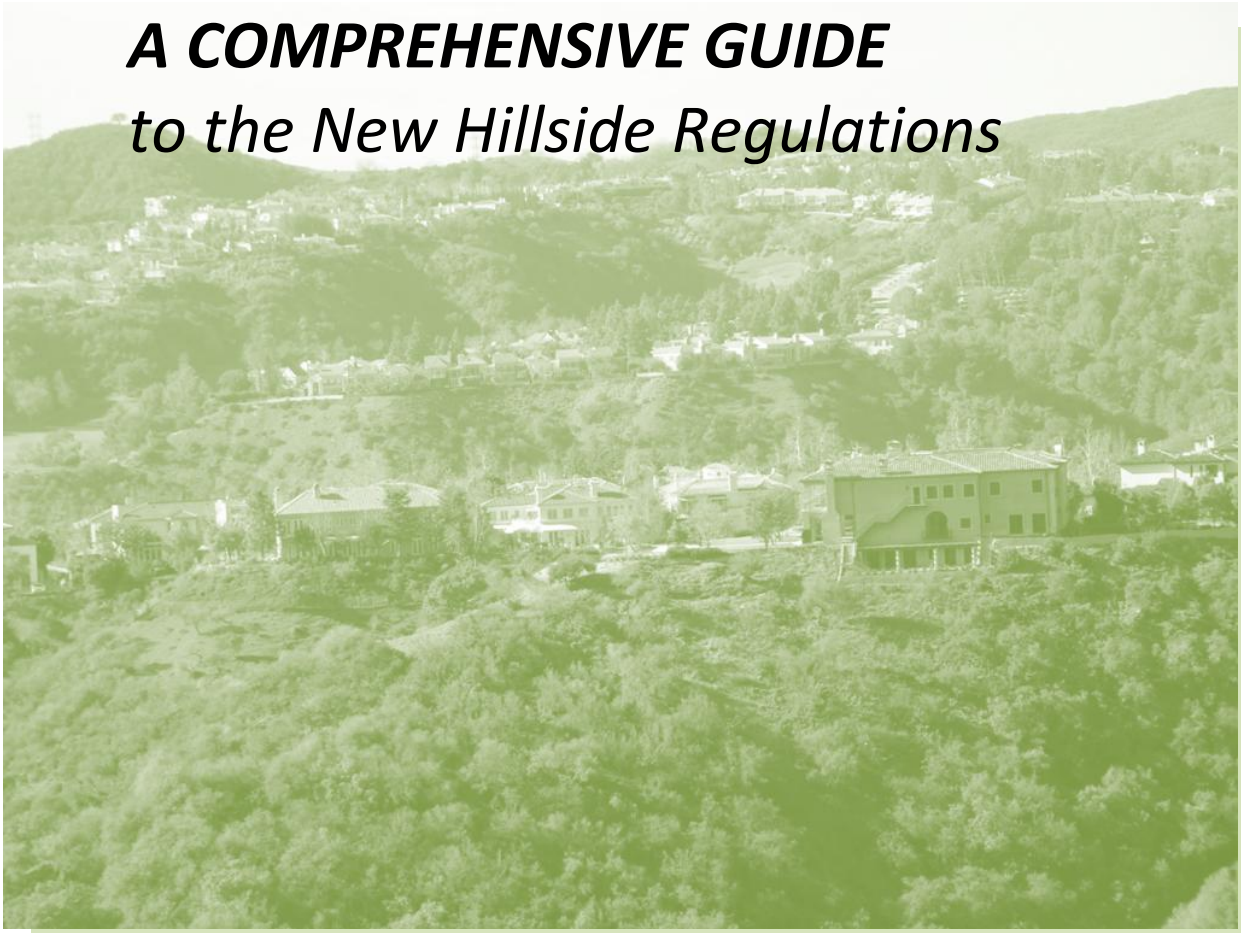
Baseline Hillside Ordinance

A COMPREHENSIVE GUIDE

to the New Hillside Regulations



May 9, 2011

Los Angeles Department of City Planning

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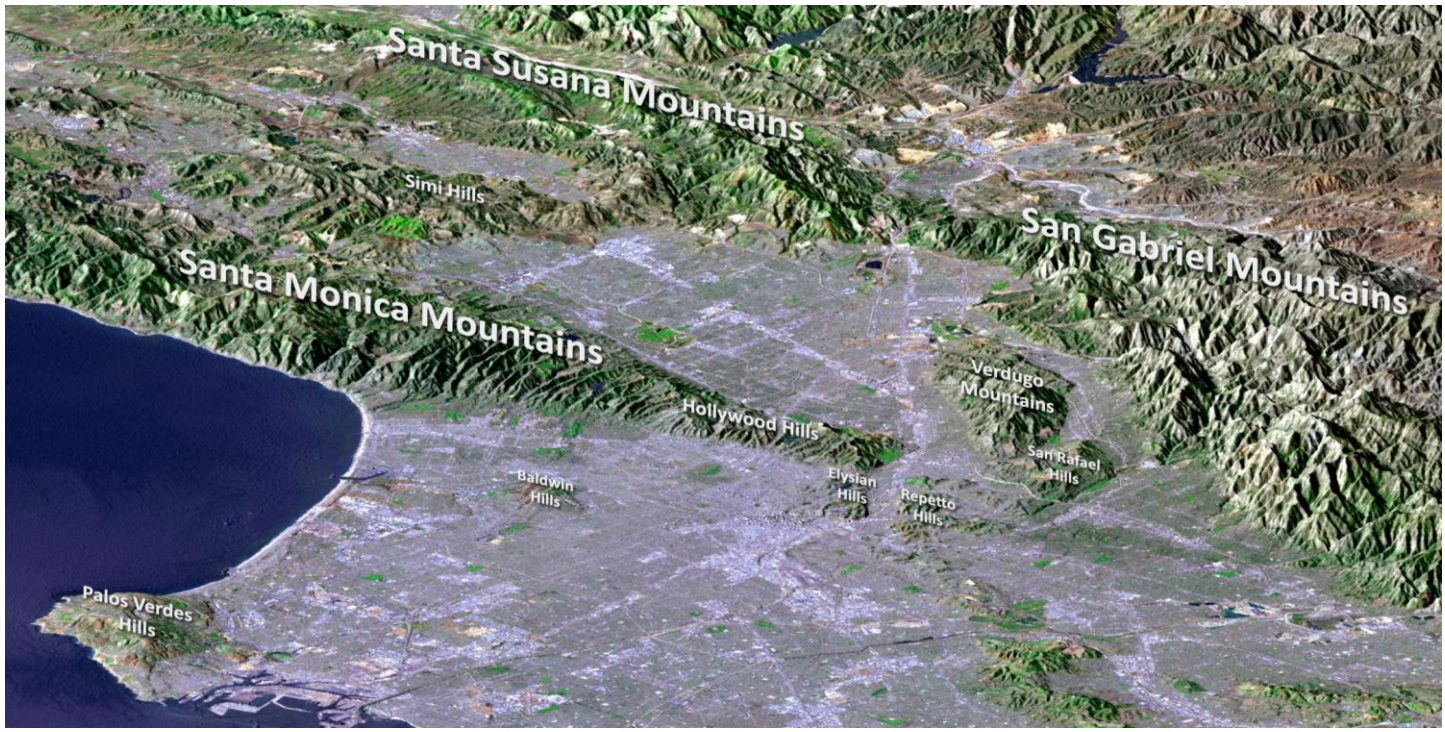
INTRODUCTION:

There are many factors that make the City of Los Angeles both unique and special to its residents. Among its natural resources, such as our beautiful beaches and great weather, the region's hillsides and mountains are one of its most prominent features. As you can see in the image below, there are very few areas in the Los Angeles region that are not defined by some sort of sloping terrain. Drawn by the natural beauty and spectacular panoramic views they provide, many of our most iconic neighborhoods have been built in our City's hillside areas. The Baseline Hillside Ordinance was adopted in order to establish new regulations that protect these hillsides and the many communities that have sprung up among them.



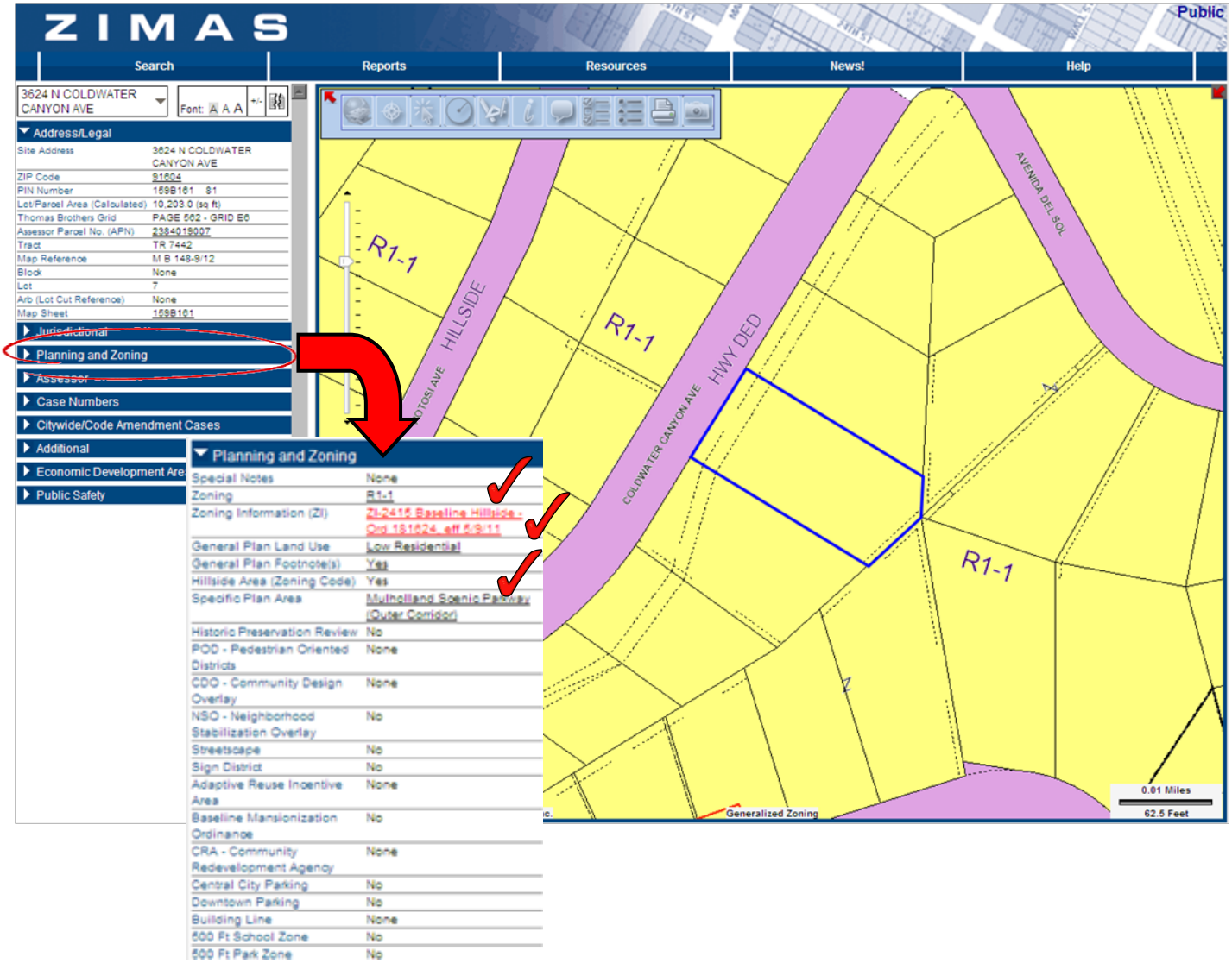
This document is intended to be a comprehensive guide to the new Single-Family Residential hillside regulations of the Zoning Code established by the Baseline Hillside Ordinance (BHO). In it, you will find the various sections of the code that pertain the most commonly used and reference residential development and use standards grouped by topic and simplified whenever possible.

Although steps were taken in the preparation of this information to ensure that all provisions were included, the language has been modified below to be more accessible and easier to understand. It is recommended that the user continue to reference Chapter 1 *(General Provisions and Zoning)*, Article 2 *(Specific Planning-Zoning Comprehensive Zoning Plan)*, Section 12.21 *(General Provisions)*, Subsection C of the Los Angeles Municipal Code (LAMC) for the adopted code language. This document has been drafted with the intent to be the primary source for clarifications and interpretations regarding the City's hillside regulations, and is intended to be updated periodically to include this information as it becomes available.

DOES BHO APPLY TO MY PROPERTY?

The Baseline Hillside Ordinance applies to all properties which are zoned R1, RS, RE(9, 11, 15, 20, and 40), and RA and are designated as Hillside Area on the Department of City Planning Hillside Area Map, as defined in Section 12.03 of the LAMC.

The easiest way to verify whether the new hillside regulations apply is to use our Zoning Information and Map Access System (ZIMAS) by going to http://zimas.lacity.org/ and typing in the property address and clicking on "Planning and Zoning" Information. If the property is zoned Single-Family (see list above) and the "Hillside Area (Zoning Code)" field says "Yes", then the new regulations apply. Planning staff has also identified the properties for which the new regulations apply with a Zoning Information file number "ZI-2415 Baseline Hillside -Ord 181624, eff 5/9/11".



