

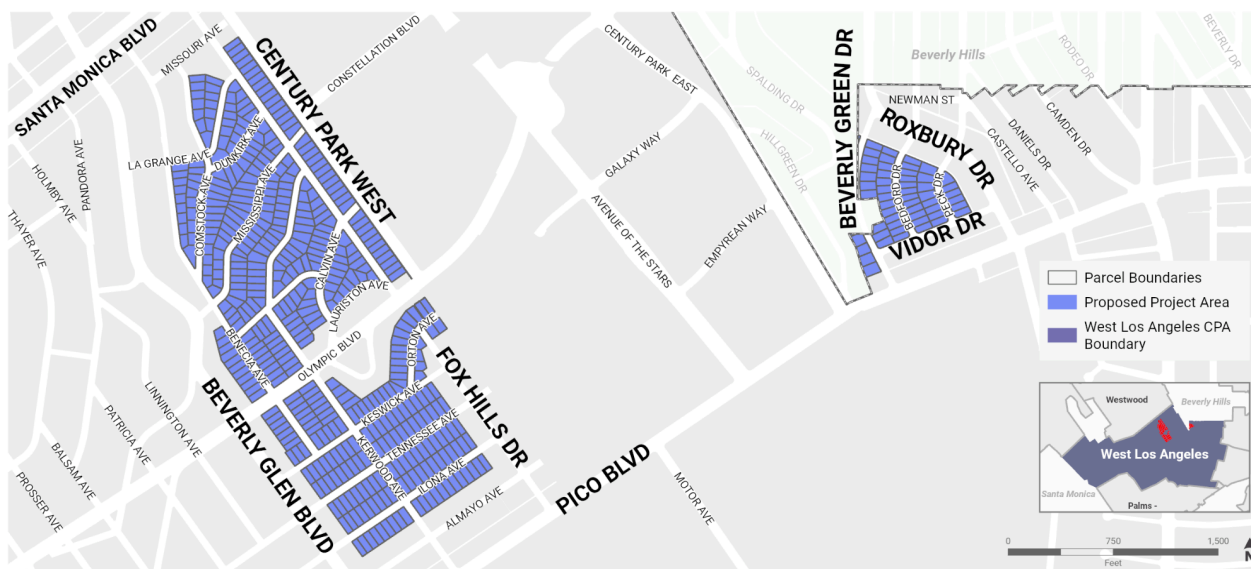
FACT SHEET

Century Glen & Beverly Angeles Zone Change

Summary

Los Angeles City Planning is updating the zoning for approximately 440 single family parcels currently zoned R1-1-O to R1V2-O (a Single Family Variation Zone) in the Century Glen neighborhood and 65 R1-1-O parcels to R1V2-O in the Beverly Angeles neighborhood, as shown in Figure 1: Total Project Area. The purpose of the rezoning is to make these neighborhoods consistent with other neighboring westside neighborhoods that already have the R1V2 zoning designation.

Figure 1: Total Project Area





Frequently Asked Questions

What is the area involved in the Century Glen and Beverly Angeles R1 Variation Rezoning?

The Century Glen rezoning area is located within the West Los Angeles Community Plan Area in Council District 5. The Century Glen Project Area is generally bounded by Santa Monica Boulevard to the north, Pico Boulevard to the south, Beverly Glen Boulevard to the west, and Century Park West and Fox Hills Drive to the east.

The Beverly Angeles rezoning area is located within the West Los Angeles Community Plan Area in Council District 5. The Beverly Angeles Project Area is generally bounded by Roxbury Drive to the north and east, Vidor Drive to the south, and Beverly Green Drive to the west, including four parcels and three irregular shaped lots on the western side of Beverly Green Drive along the southwest boundary of the City of Beverly Hills.

Why is this area being considered for rezoning?

In 2017, the City Council adopted amendments to the Zoning Code to allow for greater variability in single-family home scale across the diversity of Los Angeles neighborhoods. As a result, a new subset of zones within the R1 Zone were created (R1 Variation Zones) to provide a wider range of zoning options to suit the distinctive character of Los Angeles' diverse neighborhoods.

