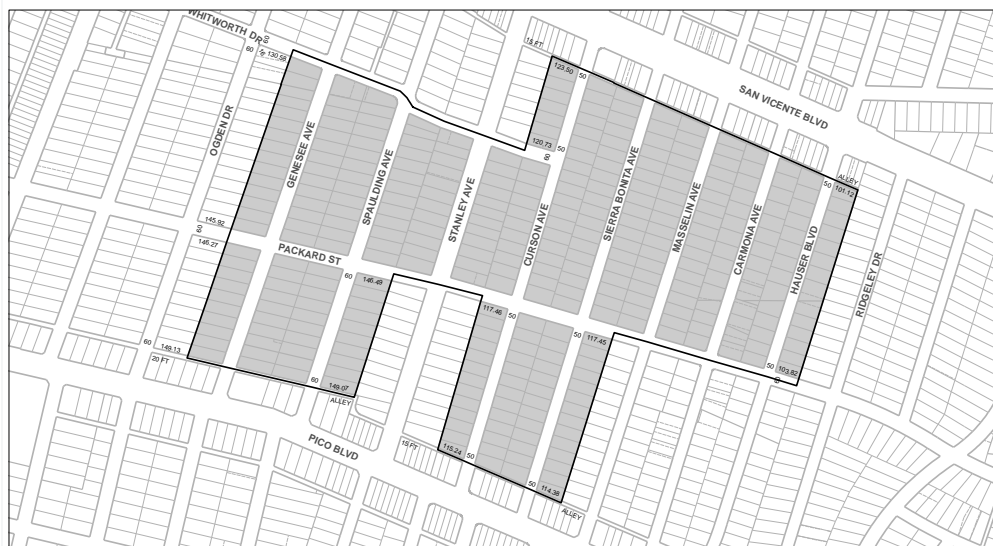
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Notice of Open House & Public Hearing



Wilshire Vista Neighborhood Conservation

Monday, August 29, 2016

Open House at 5:30 pm

Brief presentation at 6:00 pm

Public Hearing at 6:30

Location:

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Los Angeles, CA 90035

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