Clarification:

Lots with a "H" Hillside or Mountainous Area suffix on their zoning (example: RE11-1-H), more commonly referred to as an "H-Zone" or H-Designation", do not necessarily have a Hillside Area designation as defined in Section 12.03 of the LAMC. As such, the "H" suffix will not determine whether the Baseline Hillside Ordinance applies to the subject lot.

HILLSIDE DEVELOPMENT STANDARDS

The following are the single-family hillside development standards as established by the Baseline Hillside Ordinance (Ordinance No. 181,624; Effective Date May 9, 2011). Below you will find a comprehensive guide to the following hillside provisions:

1. Setback Requirements
2. Maximum Residential Floor Area
3. Verification of Existing Residential Floor Area
4. Height Limits
5. Lot Coverage
6. Grading
7. Off-Street Parking Requirements
8. Fire Protection
9. Street Access
10. Sewer Connection
11. Hillside Neighborhood Overlay
12. Exceptions

New structures or additions to existing structures will not be permitted unless they comply with these development standards, or have been granted an approval to deviate from these regulations. Existing structures which have been built with permits prior to May 9, 2011, and which do not comply with these hillside regulations will be allowed to be maintained, repaired or remodeled pursuant to the "nonconforming" provision in Section (§) 12.23 of the LAMC.

1. Setback Requirements. [§ 12.21 C.10.(a) of the LAMC]

Table 1 below outlines the standard setback requirements for any new building, structure, or enlargement.

Table 1
Single-Family Zone Hillside Area Setback Requirements

	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
Front Yard								
Not less than:	20% of LD							
Need not exceed:	20 ft	25 ft						
Side Yard								
Not less than:	5 ft		7ft		10% of LW, but not < 5 ft	10 ft		
Need not exceed:	n/a				10 ft	n/a		
The required side yard may be reduced to 10% of the Lot Width, but in no event to less than 3 ft, where the lot is less than the following widths:	50 ft		70 ft		n/a			70 ft*
For buildings or structures with a height larger than 18 feet:	One additional foot shall be added to each required side yard for each increment of 10 feet or fraction thereof above the first 18 feet. [*See Figure 1 below*]							
Rear Yard								
Not less than:	15 ft	20 ft	25% of lot depth					
Need not exceed:	n/a		25 ft					

ft – *feet*
n/a – the provision is not applicable
LD – *Lot Depth (see Definitions section)*
LW – *Lot Width (see Definitions section)*

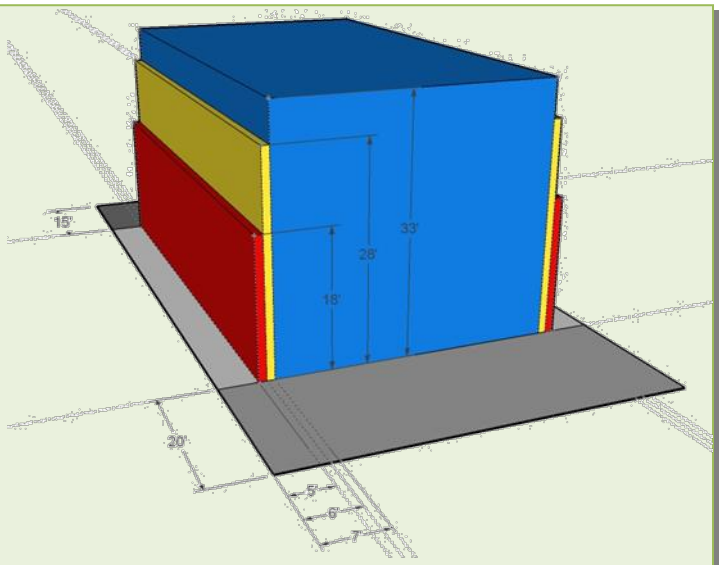
Notes:
* Only applicable for lots which are of record prior to July 1, 1966.

Figure 1 – Additional Side Yard Setback, R1 Example

In this example, we use a flat R1-zoned lot to illustrate this provision. The minimum side yard setback for the R1 Zone is 5 feet.

- If the height if the building is less than or equal to 18 feet, the required side yard setback is 5 feet.
- If the height of the building is greater than 18 feet and less than or equal to 28 feet, the required side yard setback is 6 feet.
- If the height of the building is greater than 28 feet and less than or equal to 33 feet, the required side yard setback is 7 feet.

The same principal will apply for the minimum side yard setback requirement for the other Zones.



Clarifications

The height for the purposes of this provision is the highest Envelope Height, or worst case scenario (typically shown on a section drawing), as defined in the Height section.

This additional side yard setback applies to the entire structure. Simply stepping back the building within each height interval (like a "wedding cake") will not comply.

Special Setback Requirements

The following are special setback requirements that supersede the standard setback requirements outlined in Table 1 above. Exceptions to these setback provisions may also be found in Section 12.22 of the LAMC.

a. Prevailing Front Yard Setbacks. [§ 12.21 C.10.(a)(1) of the LAMC]

(1) Where there are two or more developed Lots which have Front Yards that vary in depth by not more than 10 feet, and such Lots comprise 40% or more of the Frontage, then the minimum Front Yard depth shall be the average depth of the Front Yards of such Lots. *[**Frontage** is defined in the Definitions section of this document.]*

(2) Where there are two or more possible combinations of developed Lots comprising 40% or more of the Frontage, and these Lots have Front Yards that vary in depth by not more than 10 feet, then the minimum Front Yard depth shall be the average depth of the Front Yards of that combination which has the shallowest average depth.

(3) In determining the required Front Yard, the following shall not be taken into account: Buildings located on key Lots, entirely on the rear half of Lots, or on Lots in the "C" or "M" Zones.

(4) Nothing contained in this subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40 feet in depth.

Determining Prevailing Front Yard Setback

For more information on how to determine the Prevailing Front Yard Setback, please refer to the Department of Building and Safety Information Bulletin No. P/ZC 2002-015. This document can be found by going to the following link: http://www.ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-ZC2002-015PrevailingSetback.pdf

The Department of Building & Safety has developed a very useful "Prevailing Setback Calculator" tool to help in the process of determining the prevailing setback; this can be found by going to the following link: http://www.permitla.org/PS/index.cfm

b. Front Yards on Lots Fronting on Substandard Hillside Limited Street. [§ 12.21 C.10.(a)(2) of the LAMC]

For any Lot that fronts on a **Substandard Hillside Limited Street**, the minimum Front Yard setback is five feet. However, the prevailing Front Yard setback, as outlined in Paragraph a above, will supersede this provision if it is greater than five feet.

Figure 2 – Substandard Hillside Limited Street

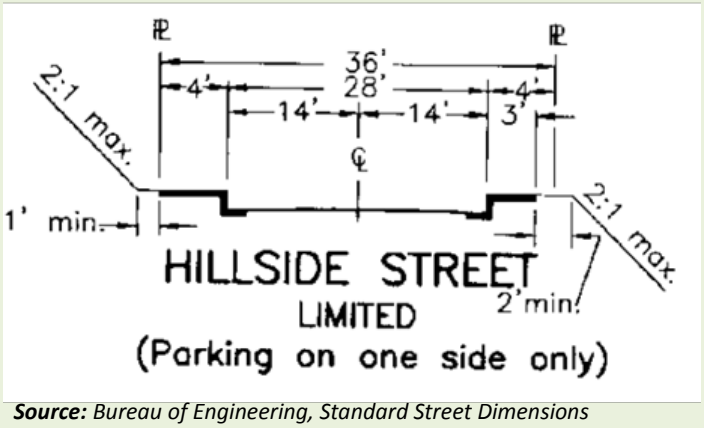
Definition

SUBSTANDARD HILLSIDE LIMITED STREET is a street (public or private) with a width less than 36 feet and paved to a roadway width of less than 28 feet.

Official Determination

The Bureau of Engineering (BOE) is responsible for determining whether a lot fronts onto a Substandard Hillside Limited Street. The Department of Building & Safety (LADBS) will give you a **Hillside Referral Form** for BOE staff to fill out; this form is also attached to this document in Appendix B – Commonly Used Hillside Forms.

Standard Hillside Limited Street



Source: *Bureau of Engineering, Standard Street Dimensions (Standard Plan S-470-0)*

In order to obtain this determination please go to the BOE public counter at the locations below:

Central District Office
201 N. Figueroa Street
Los Angeles, CA 90012-2601
3rd floor counter
(213)482-7030
7th floor counter
(213)482-7474

Valley District Office
Braude Building
6262 Van Nuys Blvd., Suite 251
Van Nuys, CA 91401-2615
(818)374-5090

West Los Angeles District Office
1828 Sawtelle Blvd., 3rd floor
Los Angeles, CA 90025-5516
(310)575-8384

c. Front Yard Setbacks on Key Lots*. [§ 12.21 C.10.(a)(3) of the LAMC]

On Key Lots*, the minimum Front Yard ***may*** be the average of the required Front Yard for the adjoining Interior Lot* and the required Side Yard along the Street side of a Reversed Corner Lot*. But such minimum Front Yard may apply for a distance of not more than 85 feet from the rear Lot line of the Reversed Corner Lot*, beyond which point the Front Yard specified in Table 1 or Paragraph a above shall apply. Where existing Buildings on either or both of said adjoining Lots are located nearer to the front or side Lot lines than the Yard required by Table 1 or Paragraph a, the Yards established by such existing buildings may be used in computing the required Front Yard for a Key Lot.

**See Definitions Section for Lot Type definitions.*

d. Front Yards on Through Lots*. [§ 12.21 C.10.(a)(4) of the LAMC]

A Front Yard setback, as required by this Table 1 or Paragraph a, must be provided at each end of a Through Lot* for the zone in which each Street Frontage is located.

However, only one Front Yard needs to be provided on those Through Lots which abut on a primary, Major or Secondary Highway, as such highways are shown on the "Highways and Freeways Element of the General Plan", when the rights to vehicular ingress and egress from such Through Lots to the highways have been abandoned or prohibited by a tract restriction. Where only one Front Yard is required on a Through Lot, as provided herein, the Rear Yard shall be located on the portion of such Lot adjacent to the highway.

Where a Through Lot is less than 150 feet in depth or is developed as a single Building site, and the two required Front Yards are provided, no Rear Yard is required.

**See Definitions Section for Lot Type definitions.*

e. Front Yard Paving. [§ 12.21 C.10.(a)(5) of the LAMC]

All portions of the required Front Yard not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved.

f. Front Yard on Lots Existing Prior to June 1, 1946. [§ 12.21 C.10.(a)(6) of the LAMC]

This provision shall apply to any Lot of less than one acre which was of record or held in separate ownership on June 1, 1946, or was subsequently created either by the recording of a division of land map or otherwise in accordance with the applicable zoning regulations. On any such Lot, the originally required Front Yard shall be provided and maintained in addition to any new Front Yard required by any subsequent rearrangement of the Lot lines by sale or division (without recording a subdivision map) creating a new Lot fronting on a different Street than that on which the original Lot fronted.

Please refer to the Department of Building and Safety Zoning Manual for more details: http://ladbs.org/LADBSWeb/LADBS_Forms/Zoning/zoning_manual.pdf

g. Side and Rear Yards for Basements. [§ 12.21 C.10.(a)(7) of the LAMC]

In determining the required Side and Rear Yards of a Building, any Basement containing Habitable Rooms shall be considered a Story.

h. Yards in the Coastal Zone. [§ 12.21 C.10.(a)(8) of the LAMC]

The following setback requirements shall apply to lots located in a Coastal Zone:

(1) On a lot in the RE9 or RE11 Zone, there shall be a side yard on each side of a main building of not less than 5 feet, except that, where the lot is less than 50 feet in width, the side yard may be reduced to 10% of the width of the lot, but in no event less than 3 feet.

(2) In lieu of the additional side yard requirement specified in Table 1 or Paragraph a above, for a building more than two-stories in height on lots in the R1, RS, or RE Zone, one foot shall be added to the width of each required side yard for each additional story above the second story.

(3) On a lot in the RA Zone, where a side yard is less than 10 feet in width, and the building erected on the lot is three or more stories in height, one foot shall be added to such side yard.

i. Side Yards in Specific Plans, Historic Preservation Overlay Zones or in Subdivision Approvals. [§ 12.21 C.10.(a)(9) of the LAMC]

Side Yard requirements in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over requirements of Section 12.21 C.10 of the LAMC *(the regulations outlined in this document)*. Otherwise, Section 12.21 C.10 of the LAMC shall apply *(to put it more simply - when those overlays are silent, the Baseline Hillside Ordinance will apply)*.

j. Encroachments Into Required Yards. [§ 12.21 C.10.(a)(10) of the LAMC]

Every required Front, Side and Rear Yard shall be open and unobstructed from the ground to the sky except for the following:

(1) **Garages in Front Yards.** A Private Garage may be located on the required Front Yard of a Lot where the Elevation of the ground at a point 50 feet from the Front Lot Line of a Lot and midway between the Side Lot Lines differs 10 feet or more from the curb level, provided every portion of the garage Building is at least 5

feet from the Front Lot Line. Where the wall of such garage is two-thirds below natural or finished Grade of the Lot, whichever is lower, said wall may extend to the adjacent Side Lot Line; in all other cases, said garage shall not be nearer to the Side Lot Line than the width of the Side Yard required for a main Building of the same height.