During this 2017 legislative process of the R1 Variation Zones, residents within the Century Glen and Beverly Angeles Neighborhoods advocated to be considered for rezoning to the R1 Variation Zones, as was done for various other neighborhoods, however they were not ultimately included in the rezoning that occurred in 2017.

Figure 2: Century Glen Project Area

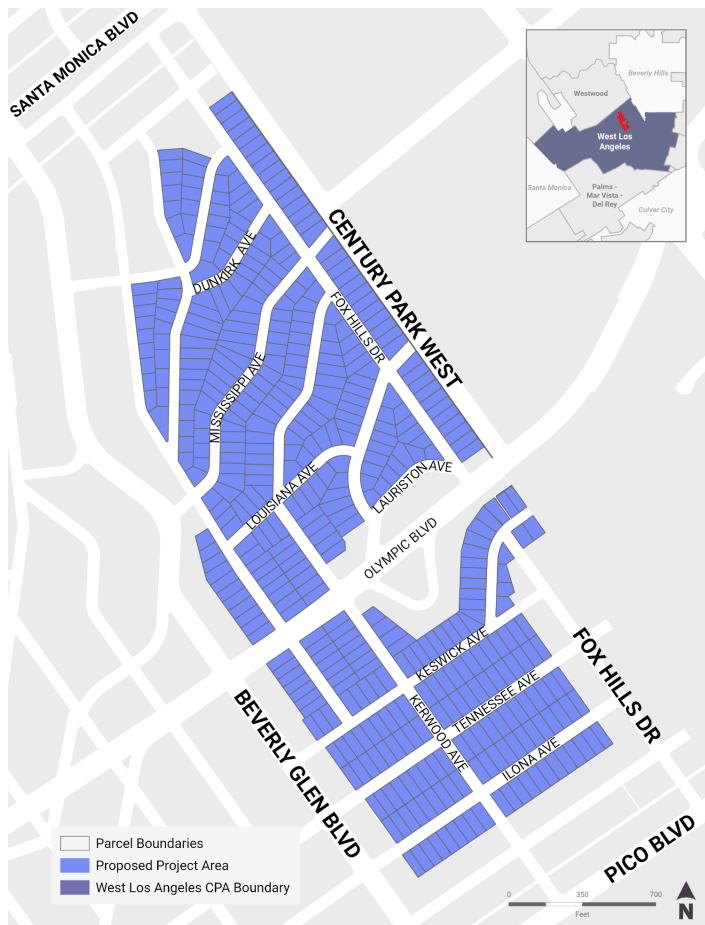
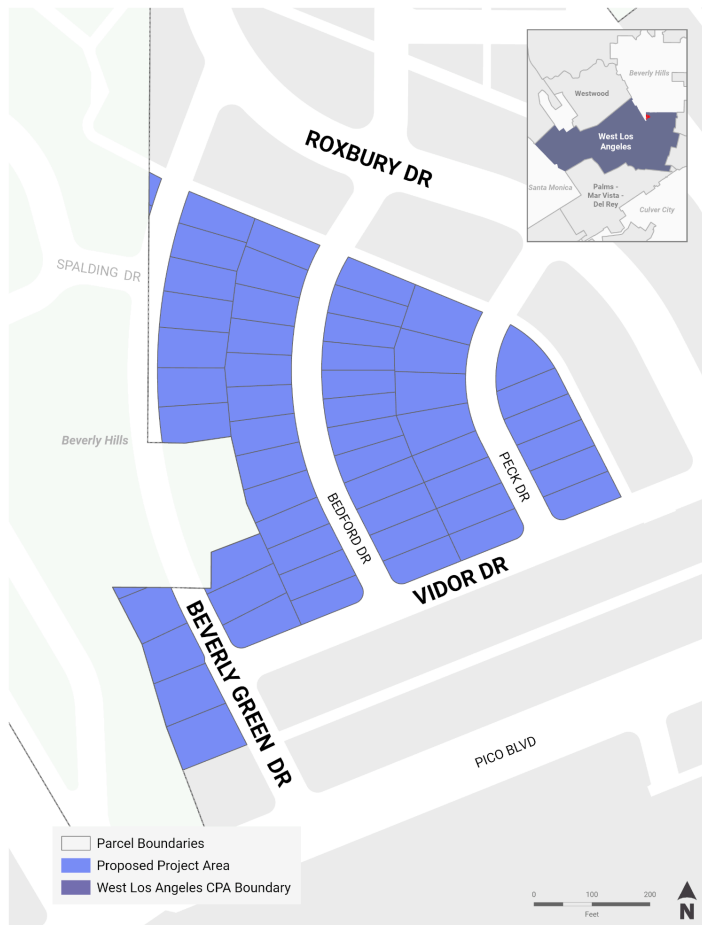


