

**[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 the following specifications on the proposed zoning changes for Mar Vista with regard to the Low Residential-Duplex concept:

- a) A Duplex property is a single, non-sub-dividable parcel (lot) containing a single structure with a two separate side-by-side 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 or 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.
- c) Building Height:

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

- f) Any new construction on these parcels shall effectuate roof surface albedo of greater than or equal to 0.6 and pavement albedo greater than or equal to 0.4
- 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). Provision of specific incentives to sellers/owners of these parcels to encourage their selling to prospective first-time buyers availing themselves of HCID's Low and Moderate Income Purchase Assistance Programs
- i) Include a required fee to a Community Benefit Fund with each new Duplex development, which would be required to improve the surrounding infrastructure.