(2) **Open, Unenclosed Stairways, Porches, Platforms, Landing Places, or Balconies.** Notwithstanding any other provisions of the LAMC, on Lots fronting onto a Substandard Hillside Limited Street, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the Front Yard. Balconies with 10 feet or more of vertical clearance beneath them may project or extend no more than 30 inches into a Front Yard.

(3) **Other Exceptions.** All of those exceptions found in Section 12.21 C.5 *(Location of Accessory Buildings and Tennis or Paddle Tennis Courts)* and in Section 12.22 *(Exceptions)* of the LAMC.

k. Pools, Ponds, or Body of Water in Required Yards. [§ 12.21 C.10.(a)(11) of the LAMC]

No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required Yard Space in which fences over 42 inches in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.

l. Zoning Administrator's Authority. [§ 12.21 C.10.(a)(12) of the LAMC]

For Lots fronting on a Substandard Hillside Limited Street, a Zoning Administrator may grant a reduction of the Front Yard Setback requirements of Paragraph b and Side Yard requirements in Table 1 above, pursuant to the authority and procedures established in Section 12.24 X.28 of the LAMC; however, in no event shall the Side Yard be less than 4 feet.

2. Maximum Residential Floor Area. [§ 12.21 C.10.(b) of the LAMC]

The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Floor Area Ratio (FAR) for the zone of the Lot, as outlined in Table 2. This formula can be found in Table 3, where "A" is the area of the Lot within each Slope Band, "FAR" is the FAR of the corresponding Slope Band, and "RFA" is the sum of the Residential Floor Area of each Slope Band.

Table 2
Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.50	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 3 Hillside Area Maximum Residential Floor Area Formula					
Slope Bands (%)	**Area (sq-ft)**		**FAR**		**Residential Floor Area**
0 – 14.99	A^1	X	FAR^1	=	RFA^1
15 – 29.99	A^2	X	FAR^2	=	RFA^2
30 – 44.99	A^3	X	FAR^3	=	RFA^3
45 – 59.99	A^4	X	FAR^4	=	RFA^4
60 – 99.99	A^5	X	FAR^5	=	RFA^5
100 +	A^6	X	FAR^6	=	RFA^6
Maximum Residential Floor Area				=	Sum of RFA^1 through RFA^6

What Is Residential Floor Area (RFA)?

The area in square feet confined within the exterior walls of a Building or Accessory Building. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the Floor Area calculation.

Except that the following areas shall not be counted:

1. **Required Covered Parking.** The total area of 200 square feet per required covered parking area *[space]*.
   Taking into account that the Zoning Code currently only requires 2 covered parking spaces, this means that only the first 400 square-feet of garage will be exempted from the Residential Floor Area calculation and that anything over 400 square-feet is counted. This may change in the future or may be different in a specific area through the use of some sort of overlay or special condition.

2. **Detached Accessory Buildings.** Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all these Accessory Buildings on a Lot shall not exceed 400 square feet.
   This means that you can have two 200 sq-ft or four 100 sq-ft Accessory Buildings, or whatever combination of area that does not violate either of these two area limits. This does not mean that a 400 sq-ft detached garage will be counted.

3. **Covered Porches, Patios, and Breezeways.** The total area of all covered porches, patios, and breezeways up to 5% of the maximum Residential Floor Area for a Lot, but need not be less than 250 square feet, and:

   a. Attached porches or patios with a solid roof may be open on only one side if two of the other sides are retaining walls.

   b. Breezeways no wider than 5 feet and no longer than 25 feet connecting a garage at the Street level to a Dwelling, either directly or through a stairway or elevator, shall not count as Residential Floor Area and shall not be counted against the aforementioned exemption.

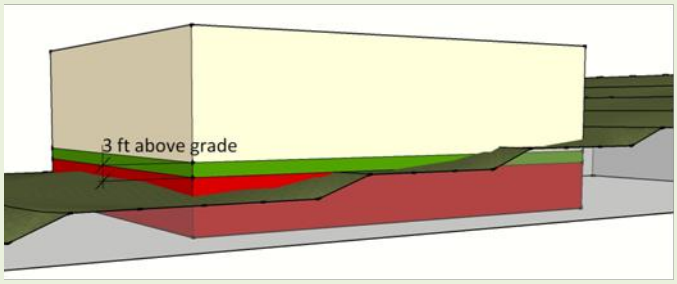
4. **Lattice Roof Porches, Patios, and Breezeways.** Porches, patios, and breezeways that have an open Lattice Roof, as defined in this Section.

5. **Over-In-Height Ceilings.** The first 100 square feet of any Story or portion of a Story of the main Building on a Lot with a ceiling height greater than 14 feet shall be counted only once. Except that, for a room or portion of a room which has a floor height below the exterior Grade (or "sunken rooms"), when the ceiling height as measured from the exterior natural or finished Grade, whichever is lower, is not greater than 14 feet it shall only be counted once.
   The intent of the second part of this exception is to not penalize buildings which are built into a hillside and do not add to the exterior bulk of the structure; the height is taken from the perimeter of the "sunken room".

What Is Residential Floor Area (RFA)? (continued)

6. **Basements.** A Basement, whether it is habitable or not, when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.

   For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.



Visible from a public right-of-way means that the light-well is located in the Front Yard; and in the case of Corner, or Reversed Corner Lots it is located in a Side Yard.

a. Slope Analysis Map. [§ 12.21 C.10.(b)(1) of the LAMC]

As part of an application for a permit to the Department of Building and Safety, or for a Discretionary Approval as defined in Section 16.05 B of the LAMC to the Department of City Planning, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped, and signed by a registered (in the State of California) civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each Slope Band identified in Table 2.

The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with two-foot intermediates. The map shall also indicate the datum, source, and scale of topographic data used in the Slope analysis, and shall attest to the fact that the Slope analysis has been accurately calculated.

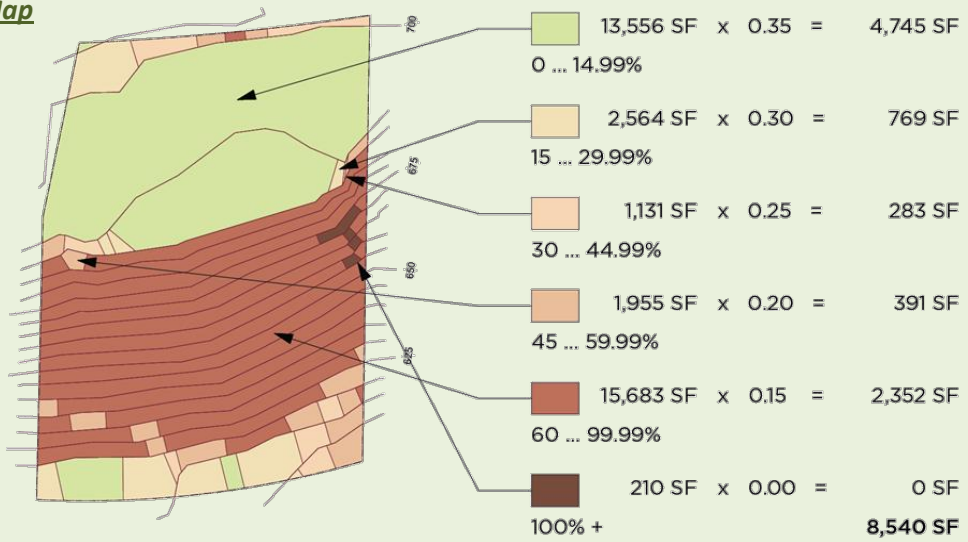
The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e. with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the FAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 3.

The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

Example of a Slope Analysis Map

For more details on how to produce a Slope Analysis Map please refer to Appendix A – Slope Analysis.

Graphic courtesy of:
URBAN STUDIO
www.urbanstudio-la.com



The Director of Planning, or his/her designee, shall verify that the Slope Analysis Map has been prepared by a registered civil engineer or licensed land surveyor. In addition, the Director of Planning, or his/her designee shall approve the calculated Maximum Residential Floor Area for the Lot by the registered (in the State of California) civil engineer or licensed land surveyor using the Slope Analysis Map prior to applying for a permit from the Department of Building and Safety.

Slope Analysis and Residential Floor Area Verification – Planning Public Counters

To get your Slope Analysis Map and the Maximum Residential Floor Area for a property verified by the Department of City Planning, you will need to get a Slope Analysis and Maximum Residential Floor Area Verification Form (a.k.a. Slope Analysis Form) from the Department of Building & Safety. This form is available at any of the LADBS Public Counters or on their website, and is also attached to this document in Appendix B – Commonly Used Hillside Forms. Please go to either of Planning Public Counters to obtain the proper authorization to submit for Plan Check:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor (Station No. 7)
Los Angeles, CA 90012
(213) 482-7077

Valley Office
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

To schedule an appointment, please visit our website (http://planning.lacity.org/) and click on "*Public Counter Locations*", then click on "*Make Appointment*", or you can email the Downtown Office directly at Planning.FigCounter@lacity.org.

b. Guaranteed Minimum Residential Floor Area. [§ 12.21 C.10.(b)(2) of the LAMC]

Regardless of what the Slope Band calculations give a property, the maximum Residential Floor Area for any Lot may be at least the percentage of the Lot size as outlined in Table 4 below or 1,000 square feet, whichever is greater.

Table 4
Guaranteed Minimum Residential Floor Area

Zone	Percentage of Lot Size
R1	25%
RS	23%
RE9	20%
RE11	20%
RE15	18%
RE20	18%
RE40	18%
RA	13%

The guaranteed minimum for the original zone as stated above shall apply to Lots that meet the following criteria *(all three conditions need to apply)*:

- have an area that is less than 50% of the minimum Lot size for its Zone;
- were made nonconforming in Lot size as a result of an adopted zone change or code amendment changing the minimum Lot size; **and**
- met the minimum Lot size requirements of the original zone.

Example:

If a 6,000 sq-ft property currently has an RE20 Zone but used to have an R1 Zone, then that property would be entitled to the guaranteed minimum for the R1 Zone.

c. Residential Floor Area Bonus. [§ 12.21 C.10.(b)(3) of the LAMC]

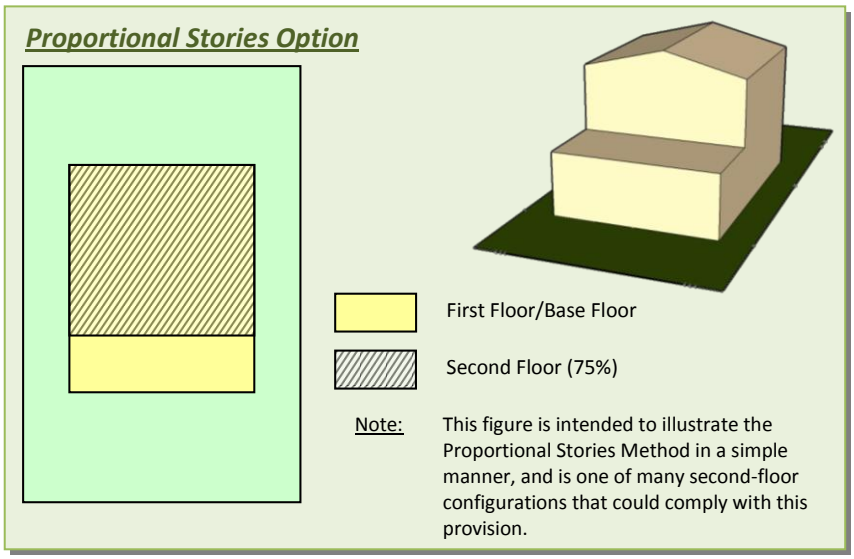
An additional 20% of the maximum Residential Floor Area as determined by Table 2 *(Single-Family Zone Hillside Area Residential Floor Area Ratios)* above, or an additional 30% for Lots where the guaranteed minimum outlined in Paragraph b *(Guaranteed Minimum Residential Floor Area)* above is utilized, for that Lot shall be allowed if any of the options listed below are utilized. Only one bonus per property is allowed.