Figure 3: Beverly Angeles Project Area



What would the rezoning accomplish?

The R1 Variation Zones are a subset of the R1 Zone. The R1 Variation Zones differ from the standard R1 Zone in that they offer more tailored regulations governing the size and mass of single-family homes. Rezoning these properties to the Variation Zone of R1V2 would allow for greater development potential and allow for new additional floor area to construct additions to existing single family homes and Accessory Dwelling Units (ADUs).

The proposed R1V2 (Variable-Mass) Zone provides flexibility in location of the second story. The Variable-Mass category is the category most similar to the standard R1 Zone because the R1V Zones, just like the standard R1 Zone, do not regulate the placement of bulk (R1F zones move upper-floor bulk toward the front of a lot, and R1R zones

move the upper floor bulk toward the rear of the lot, preserving single-story scale where appropriate).

How much floor area is allowed on a residential lot with today's R1-1 zone in Century Glen and Beverly Angeles?

Per the Los Angeles Municipal Code Section 12.08, for the R1-1 zone, the maximum Residential Floor Area Ratio (RFAR) contained in all buildings and accessory buildings shall not exceed 45 percent of the lot area (a Residential Floor Area ratio of 0.45:1).

How much floor area would be allowed with the proposed R1V2 zone?

Per the Los Angeles Municipal Code Section 12.08, the maximum Residential Floor Area in the R1 Variation Zone is not a fixed number, but instead ranges based on lot size. The ranges are illustrated in Table 1 below.

Table 1: R1-1 and R1V2 Comparison

Zone	Lot Size and Residential Floor Area ¹ Ratio		Height	Max Lot Coverage ²	Encroachment Plane ³
R1-1	0.45		Roof ≥25%: 33 ft Roof <25%: 28 ft	N/A	45 degree angle, beginning at 20 feet high
R1V2	<i>Up to 6,000 SF</i>	0.55	30 feet	50%	45 degree angle, beginning at 22 feet high
	<i>6,001 to 7,000 SF</i>	0.53		48%	
	<i>7,001 to 8,000 SF</i>	0.51		46%	
	<i>8,001 to 9,000 SF</i>	0.49		44%	
	<i>9,001 to 10,000 SF</i>	0.47		42%	
	<i>Over 10,000 SF</i>	0.45		40%	

1. **Residential Floor Area** is the area in square feet (SF) confined within the exterior walls of a residential building. Exemptions apply.
2. **Lot Coverage** is the area of a parcel covered by any structures extending more than six feet above grade. However, 400 square feet of required covered parking that is detached and located within the rear half of the lot shall be exempt from lot coverage calculations.
3. **Encroachment Plane** is the maximum height of the front and rear masses, and the maximum height at which the encroachment plane begins for the front and rear masses shall not exceed the amounts specified for each zone.

R1-1 and R1V2 Comparison Calculator

To calculate, what the zone change would mean for your property please use the following formula:

$$\frac{\text{Lot size}}{\text{Lot size}} \times \frac{0.45}{\text{RFAR}} = \frac{\text{Allowed floor area for current R1-1 zoning}}{\text{Allowed floor area for current R1-1 zoning}}$$

$$\frac{\text{Lot size}}{\text{Lot size}} \times \frac{\text{RFAR}}{\text{RFAR}} = \frac{\text{Allowed floor area for proposed R1V2 zoning (see Table 1)}}{\text{Allowed floor area for proposed R1V2 zoning (see Table 1)}}$$

Please note that with the proposed zone change, the allowed square footage of a property will generally increase unless the lot size is over 10,000 SF. If a lot is over 10,000 SF there is not a change in FAR, it remains 0.45, as illustrated in Table 1 above. Furthermore, the minimum lot size for the R1V2 zone remains 5,000 SF. Buildings on lots smaller than 5,000 SF will likely not be able to expand or rebuild without discretionary approvals.

