

WESTWOOD NEIGHBORHOOD COUNCIL

October 8, 2025

Agenda Item # 8

Amend State Mansionization Ordinance

Motion

Whereas, residents in Los Angeles are concerned that large homes are replacing traditional homes in many neighborhoods and

Whereas, the Baseline Mansionization Ordinance was found to be too lenient and

Whereas, developers exploited the loopholes and

Whereas, in 2017, the City Council revised the Baseline Mansionization Ordinance allowing neighborhoods to tighten FARs, reduce height, and create design guidelines and

Whereas, in 2019, SB 330 (Housing Crisis Act) was adopted by the State Legislature that removed authority at the local level to regulate home sizes using FAR,

Now, therefore, the Westwood Neighborhood Council supports amending SB 330 to omit the language in Section 13, Chapter 12 (B0 (1) (A) (c):

“For purposes of this subparagraph, “less intensive use” includes, but is not limited to, reductions to height, density, or floor area, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.”

The WWNC will submit this motion to WRAC for WRAC's support.

Background on SB 330

2008: LA City unanimously passed Baseline Mansionization Act, (aka BMO) limiting size of single family homes based on a lot size ratio.

2009-2014: Builders exploit loopholes (garage/basement exemptions)

2014: Planning Dept. revisits and BMO is modified to close loopholes.

2015: Interim Control Ordinance (ICO) passed to temporarily halt over-sized Development

2017: A revised BMO goes into effect. Tighter FAR limits, height restrictions and design guidelines.

2019: SB 330 – State passes “Housing Crisis Act” to raise housing density, limit regulations and misguidedly removes local regulation of home sizes using FAR. Cities and counties can no longer adopt policies that would lessen any intensity in housing (reducing height, density, FAR, additional set-backs, increased open space, etc.) As of 2018, Mansionization could NO LONGER be regulated.

As affordability is one goal of SB 330, in reality it does the exact opposite: SB 330, in fact, allows a larger a home to be built which makes them more expensive and less affordable.

SB 330 must be amended to allow cities to decide how to regulate mansionization as long as it continues to allow the state to address our housing crisis.