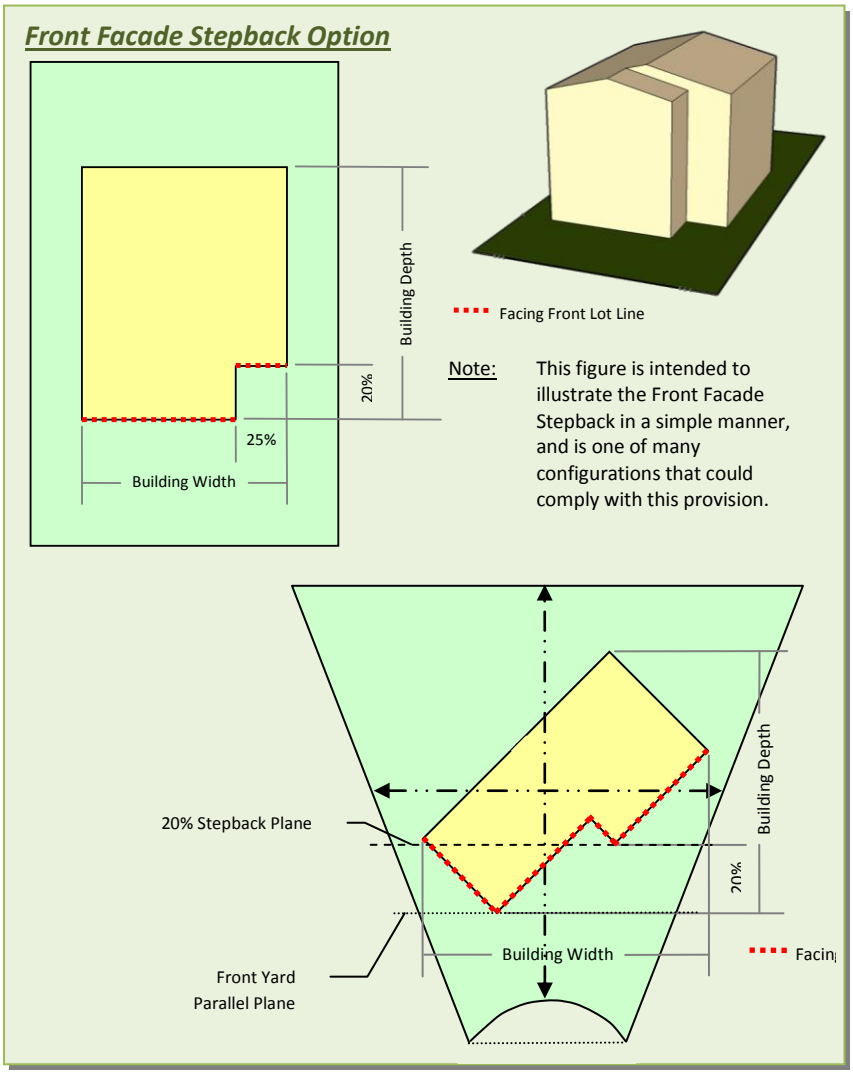
(1) **Proportional Stories Option.** The total Residential Floor Area of each Story other than the Base Floor in a multi-Story Building does not exceed 75% of the Base Floor Area.

This option only applies to flat building pads. A building pad is flat when the Slope of the building pad area prior to any Grading is less than 15%, as measured from the highest and lowest Elevation points of the existing Grade within 5 horizontal feet of the exterior walls of the proposed Building or Structure.

Clarification: *The area of porches, patios, and breeze-ways with a solid roof does not count towards the Base Floor Calculation; these spaces are not considered part of the mass of a building.*

(2) **Front Facade Stepback Option.** The cumulative length of the exterior walls which are not a part of a garage facing the Front Lot Line, equal to a minimum of 25% of the Building width, shall be stepped-back a distance of at least 20% of the Building depth from a plane parallel to the Lot width established at the point of the Building closest to the Front Lot line.





When the Front Lot line is not straight, a line connecting the points where the Side Lot lines and the Front Lot line intersect shall be used to establish the plane parallel to the front Lot width.

When Through Lots are required to provide two Front Yard setbacks, the step-back shall be provided along both Front Lot Lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

This option only applies to Structures which are no more than 35 feet from the Frontage along an improved Street and on a flat building pad. A building pad is flat when the Slope of the building pad area prior to any Grading is less than 15%, as measured from the highest and lowest Elevation points of the existing Grade within 5 horizontal feet of the exterior walls of the proposed Building or Structure.

Clarification:

The key to figuring out how to comply with this bonus option is to know where the Front Lot Lines are on any particular Lot.

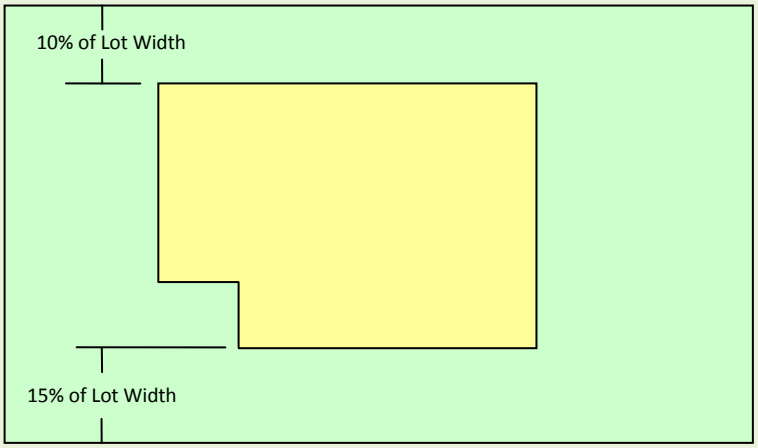
> ***LOT LINE, FRONT.*** *In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.*

However, for unusual Building and/or Lot configuration, the Department of Building and Safety can refer to the Director of Planning or his/her designee to determine that the proposed project complies with this provision and qualifies for a Residential Floor Area bonus.

(3) **Cumulative Side Yard Setbacks Option.** The combined width of Side Yards shall be at least 25% of the total Lot Width, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by the Zone, whichever is greater. One foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof of height above the first 18 feet of height.

The width of a required Side Yard setback shall be maintained for the entire length of a Side Yard and cannot alternate from one Side Yard to the other.

Cumulative Side Yard Setbacks Option



The figure above is an example of 10% minimum side yard setback, which leaves a minimum of 15% on the other side. It is important to note that this is not the only combination possible.

(4) **18-Foot Envelope Height Option.** For properties which are not in the "1SS" Single-Story Height District, the maximum envelope height shall be no more than 18 feet, as measured in Section 4 – Height Limits.

(5) **Multiple Structures Option.** In addition to the Lot Coverage requirements in Section 5 – Lot Coverage, any one Building and Structure extending more than 6 feet above Hillside Area Grade shall cover no more than 20% of the area of a Lot. Such Buildings or Structures may only be connected by one breezeway, fully enclosed walkway, elevator, or combination thereof of not more than 5 feet in width.

(6) **Minimal Grading Option.** The total amount of any Grading on the site (including exempted Grading, as outlined in Section 6 – Grading, does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less.

Example: A project involving 500 cubic-yards of Grading on a 5,000 square-foot Lot will be eligible for this bonus option.

This option only applies to properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map.

(7) **Green Building Option.** For a new One-Family Dwelling only, the new construction must satisfy the Tier 1 requirements or higher of the LA Green Building Code, as defined in Section 99.01.101.1 of the LAMC.

d. Zoning Administrator's Authority. [§ 12.21 C.10.(b)(4) of the LAMC]

(1) **10% Adjustments.** The Zoning Administrator has the authority to grant adjustments from the requirements of this Section of not more than 10%, pursuant to the authority and procedures established in Subsection A of Section 12.28 of this Code.

(2) **Additions to Structures Existing Prior to August 1, 2010.** The Zoning Administrator has the authority to approve any additions made after August 1, 2010, to a One-Family Dwelling existing prior to that date for which permits have been previously obtained which exceed the requirements of this Section, pursuant to the authority and procedures established in Section 12.24 X.28 of the LAMC, provided:

(i) the total cumulative Residential Floor Area of all such additions does not exceed 1,000 square feet; and

(ii) the resulting Building does not exceed the height of the original Building or the height permitted in Paragraph (d) of this Subdivision 10 below, whichever is greater; and

(iii) at least two off-street covered parking spaces are provided.

3. Verification of Existing Residential Floor Area. [§ 12.21 C.10.(c) of the LAMC]

For additions with cumulative Residential Floor Area of less than 1,000 square feet constructed after August 1, 2010, or remodels of buildings built prior to August 1, 2010, the existing residential floor area shall be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that residential floor area may be calculated as defined in Section 12.03 of the LAMC when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant.

Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer.

For the purposes of implementing this Subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

4. Height Limits. [§ 12.21 C.10.(d) of the LAMC]

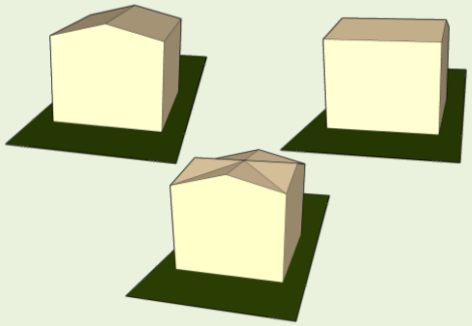
No portion of a Building or Structure shall be erected or enlarged which exceeds the envelope height limits as outlined in Table 5 – Maximum Height of Structures, or as otherwise stated in the paragraphs below. For the provisions below, whenever Grade is mentioned, it shall mean Hillside Area Grade as defined in the Definitions Section of this document (or Section 12.03 of the LAMC).

Table 5 Maximum Height of Structures (in feet)								
Height Districts	***R1***	***RS***	***RE9***	***RE11***	***RE15***	***RE20***	***RE40***	***RA***
When the roof of the uppermost story of a building or structure or portion thereof has a slope of 25% or greater, the maximum height for said portion of building or structure thereof shall be as follows:								
1, 1L, & 1VL	33	33	33	36	36	36	36	36
1XL	30	30	30	30	30	30	30	30
1SS	22	22	22	22	22	22	22	22
When the roof of the uppermost story of a building or structure or portion thereof has a slope of less than 25%, the maximum height for said portion of building or structure thereof shall be as follows:								
1, 1L, & 1VL	28	28	28	30	30	30	30	30
1XL	28	28	28	30	30	30	30	30
1SS	18	18	18	18	18	18	18	18

25% Roof Slope

The 25% roof slope is a Southern California standard which is also commonly referred to as the 3:12 slope. This slope can be expressed as a ratio of 1 foot of vertical rise for every 4 feet of horizontal distance. In order to determine what the minimum height of the standard gabled roof, as measured from the top-plate of the building wall, simply divide the horizontal distance of the wall by 8.

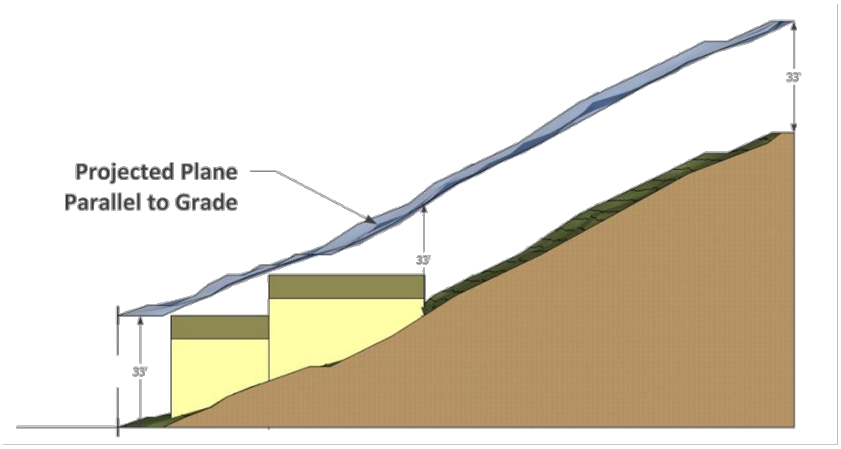
When a roof is made up of a combination of roof slopes, the portions of the structure with a roof slope less than 25% will be considered flat and as a result be required to comply with the lower height.



a. Measurement of Height. [§ 12.21 C.10.(d)(1) of the LAMC]

Notwithstanding any other provision in the Code, the height limits in Table 5 – Maximum Height of Structures above shall be measured as set forth below.

(1) **Maximum Envelope Height.** Envelope height (otherwise known as vertical height or "plumb line" height) shall be the vertical distance from the Grade of the site to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the lowest Grade within 5 horizontal feet of the exterior walls of a Building or Structure.



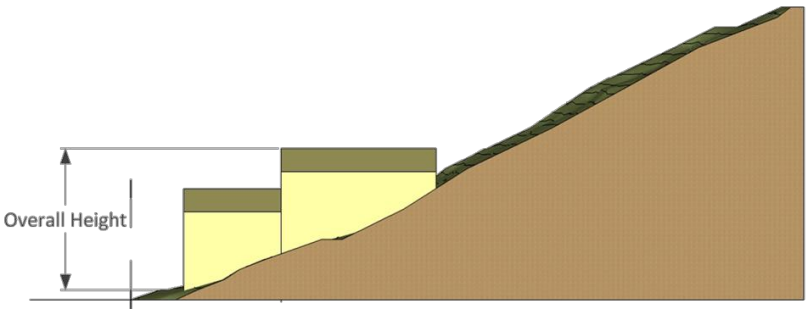
At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height.