Century Glen Neighborhood Scenario

The following scenario provides an example comparing the R1-1 zoning to the R1V2 zoning and what it would mean for a lot size of 6,200 SF, the average sized lot in the Century Glen Neighborhood. Under today's R1-1 zoning the Residential Floor Area Ratio is 0.45. With the proposed R1V2 zone change, the Residential Floor Area Ratio would increase to 0.53 as illustrated in Table 1. In this scenario, the allowed floor area would increase by about 18%.

Example based on the average lot size in Century Glen:

$$\frac{6,200 \text{ SF}}{\text{Lot size}} \times \frac{0.45}{\text{RFAR}} = \frac{2,790 \text{ SF}}{\text{Allowed floor area for current R1-1 zoning}}$$

$$\frac{6,200 \text{ SF}}{\text{Lot size}} \times \frac{0.53}{\text{RFAR}} = \frac{3,286 \text{ SF}}{\text{Allowed floor area for proposed R1V2 zoning (see Table 1)}}$$

Beverly Angeles Neighborhood Scenario

The following scenario provides an example comparing the R1-1 zoning to the R1V2 zoning and what it would mean for a lot size of 5,600 SF, the average sized lot in the Beverly Angeles Neighborhood. Under today's R1-1 zoning the Residential Floor Area Ratio is 0.45. With the proposed R1V2 zone change, the Residential Floor Area Ratio would increase to 0.55 as illustrated in Table 1. In this scenario, the allowed floor area would increase by about 22%.

Example based on the average lot size in Beverly Angeles:

$$\begin{array}{rclcl} \underline{5,600 \text{ SF}} & & \underline{0.45} & & \underline{2,520 \text{ SF}} \\ \text{Lot size} & \times & \text{RFAR} & = & \text{Allowed floor area for current R1-1 zoning} \end{array}$$

$$\begin{array}{rclcl} \underline{5,600 \text{ SF}} & & \underline{0.55} & & \underline{3,080 \text{ SF}} \\ \text{Lot size} & \times & \text{RFAR} & = & \text{Allowed floor area for proposed R1V2 zoning} \\ & & \text{(see Table 1)} & & \end{array}$$

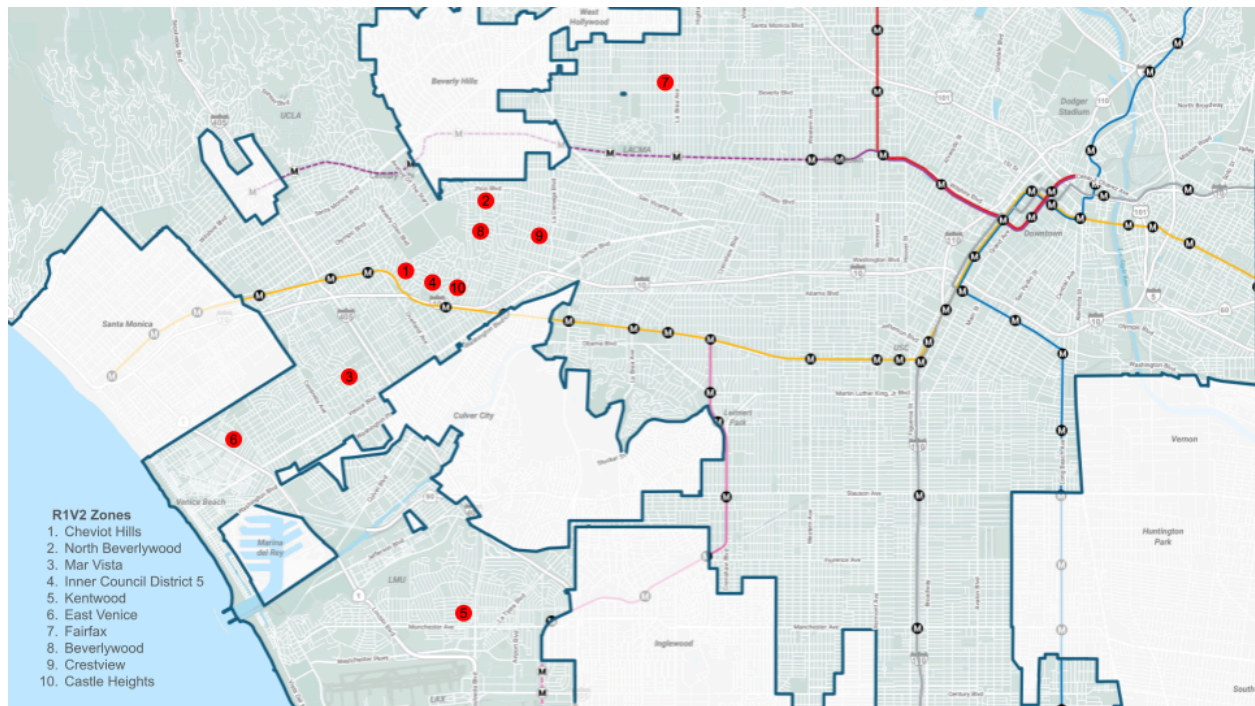
What other areas in the City have an R1V2 zone?

