

# NEIGHBORHOOD CHARACTER STUDY

Prepared by the City of Los Angeles – Department of City Planning  
Community Planning Bureau

## Resulting Floor Areas from Proposed Revisions

Zone	Story & Height Intervals	BY-RIGHT PROCESS			DIRECTOR OF CITY PLANNING DISCRETIONARY REVIEW PROCESS	AREA PLANNING COMMISSION DISCRETIONARY REVIEW PROCESS	
		Maximum Development Potential			Minor Residential Plan Review	Residential Plan Review	
		Existing	Citywide Proposal		Maximum Development Potential	Maximum Development Potential	
		Current FAR	Base FAR	FAR w/ PSR	FAR > than 1.25 and < than 1.50	FAR > than 1.5:1	
<b>R1</b> (5,000 sq-ft)	1 Story (up to 18')	3:1**	1:1	1.25:1	1.5:1	1.51:1 to 3:1	
	2 Story (up to 28')	2,600	2,600	2,600	2,600	2,600	
	3 Story (up to 33')	4,940	2,470	3,088	3,705	4,940	
	<b>RS</b> (7,500 sq-ft)	1 Story (up to 18')	7,020	2,340	2,925	3,510	7,020
		2 Story (up to 28')	4,000	4,000	4,000	4,000	4,000
		3 Story (up to 33')	7,680	3,840	4,800	5,760	7,680
	<b>RE9</b> (9,000 sq-ft)	1 Story (up to 18')	11,040	3,680	4,600	5,520	11,040
		2 Story (up to 28')	4,865	4,865	4,865	4,865	4,865
		3 Story (up to 33')	9,377	4,688	5,861	7,033	9,377
<b>RE11</b> (11,000 sq-ft)	1 Story (up to 18')	13,535	4,512	5,639	6,767	13,535	
	2 Story (up to 28')	6,429	6,429	6,429	6,429	6,429	
	3 Story (up to 33')	12,429	6,214	7,768	9,321	12,429	
<b>RE15</b> (15,000 sq-ft)	1 Story (up to 18')	18,000	6,000	7,500	9,000	18,000	
	2 Story (up to 28')	8,800	8,800	8,800	8,800	8,800	
	3 Story (up to 33')	17,050	8,525	10,656	12,788	17,050	
<b>RA</b> (17,500 sq-ft)	1 Story (up to 18')	24,750	8,250	10,313	12,375	24,750	
	2 Story (up to 28')	10,000	10,000	10,000	10,000	10,000	
	3 Story (up to 33')	19,200	9,600	12,000	14,400	19,200	
<b>RE20</b> (20,000 sq-ft)	1 Story (up to 18')	27,600	9,200	11,500	13,800	27,600	
	2 Story (up to 28')	12,000	12,000	12,000	12,000	12,000	
	3 Story (up to 33')	23,200	11,600	14,500	17,400	23,200	
<b>RE40</b> (40,000 sq-ft)	1 Story (up to 18')	33,600	11,200	14,000	16,800	33,600	
	2 Story (up to 28')	27,000	27,000	27,000	27,000	27,000	
	3 Story (up to 33')	54,000	27,000	33,750	40,500	54,000	
		78,300	26,100	32,625	39,150	78,300	