A topographic map shall be submitted as a separate plan sheet or as part of the site plan identifying the 5-foot perimeter of the exterior walls, or any other information which the Department of Building and Safety deems necessary to determine compliance with this provision.

b. *Zoning Administrator's Authority. [§ 12.21 C.10.(d)(2) of the LAMC]*

A Zoning Administrator may allow Structures which exceed the maximum envelope height requirements of Table 5 – Maximum Height of Structures; however, the increase in height may not result in a Building or Structure which exceeds an overall height of 45 feet, pursuant to the authority and procedures established in Section 12.24 X.28 of the LAMC.

The overall height shall be measured from the lowest Elevation point within 5 horizontal feet of the exterior walls of a Building or Structure to the highest Elevation point of the roof Structure or parapet wall.



c. *Prevailing Height. [§ 12.21 C.10.(d)(3) of the LAMC]*

Notwithstanding the height limits in Table 5 – Maximum Height of Structures, when 40% or more of the existing One-Family Dwellings with Frontage on both sides of the block have Building heights exceeding these limits, the maximum envelope height for any Building on that block may be the average height of the Dwellings exceeding these limits.

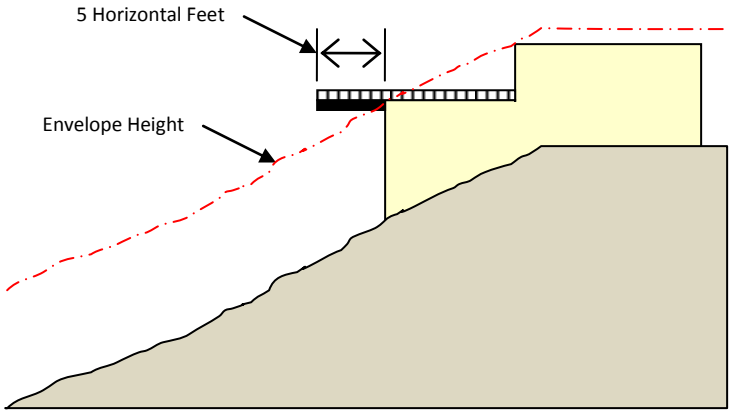
d. *Lots in a Single-Story Height District. [§ 12.21 C.10.(d)(4) of the LAMC]*

As enabled by Section 12.21.1 A.1 of the LAMC, on Lots in a "SS" Single Story Height District, shown as "1SS" on a Zoning Map, no Building or Structure shall be erected or enlarged which exceeds one Story.

Notwithstanding the provision in Section 12.21.1 A.8 of the LAMC, in determining the number of Stories, any Basement which is exempt from the Residential Floor Area calculation, as outlined in Section 12.03 of the LAMC, shall not be considered a Story.

e. *Lots Fronting on Substandard Hillside Limited Streets. [§ 12.21 C.10.(d)(5) of the LAMC]*

For any Lot fronting onto a Substandard Hillside Limited Street and subject to the 5-foot Front Yard setback, no portion of a Building or Structure within 20 feet of the Front Lot Line shall exceed 24 feet in height. The 24 foot maximum Building and Structure height shall be measured from the Elevation at the centerline or midpoint of the Street on which the Lot fronts.



f. *Unenclosed/Uncovered Rooftop Decks and Cantilevered Balconies. [§ 12.21 C.10.(d)(6) of the LAMC]*

Unenclosed/uncovered rooftop decks, cantilevered balconies and "visually permeable railing" (no more than 42 inches in height), may project beyond the maximum envelope height no more than 5 horizontal feet.

For the purposes of this provision, "visually

permeable railing" means railing constructed of material that is transparent, such as glass or plastic panels, or wrought iron or other solid material which is 80% open to light and air.

g. Roof Structures. [§ 12.21 C.10.(d)(7) of the LAMC]

Roof Structures as described in Table 6 – Projecting Roof Structures below, or similar Structures, may be erected above the height limit specified in Table 5 – Maximum Height of Structures.

Table 6
Projecting Roof Structures

Roof Structures	Projection Above Height Limit	Setback from Roof Perimeter
Elevator Housing	No more than 5 feet.	Not less than 5 feet.
Tanks		
Ventilating Fans or similar equipment required to operate and maintain the Building.		
Skylights, covering up to 33 1/13% of the roof area upon which the skylight is constructed.		
Towers		
Steeples		
Flagpoles		
Smokestacks		
Wireless Masts		
Water Tanks		
Silos		
Solar Energy Devices		
Chimneys		None.
Exhaust Ducts/Ventilation Shafts		
Stairway Housing, no larger than 36 square-feet.		
Skylights, covering more than 33 1/3% of the roof area upon which the skylight is constructed.	No more than 30 inches.	

No roof Structure or any other space above the height limit specified in Table 5 – Maximum Height of Structures shall be allowed for the purpose of providing additional floor space.

h. Specific Plans, Historic Preservation Overlay Zones or Subdivision Approvals. [§ 12.21 C.10.(d)(8) of the LAMC]

Height limitations in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over the requirements of these regulations and of Section 12.21 of the LAMC. Otherwise, this Section 12.21 of the LAMC shall apply.

5. Lot Coverage. [§ 12.21 C.10.(e) of the LAMC]

Buildings and Structures extending more than 6 feet above natural ground level shall cover no more than 40% of the area of a Lot.

a. Lot Coverage on Substandard Lots. [§ 12.21 C.10.(e)(1) of the LAMC]

Notwithstanding the provision above, for a Lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), Buildings and Structures shall cover no more than 45% of the area of a Lot.

b. Zoning Administrator's Authority. [§ 12.21 C.10.(e)(2) of the LAMC]

A Zoning Administrator may grant limited deviations from these requirements, pursuant to the authority and procedures established in Section 12.24 X.28 of the LAMC.

6. Grading. [§ 12.21 C.10.(f) of the LAMC]

Notwithstanding any other provisions of the Municipal Code, total Grading (Cut and Fill) on a Lot shall be limited as outlined below. No Grading Permits shall be issued until a Building Permit is approved.

a. Maximum Grading Quantities. [§ 12.21 C.10.(f)(1) of the LAMC]

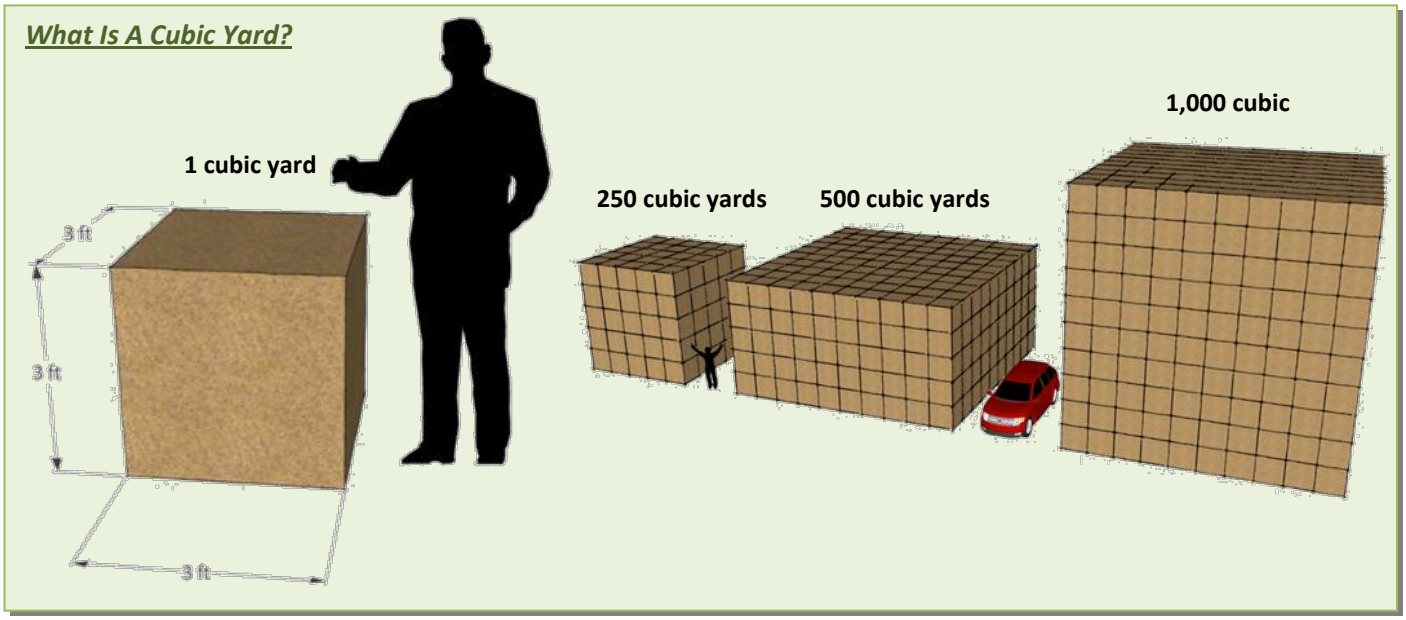
The cumulative quantity of Grading, or the total combined value of both Cut and Fill or incremental Cut and Fill, for any one property shall be limited to a base maximum of 500 cubic yards plus the numeric value equal to 5% of the total Lot size in cubic yards.

Example: a 5,000 square-foot Lot would have a maximum Grading amount of 750 cubic yards (500 cubic yards for the base amount + 250 cubic yards for the 5% calculation).

However, the cumulative quantity of Grading shall not exceed the maximum "by-right" Grading quantities outlined by Zone in Table 7 – Maximum "By-Right" Grading Quantities below.

Table 7
Maximum "By-Right" Grading Quantities

Zone	Maximum Grading (cubic yards)
R1	1,000
RS	1,100
RE9	1,200
RE11	1,400
RE15	1,600
RE20	2,000
RE40	3,300
RA	1,800



b. Import/Export Limits. [§ 12.21 C.10.(f)(2) of the LAMC]

The maximum quantity of earth import or export shall be limited to the following quantities:

(1) **Lots Fronting on Standard Hillside Limited Streets or Larger.** For a property which fronts onto a Standard Hillside Limited Street or larger, the maximum quantity of earth import shall be no more than 500 cubic

yards, *as long as additional on-site Grading (grading outside the footprint of a building)* in conjunction with the amount of import does not exceed the requirements established in Paragraph a above. The maximum quantity of earth export shall be no more than 1,000 cubic yards.

Example: If a property has a maximum of 1,000 cubic yards of non-exempted grading, and a cut of 800 cubic yards of exempted grading is used as fill outside the footprint of the house, this provision does will only allow an additional 200 cubic yards (not 500 cubic yards) of import to be used for non-exempt purposes.

(2) **Lots Fronting on Substandard Hillside Limited Streets.** For a property which fronts onto a Substandard Hillside Limited Street, the maximum quantity of earth import shall be no more than 375 cubic yards, where additional Grading on-site in conjunction with the amount of import does not exceed the requirements established in Paragraph a above. The maximum quantity of earth export shall be no more than 750 cubic yards.

(3) **Exempted On-Site Grading Activity.** Earth quantities which originate from, or will be utilized for any exempted Grading activity listed in Paragraph c below shall be exempted from the maximum import and export quantities set forth in this Paragraph b. A plan indicating the destination and/or source (i.e. exempted Grading activity or non-exempted Grading activity) of any import and/or export shall be submitted as part of a Grading permit application.

c. Exceptions. [§ 12.21 C.10.(f)(3) of the LAMC]

The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Paragraphs a and b above. However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other on-site purpose shall be counted towards the limits established in Paragraph a above.

(1) Cut and/or Fill underneath the footprint of a Structure(s) (such as foundations, understructures including Basements or other completely subterranean spaces *– not including pools and sports courts*), as well as for water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(2) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.

(3) Remedial Grading as defined in Section 12.03 of the LAMC as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of the LAMC, and approved by the Department of Building and Safety - Grading Division.

d. Zoning Administrator's Authority. [§ 12.21 C.10.(f)(4) of the LAMC]

A Zoning Administrator may grant the following deviations from the requirements of Paragraphs a and b above, pursuant to the authority and procedures established in Section 12.24 X.28 of the LAMC.

(1) Grading in excess of the maximum "by-right" Grading quantities listed in Paragraph a above, but in no event shall the quantities exceed the true value of 500 cubic yards plus the numeric value equal to 5% of the total Lot size in cubic yards.

(2) For a property which fronts onto a Standard Hillside Limited Street or larger, increase the maximum quantity of earth import greater than 500 cubic yards, and increase the maximum quantity of export greater than 1,000 cubic yards; calculated pursuant to Paragraph b above.

For a property which fronts onto a Substandard Hillside Limited Street, increase the maximum quantity of earth import greater than 375 cubic yards, and increase the maximum quantity of earth export greater than 750 cubic yards; calculated pursuant to Paragraph b above.

e. New Graded Slopes. [§ 12.21 C.10.(f)(5) of the LAMC]

All new Graded Slopes shall be no steeper than 2:1 (horizontal : vertical), except when the Department of Building and Safety - Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of the LAMC.

f. Grading Activity on 100% Slopes. [§ 12.21 C.10.(f)(6) of the LAMC]

Notwithstanding the Grading, Excavations and Fills provisions in Chapter IX of the LAMC (the Los Angeles Building Code), when any Grading activity is proposed on any slope of 100% or greater, as identified on the Slope Analysis Map, the Department of Building and Safety – Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

A Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said Grading activity is being conducted in order to ensure that all work is being done in accordance with the recommendations of the Geotechnical Report, the approved plans, and/or the applicable Grading requirements of the Los Angeles Building Code for applicable Grading or foundation earthwork in Hillside Areas.

g. Grading Plancheck Criteria. [§ 12.21 C.10.(f)(7) of the LAMC]

Grading plans and reports shall be submitted for approval with Building plans, and shall include those items required by Section 91.7006 of the LAMC.