The following ordinances established the R1V2 zones throughout Los Angeles. Establishing the zone in 10 neighborhoods and five community plans that include the West Los Angeles, Palms-Mar Vista-Del Rey, Westchester-Playa Del Rey, Venice, and Wilshire Community Plan Areas.

1. Ordinance No [185475](#) - Cheviot Hills
2. Ordinance No [184816](#) - North Beverlywood
3. Ordinance No [184814](#) - Mar Vista
4. Ordinance No [184808](#) - Inner Council District 5
5. Ordinance No [184811](#) - Kentwood
6. Ordinance No [184809](#) - East Venice
7. Ordinance No [184807](#) - Fairfax
8. Ordinance No [184803](#) - Beverlywood
9. Ordinance No [184806](#) - Crestview
10. Ordinance No [185225](#) - Castle Heights

The approximate locations of established R1V2 zones in Los Angeles are displayed in Figure 4 below.

Figure 4: Existing R1V2 Zones in the City of Los Angeles



What is the timeline for this program?

This Century Glen and Beverly Angeles Zone Change program was launched in fall of 2025. Project boundaries (see Figures 2 and 3) were selected through Council District 5 engagement with the residents and homeowner associations where possible, in the summer of 2025.

A virtual public hearing is scheduled for November 18, 2025 to allow community members to provide comments on the proposed zoning. The rezoning ordinance will then be considered by the City Planning Commission (CPC) on December 11, 2025. Following the CPC meeting, the proposed zoning will be considered by the Planning Land Use Management (PLUM) Committee and the City Council for final adoption. The rezoning is anticipated to be adopted in early 2026.

Who can I contact to receive more information about the Century Glen and Beverly Angeles Zone Change?

For more information about the Century Glen and Beverly Angeles zone change or to provide public input, please contact Nathaniel Singer, Planning Assistant, via email at Nathaniel.Singer@lacity.org.



What is the status of the Westside Community Plans and how does this zone change program relate?

The Westside Community Plans work program is an update to the West Los Angeles, Venice, Palms - Mar Vista - Del Rey, and Westchester - Playa del Rey Community Plans. The update will address issues such as housing, transportation, jobs, climate change, and equity across the westside region. The update includes land use and zoning changes for all properties in the four Community Plan Areas to implement the City's new zoning code (Chapter 1A). This zone change serves to pre-empt zone changes that would have occurred within Century Glen and Beverly Angeles to permit R1V2 zoning. More information about the update and timeline to the Westside Community Plans can be found [here](#). Please note that the Century Glen and Beverly Angeles neighborhoods zone change is a separate work program and not part of the Westside Community Plans update.