7. Off-Street Parking Requirements. [§ 12.21 C.10.(g) of the LAMC]

Notwithstanding those exceptions found in Section 12.22 of the LAMC, no Building or Grading permit shall be issued for the construction of any One-Family Dwelling, Accessory Building, or addition thereto, unless the following requirements are met.

a. Number of Required Covered Spaces. [§ 12.21 C.10.(g)(1) of the LAMC]

There shall be at least two Automobile Parking Spaces on the same Lot with each One-Family Dwelling thereon. These required parking spaces shall be provided within a Private Garage. These required parking spaces shall not be provided or maintained within a required Front Yard, unless otherwise permitted by Paragraph j – Encroachments Into Required Yards of Section 1 – Setback Requirements of this document.

(1) **Exception for Dwelling on Narrow Lot.** Where only one One-Family Dwelling is located on a nonconforming Lot 40 feet or less in width and not abutting an alley, only one Automobile Parking Space need be provided. This exception shall not apply to any Lot which fronts on a Substandard Hillside Limited Street.

b. Additional Required Spaces. [§ 12.21 C.10.(g)(2) of the LAMC]

For a main Building and any Accessory Building located on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of 5 total on-site spaces. These additional required parking spaces may be uncovered. Notwithstanding the provisions of Paragraph a above, when a Lot fronts onto

a Substandard Hillside Limited Street, the additional parking spaces may be located within the required Front Yard.

(1) **Zoning Administrator's Authority.** A Zoning Administrator may reduce the number of off-street parking spaces required by Paragraph b above, pursuant to the authority and procedures established in Section 12.24 X.28 of the LAMC.

c. Parking Stall Dimensions. [§ 12.21 C.10.(g)(3) of the LAMC]

In each parking area or garage devoted to parking for Dwelling uses, all Parking Stalls in excess of one per Dwelling Unit may be designed as Compact Parking Stalls to accommodate parking cars. Every ***Standard Parking Stall*** provided for Dwelling Units shall be at least 8 feet 6 inches in width and 18 feet in length; every ***Compact Parking Stall*** shall be at least 7 feet 6 inches in width and 15 feet in length.

d. Tandem Parking. [§ 12.21 C.10.(g)(4) of the LAMC]

Automobile parking may be parked in tandem in a Private Garage or Private Parking Area serving a One-Family Dwelling where the tandem parking is not more than two cars in depth. Each required Parking Stall within a parking area or garage shall be accessible. Tandem parking shall not be allowed in parking areas for recreational vehicles.

e. Garage Doors. [§ 12.21 C.10.(g)(5) of the LAMC]

Any door or doors installed at the automobile entry to a garage serving a One-Family Dwelling where the required parking spaces are located shall be of conventional design constructed so as to permit the simultaneous entry of automobiles in each required parking space without damaging the door or door frame and constructed so as to permit the flow of air through the automobile entry when the door is in the fully closed position.

f. Driveway Width. [§ 12.21 C.10.(g)(6) of the LAMC]

Every access driveway shall be at least 9 feet in width.

h. Mechanical Automobile Lifts and Robotic Parking Structures. [§ 12.21 C.10.(g)(7) of the LAMC]

The stacking of two or more automobiles via a mechanical car lift or computerized parking Structure is permitted. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meet the requirements of Paragraphs (a), (b), and (i) of Section 12.21 A.5 of the LAMC. The lift equipment or computerized parking Structure shall meet any applicable Building, Mechanical and Electrical Code requirements as approved by the Department of Building and Safety.

8. Fire Protection. [§ 12.21 C.10.(h) of the LAMC]

Notwithstanding any other provisions of the LAMC to the contrary, on a Lot fronting onto a Substandard Hillside Limited Street, or on any Lot located either more than 2 miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than 1½ miles from a fire station housing a Los Angeles Fire Department Engine Company, the following fire protection measures shall be required.

a. New Buildings or Structures. [§ 12.21 C.10.(h)(1) of the LAMC]

Any new construction of a One-Family Dwelling or detached Accessory Building shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

b. Existing Buildings or Structures. [§ 12.21 C.10.(h)(2) of the LAMC]

An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

(1) whenever an addition to an existing One-Family Dwelling or Accessory Building increases Residential Floor Area by 50% or more of the area of the existing Dwelling or Building; or

(2) whenever the aggregate value of Major Remodels within a one-year period exceeds 50% of the replacement cost of the Dwelling or Accessory Building.

c. Fire Sprinkler Coverage. [§ 12.21 C.10.(h)(3) of the LAMC]

The sprinkler systems required in this Section shall be sufficient to cover the entire Dwelling or Building, unless otherwise determined by the Department of Building and Safety, and shall be installed in compliance with all applicable Codes.

d. Exempt Accessory Structures. [§ 12.21 C.10.(h)(4) of the LAMC]

The provisions of this Section shall not apply to accessory Structures such as gazebos, pergolas, or storage sheds provided these Structures are not supported by or attached to any portion of a Dwelling or Accessory Building and do not exceed 200 square feet in area.

9. Street Access. [§ 12.21 C.10.(i) of the LAMC]

a. Street Dedication. [§ 12.21 C.10.(i)(1) of the LAMC]

For any new construction of, or addition to, a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street, no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer. The appellate procedures provided in Section 12.37 I of the LAMC shall be available for relief from this requirement.

b. Adjacent Minimum Roadway Width. [§ 12.21 C.10.(i)(2) of the LAMC]

For any new construction of, or addition to a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24 X.28 of the LAMC.

c. Minimum Roadway Width (Continuous Paved Roadway). [§ 12.21 C.10.(i)(3) of the LAMC]

For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Section 12.21 C.10 of the LAMC *(the provisions contained in this document)* or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28 of the LAMC.

10. Sewer Connection. [§ 12.21 C.10.(j) of the LAMC]

No Building permit shall be issued for the construction of any new One-Family Dwelling on a Lot located 200 feet or less from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

11. Hillside Neighborhood Overlay. [§ 12.21 C.10.(k) of the LAMC]

The provisions of Section 2 – Maximum Residential Floor Area, Section 4 – Height Limits, and Section 6 – Grading of this document may be superseded by a Hillside Neighborhood Overlay adopted pursuant to Section 13.14 of the LAMC.

12. Exceptions. [§ 12.21 C.10.(l) of the LAMC]

The provision of this Subdivision shall not apply to:

a. Tracts With CC&Rs Approved After February 1, 1985. [§ 12.21 C.10.(l)(1) of the LAMC]

One-Family Dwellings, Accessory Buildings and additions thereto within a subdivision for which a tentative or final tract map was approved by the City of Los Angeles after February 1, 1985, and is still valid, provided that the map resulted in the establishment of covenants, conditions and restrictions governing Building height, yards, open space or Lot coverage, and provided, further, that such covenants, conditions and restrictions were recorded on or after February 1, 1985.

b. Additions to Dwellings Built Prior to August 1, 2010. [§ 12.21 C.10.(l)(2) of the LAMC]

Any additions made after August 1, 2010, to a One-Family Dwelling existing prior to that date for which Building permits have been previously obtained, provided that:

(1) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and

(2) the resulting Building complies with the requirements of Section 1 – Setback Requirements, Section 4 – Height Limits, and Section 6 – Grading of this document.

c. Hillside Major Remodel. [§ 12.21 C.10.(l)(3) of the LAMC]

As defined in Section 12.03 of this Code, any remodeling of a main Building on a Lot in the Hillside Area, which does not add square footage and for which the aggregate value of all the alterations within a one-year period does not exceed 50% of the replacement cost of the main Building.

d. Northeast Los Angeles Hillside Ordinance. [§ 12.21 C.10.(l)(4) of the LAMC]

Properties subject to the Northeast Los Angeles Hillside Ordinance established by Ordinance No. 180,403, shall be exempted from Section 2 – Maximum Residential Floor Area, Section 4 – Height Limits, and Section 6 – Grading of this document.

e. The Oaks Hillside Ordinance. [§ 12.21 C.10.(l)(5) of the LAMC]

Properties subject to The Oaks Hillside Ordinance established by Ordinance No. 181,136, shall be exempted from Section 2 – Maximum Residential Floor Area, Section 4 – Height Limits, and Section 5 – Lot Coverage of this document.

e. Large Active Remedial Grading Projects. [§ 12.21 C.10.(l)(6) of the LAMC]

Properties with active Remedial Grading permits for 100,000 cubic yards or more which have been issued by the Department of Building and Safety – Grading Division before July 1, 2010, are exempted from Section 2 – Maximum Residential Floor Area, Section 4 – Height Limits, and Section 6 – Grading of this document. Such properties shall remain subject to the provisions of Section 12.21 A.17 of the LAMC, and Section 12.21.1 of the LAMC, and all other zoning and Building regulations applicable at the time Building Permits are issued. This exception shall expire 60 months after July 1, 2010.

DEFINITIONS

The following are a selection of definitions from Section 12.03 of the LAMC that are most commonly used when applying the new hillside regulations.

ACCESSORY BUILDING. A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located in the same or a less restrictive zone and on the same lot with the main building or use. The relationship between the more restrictive and the less restrictive zones shall be determined by the sequence of zones set forth in Sec. 12.23 B.1.(c).

BASE FLOOR. That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square feet confined within the exterior walls, including the area of the attached covered parking at the same story. All levels within four vertical feet of each other shall count as a single story.

BASEMENT. Any story below the first story of a building.

BUILDING. Any structure having a roof supported by columns or walls, for the housing, shelter or enclosure of persons, animals, chattels or property of any kind.

COMPACTION. The densification of a Fill by mechanical means.

CUT. A portion of land surface or areas from which earth has been removed or will be removed by excavation.

ELEVATION. Vertical distance in feet above sea level.

FILL. The depositing of soil, rock or other earth materials by artificial means.

FLOOR AREA, RESIDENTIAL. The area in square feet confined within the exterior walls of a Building or Accessory Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the Floor Area calculation.

Except that the following areas shall not be counted:

1. **Required Covered Parking.** The total area of 200 square feet per required covered parking area.

2. **Detached Accessory Buildings.** Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all these Accessory Buildings on a Lot shall not exceed 400 square feet.

3. **Covered Porches, Patios, and Breezeways.** For Lots not located in the Hillside Area or Coastal Zone, the first 250 square feet of attached porches, patios, and breezeways with a solid roof if they are open on at least two sides.

   For Lots located in the Hillside Area, the exempted area shall be limited to 5% of the maximum Residential Floor Area for a Lot, but need not be less than 250 square feet, and:

   a. Attached porches or patios with a solid roof may be open on only one side if two of the other sides are retaining walls.

b. Breezeways no wider than 5 feet and no longer than 25 feet connecting a garage at the Street level to a Dwelling, either directly or through a stairway or elevator, shall not count as Residential Floor Area and shall not be counted against the aforementioned exemption.

4. **Lattice Roof Porches, Patios, and Breezeways.** Porches, patios, and breezeways that have an open Lattice Roof, as defined in this Section.

5. **Over-In-Height Ceilings.** The first 100 square feet of any Story or portion of a Story of the main Building on a Lot with a ceiling height greater than 14 feet shall be counted only once. Except that in the Hillside Area, for a room or portion of a room which has a floor height below the exterior Grade (or "sunken rooms"), when the ceiling height as measured from the exterior natural or finished Grade, whichever is lower, is not greater than 14 feet it shall only be counted once.

6. **Basements.** For Lots not located in the Hillside Area or Coastal Zone, a Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 2 feet in height at any point above the finished or natural Grade, whichever is lower.

   For Lots located in the Hillside Area, a Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.

   For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

FLOOR AREA RATIO (FAR). A ratio establishing relationship between a property and the amount of development permitted for that property, and is expressed as a percentage or a ratio of the Buildable Area or Lot size (example: "3 times the Buildable Area" or "3:1").

FRONTAGE. All property fronting on one (1) side of a street between intersecting or intercepting streets, or between a street and right-of-way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

GARAGE, PRIVATE. An accessory building or portion of a main building designed or used for parking or storage of motor vehicles of the occupants of a residential use.

GRADE, HILLSIDE AREA. For the purpose of measuring height on an R1, RS, RE, or RA zoned Lot in the Hillside Area, pursuant to Section 12.21 C.10 of this Code, Hillside Area Grade shall be defined as the Elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective Elevation of Grade for purposes of measuring Height of a Building or Structure.

GRADING. Any Cut or Fill, or combination thereof, or recompaction of soil, rock or other earth materials.

GRADING, LANDFORM. A contour grading method which creates artificial Slopes with curves and varying Slope ratios in the horizontal plane designed to simulate the appearance of surrounding natural terrain. The graded Slopes are non-linear in plan view, have varying Slope gradients, and significant transition zones between human-made and natural Slopes resulting in pad configurations that are irregular. The concept of Landform Grading incorporates the created ravine and ridge shapes with protective drainage control systems and integrated landscaping designs.

GRADING, REMEDIAL. For the purposes of Section 12.21 C.10 of this Code, Remedial Grading shall mean grading recommended by a California Licensed Geologist and/or Licensed Engineer prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of this Code, and approved by the Department of Building and Safety-Grading Division, that is necessary to mitigate a geologic or geotechnical hazard on a site (including for access driveways), including, but not limited to: 1) correction of hazardous soil and earth conditions, when notified by the Department of Building and Safety in accordance with Section 91.7005.7 of this Code, 2) removal and re-compaction of soil for a Building site to remediate expansive, compressible or seismically unstable soils, 3) grading required to provide a minimum factor of safety of 1.5 for stability of slopes, and/or 4) grading to bring existing steep non-conforming graded slopes into conformance with current Code requirements for fill and excavated slope gradients.

HILLSIDE AREA. Any land designated as Hillside Area as shown in the shaded portion of the Department of City Planning Hillside Area Map, dated September 23, 2009, attached to Council File No. 09-1390. The map is maintained by the Department of City Planning as part of the Geographic Information Systems database.

LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development.

LOT, FLAG. A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than 20 feet in width at any point connecting the main building site area to the frontage street.

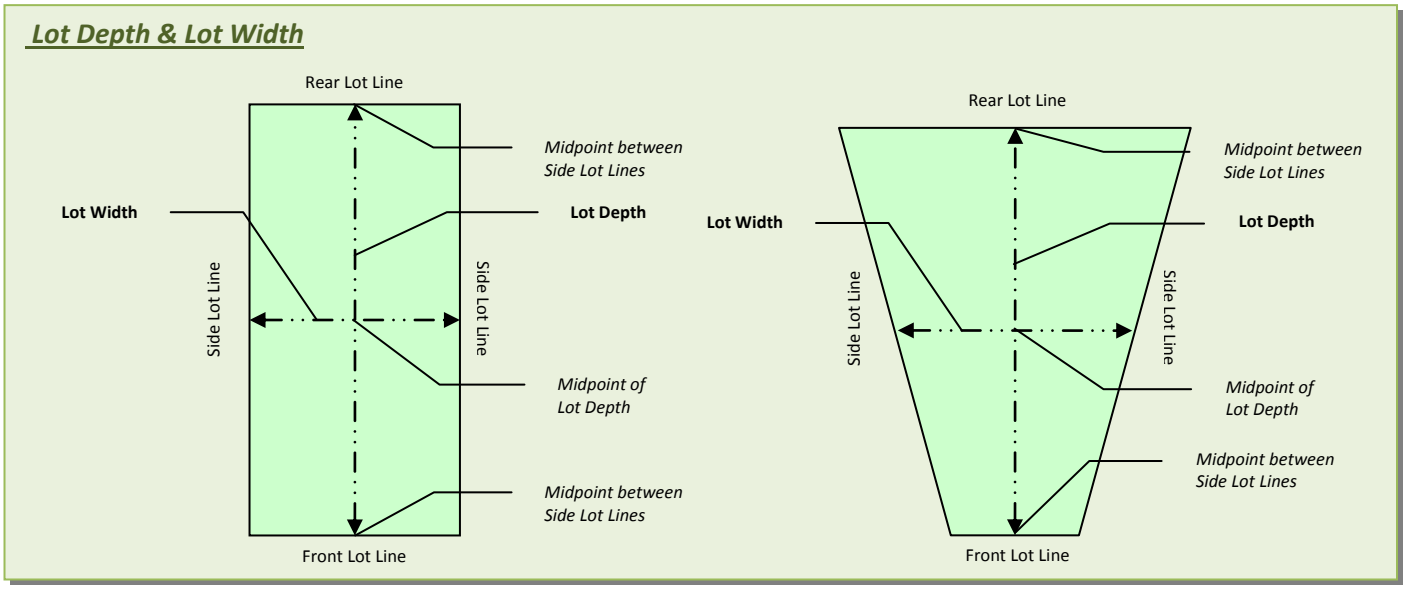
LOT LINE, FRONT. In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.

LOT LINE, REAR. A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front line.

LOT LINE, SIDE. Any lot boundary line not a front lot line or a rear lot line.

LOT WIDTH. The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

LOT DEPTH. The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.



LOT AREA. The total horizontal area within the lot lines of a lot.

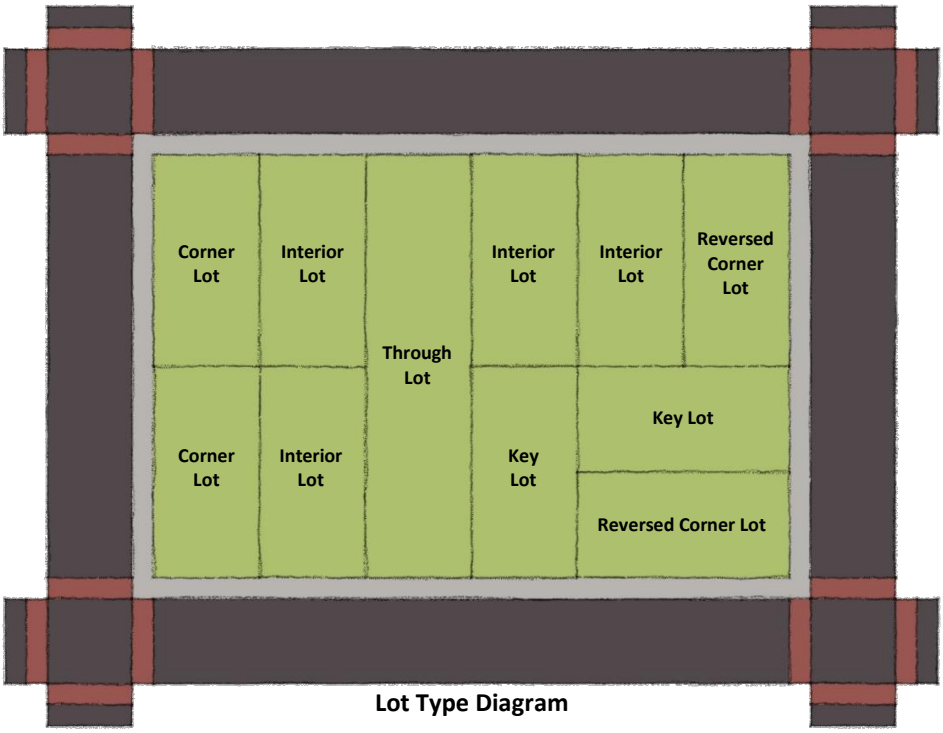
LOT, CORNER. A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty five (135) degrees.

LOT, REVERSED CORNER. A corner lot the side street line of which is substantially a continuation of the front line of the first lot to its rear.

LOT, INTERIOR. A lot other than a corner lot.

LOT, KEY. The first interior lot to the rear of a reversed corner lot and not separated therefrom by an alley.

LOT, THROUGH. A lot having a frontage or two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street.



Lot Type Diagram

LOT, DOWNHILL. A Lot for which the Front Lot Line, or Street which serves as the primary vehicular access point for the required parking, is at a higher Elevation than the Rear Lot Line.

LOT, UPHILL. A Lot for which the Front Lot Line, or Street which serves as the primary vehicular access point for the required parking, is at a lower Elevation than the Rear Lot Line.

MAJOR REMODEL - HILLSIDE. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building.

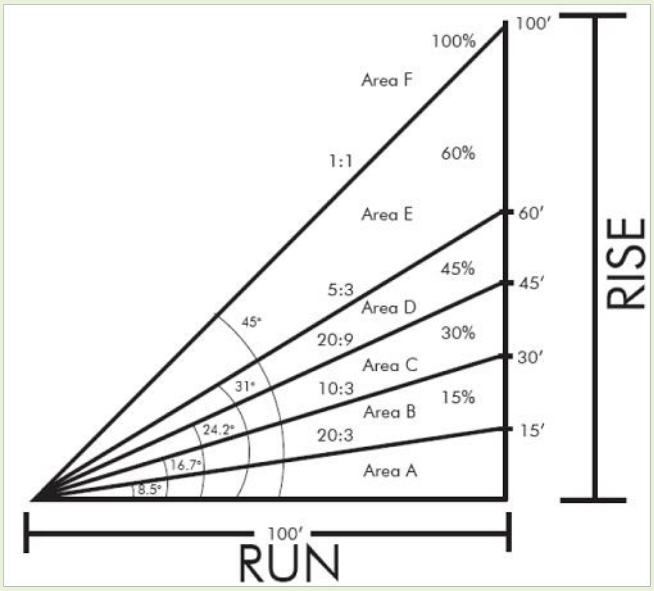
ROOF, LATTICE. A roof covering constructed as an Open Egg-Crate Roof or Spaced Roof. An Open Egg-Crate roof is constructed of lattice members so that a sphere of 10 inches minimum in diameter can pass through. All lattice members must have a minimum nominal width of 2 inches. A Spaced Roof is constructed of members running in one direction only with a minimum clear spacing between the members of not less than 4 inches. In addition, beams supporting and placed perpendicular to the members shall be spaced not less than 24 inches on center. All members or beams must have a minimum nominal width of 2 inches.

SLOPE. An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance (i.e. 2:1 or 1:1) or as a percentage (i.e. 50% or 100%).

SLOPE BAND. The area of a property contained within a defined Slope interval as identified in Section 12.21 C.10 of this Code and shown on a Slope Analysis Map prepared by a *registered (in the State of California) civil engineer or* licensed surveyor based on a survey of the natural/existing topography. Slope bands need not necessarily be located in a contiguous manner and can be one or more areas as small or as large as they exist on said property.

What Are Slope Bands?

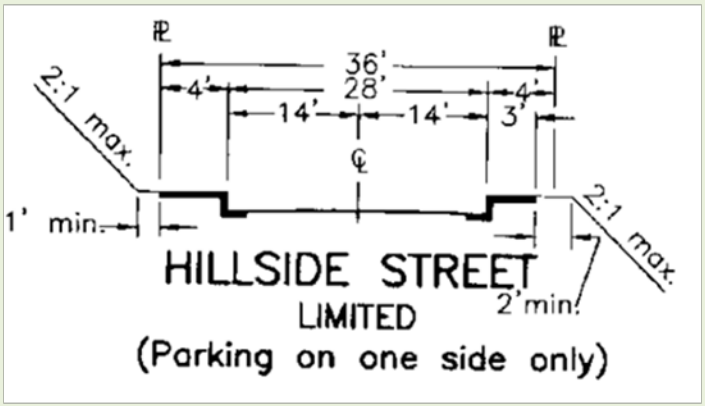
Slope Band	Angle (in degrees)	Description
0% - 15%	0° – 8.5°	Flat to Moderate Slope
15% - 30%	8.5° – 16.7°	Strong Slopes (true hillside)
30% - 45%	16.7° – 24.2°	Very Strong Slopes
45% - 60%	24.2° – 31°	Moderately Severe Slopes
60% - 100%	31° – 45°	Severe Slopes
100% or greater	45° or greater	Extreme Slopes



STREET, STANDARD HILLSIDE LIMITED. A street (public or private) with a minimum width of 36 feet and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering.

STREET, SUBSTANDARD HILLSIDE LIMITED. A Street which does not meet the minimum requirements of a Standard Hillside Limited Street as defined in Section 12.03 of this Code (public or private) with a width less than 36 feet and paved to a roadway width of less than 28 feet, as determined by the Bureau of Engineering.

Standard Hillside Limited Street



Source: *Bureau of Engineering, Standard Street Dimensions (Standard Plan S-470-0)*

STRUCTURE. Anything constructed or erected which is supported directly or indirectly on the earth, but not including any vehicle which conforms to the California State Vehicle Act.

YARD. An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this article.

YARD, FRONT. A yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

YARD, REAR. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot.

YARD, SIDE. A yard more than six (6) inches in width between a main building and the side lot line, extending from the front yard or the front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

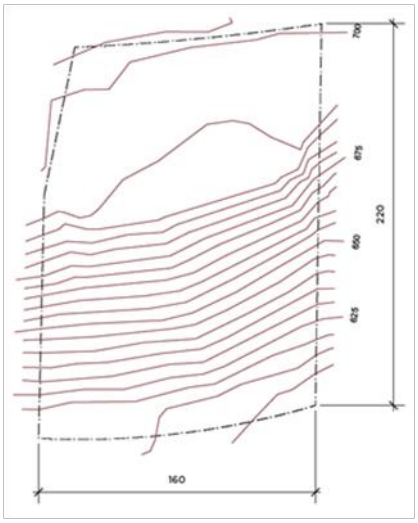
Appendix A – Slope Analysis

What Is A Slope Analysis Map?

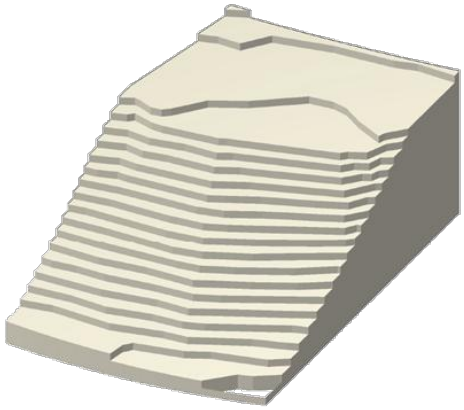
In order to prepare a Slope Analysis Map, a Licensed Surveyor or Civil Engineer will need to prepare a topographical contour map of a property (image on the left below).

A contour map identifies the slopes of a property by establishing height changes (slopes) on a lot using lines which identify specific elevations (from sea level). The 3D Model on the right below gives you an idea of what this information represents.

Contour Map



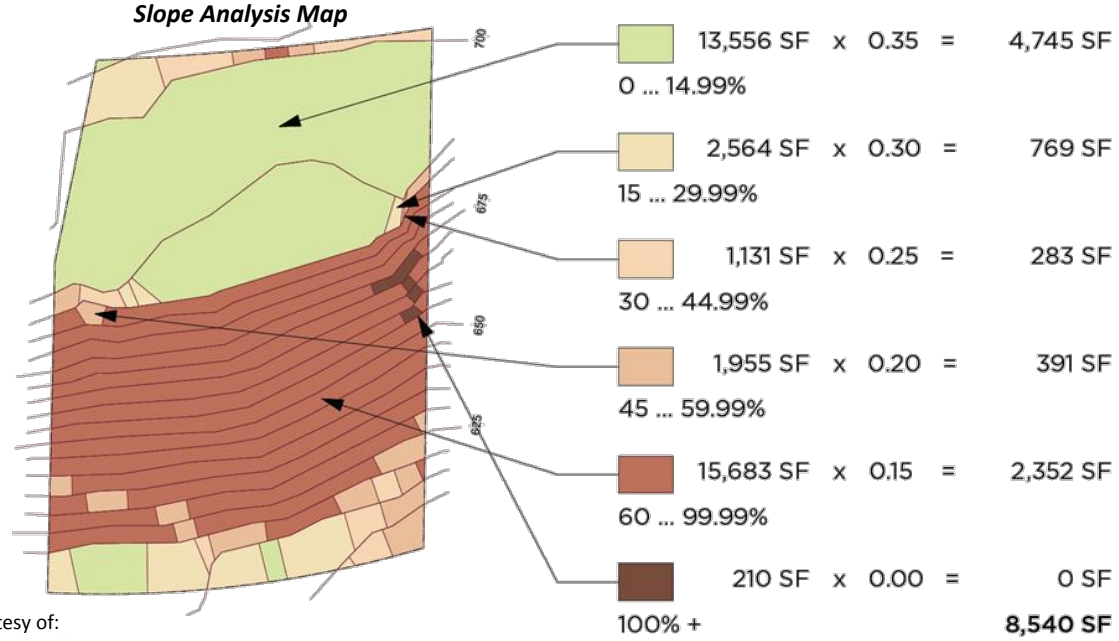
3D Model



A Slope Analysis Map measures the closest distance between each line and identifies which Slope Band the area falls into. The result is a patchwork of areas that identifies the slope conditions of a property (see the example below).

This particular property is 35,100 square-feet and is zoned RE20-1-H. Using the Slope Analysis below, the base maximum Residential Floor Area for this property is 8,540 square-feet.

Slope Analysis Map



Graphics courtesy of:
URBAN STUDIO
www.urbanstudio-la.com

How to Produce a Slope Analysis Map

There are a variety of ways to develop a slope analysis as there is a myriad of software that can analyze slope quickly. However, CAD- and GIS-based software are the most commonly utilized. There are other programs that are developed solely for slope analysis and would be left up to the discretion of the Licensed Surveyor or Civil Engineer.

Geographic Information System (GIS) Software

In order to use GIS, one could follow the following general steps:

1. **Acquire contour lines:** The data of interest may be acquired in various forms.

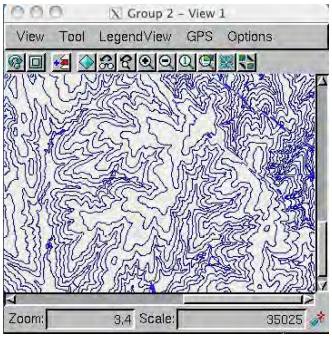
2. **Create DEM using the contour lines:** A DEM is a raster file that is broken down into a grid with specific elevation data associated with each cell. This file can be rendered in 3D.

3. **Compute slope:** Using the DEM, simply calculate the slope between the contour lines by using the slope tool in GIS. The slope function calculates the maximum rate of change between each cell and its neighbor, for example, the steepest downhill descent for the cell (the maximum change in elevation over the distance between the cell and its eight neighbors). Every cell in the output raster has a slope value. The lower the slope value, the flatter the terrain; the higher the slope value, the steeper the terrain. The output slope raster can be calculated as percent of slope or degree of slope.

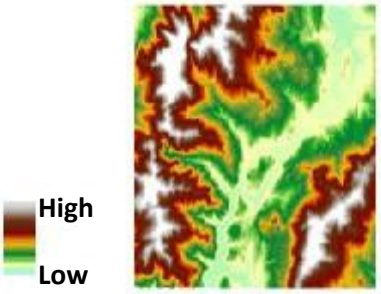
   The Slope function is most frequently run on an elevation dataset, as the following diagrams show. Steeper slopes are shaded red on the output slope raster. However, the function can also be used with other types of continuous data, such as population, to identify sharp changes in value.

4. **Calculate area included in each slope band:** GIS also has another tool which can calculate the area within certain slope ranges.

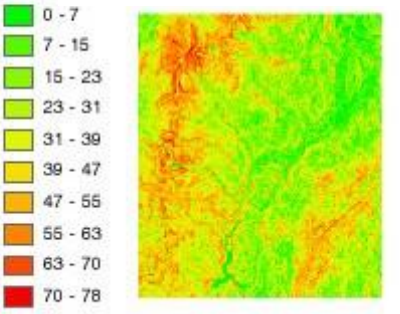
Topographic Survey



Elevation Dataset



Output Slope Data Set



AutoCAD

Like GIS, once a 3D surface has been created, AutoCAD has automated tools or software plug-ins that can calculate the steepest slope between contours and the area contained within slope ranges. There is a variety of software available that can convert the 2D contour map into a 3D file that can be then analyzed.

Appendix B – Commonly Used Hillside Forms

The following pages are the most commonly used hillside forms.

Slope Analysis and Maximum Residential Floor Area Form (a.k.a. Slope Analysis Form)

To get your Slope Analysis Map and the Maximum Residential Floor Area for a property verified by the Department of City Planning, you will need to get a **Slope Analysis and Maximum Residential Floor Area Verification Form** (a.k.a. Slope Analysis Form) from the Department of Building & Safety. This form is available at any of the LADBS Public Counters or on their website. Please go to either of Planning Public Counters to obtain the proper authorization to submit for Plan Check:

Downtown Office
Figueroa Plaza
City Planning Counter (Station No. 7)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

To schedule an appointment, please visit our website (http://planning.lacity.org/) and click on "*Public Counter Locations*", then click on "*Make Appointment*", or you can email the Downtown Office directly at Planning.FigCounter@lacity.org.

Hillside Referral Form

The Bureau of Engineering (BOE) is responsible for determining whether a lot fronts onto a Substandard Hillside Limited Street. The Department of Building & Safety (LADBS) will give you a **Hillside Referral Form** for BOE staff to fill out.

In order to obtain this determination please go to the BOE public counter at the locations below:

Central District Office
201 N. Figueroa Street
Los Angeles, CA 90012-2601
3rd floor counter
(213)482-7030
7th floor counter
(213)482-7474

Valley District Office
Braude Building
6262 Van Nuys Blvd., Suite 251
Van Nuys, CA 91401-2615
(818)374-5090

West Los Angeles District Office
1828 Sawtelle Blvd., 3rd floor
Los Angeles, CA 90025-5516
(310)575-8384

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Department of Building and Safety / City Planning

JOINT REFERRAL FORM

Slope Analysis and Maximum Residential Floor area Verification Form

Baseline Hillside Ordinance (BHO), Ordinance No. 181624

Instructions:

1. This form is used by the Department of Building and Safety and City Planning to determine a permitted maximum Residential Floor Area for a project (new construction or addition to an existing construction) in R1, RS, RA and RE zones located within the Hillside Area as defined in Section 12.03 of the Code.

2. Proposed construction subject to BHO requirements will be accepted for Plan Check by the Department of Building and Safety, only if they have a completed Slope Analysis Verification Form, signed by City Planning Staff.

3. Complete Section I, II, and III on page 2 and submit this form along with two stamped and signed copies of Slope Analysis map prepared by a State of California registered civil engineer or licensed surveyor that includes the following information to the Department of City Planning at one of the locations listed in Section 4:

   a. A Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped, and signed by a State of California registered civil engineer or licensed land surveyor. The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with two-foot intermediates. The map shall also indicate the datum, source, and scale of topographic data used in the Slope analysis, and shall attest to the fact that the Slope analysis has been accurately calculated.

   b. A Slope Analysis Map that clearly delineate/identify the Slope Bands (i.e. with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the FAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2b.

   c. The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

4. City Planning Staff are located at the following locations:

Downtown Office
City Planning Counter (Station No. 7)
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Van Nuys Office
City Planning Counter
6262 Van Nuys Blvd., Suite 251
Van Nuys, CA 91401
(818) 374-5050

Department of Building and Safety / City Planning

JOINT REFERRAL FORM

SECTION I. Name Applicant(s)/Property Owner(s) _____

Address: _____ Phone Number: _____

SECTION II. Project Address: _____ Assessor Parcel Number: _____

Lot: _____ Tract: _____

Proposed Project Description: (describe in detail, including all proposed work and dimensions)

_____

_____

SECTION III. Circle the Zone of the project site in Table 1 and complete Worksheet 1.

*Residential Floor Area shall be calculated as defined in LAMC Section 12.03

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.5	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

(A)	(B)		(C)		(D)
Slope Bands (%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR from the Zone circled in Table 1		Max. Residential Floor Area* allowed within each slope band
0 – 14.99		X		=	
15 – 29.99		X		=	
30 – 44.99		X		=	
45 – 59.99		X		=	
60 – 99.99		X		=	
100 +		X		=	
			Maximum Residential Floor Area =		

I _____, am the licensed professional surveyor or Registered Civil

(Print Name)

Engineer in the State of California (License #_____, Expiration Date :_____)
certify that all the above information is correct.

Signature _____ Date: _____

SECTION IV. (To be completed by City Planning Staff)

City Planning Staff:

Maximum Residential Floor Area: _____

Property Information:

Lot: _____ Tract: _____

Assessor Parcel Number: _____

Address: _____

Staff Name (Please Print):_____

Signature: _____Date:_____

DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS
†PRELIMINARY REFERRAL FORM FOR HILLSIDE ORDINANCE #168,159 & #174,652

Building and Safety

PIN: 150B177-615

Address

District Map: Tract:

Block: Lot:

Applicant: _____

Project Description: _____

Phone: _____

Fax: _____

Public Works: "B-Permits Counter"

Vehicular Access: *(for exceptions per 12.21A17(i))*

1. Is the Continuous Paved Roadway (CPR)* at least 28ft wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☐ No

If "YES", **S T O P** , project is exempt from the Hillside Ordinance.

If "NO", answer **ALL** of the following questions:

2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☐ No

3. Is the street adjacent to the subject lot at least 20ft wide? ☐ Yes ☐ No
(Note: all streets adjacent to a lot must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.)

* CPR = begins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area.
If "2" and "3" are **Yes:** COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT REQ'D
If "2" or "3" are **No:** REFER TO PLANNING FOR APPROVAL PER 12.24X21

Street Type: *(for front yards and street improvements, per 12.21A17(a) and (e))*

1st Street Name: _____ R/W width: _____ Roadway width: _____

☐ Lot fronts on a standard hillside limited street ☐ Dedication required width: _____ Plan Index: _____

☐ Lot fronts on a sub standard hillside limited street ☐ Improvement required

Comments: _____

2nd Street Name: _____ R/W width: _____ Roadway width: _____

☐ Lot fronts on a standard hillside limited street ☐ Dedication required width: _____ Plan Index: _____

☐ Lot fronts on a sub standard hillside limited street ☐ Improvement required

Comments: _____

Sewer Connection:

Lot located less than 200 ft from sewer mainline:

☐ Use existing wye and permit ☐ Obtain new connection and new permit

☐ Use existing wye, obtain new permit ☐ Obtain B-Permit from PW/BOE to construct new mainline

Lot located greater than 200 ft from sewer mainline:

☐ Obtain LADBS approval for on-site sewer ☐ Obtain B-Permit from PW/BOE to construct new mainline

Public Works Employee completing this form:

Sign: _____ Print Name: _____

Date: _____ Phone: _____ Location: _____

† The final determination of Hillside Ordinance applicability shall be made after any and all dedication/improvements (if required) have been made.