



ADMINISTRATIVE REVIEW

HILLSIDE AREA DEVELOPMENT STANDARDS - NORTHEAST LOS ANGELES
Administrative Review and Checklist

RELATED CODE SECTION: Ordinance No. 180,403 created single family hillside development standards for the Northeast Los Angeles Community Plan Area. Additionally, Los Angeles Municipal Code (LAMC) §12.21 C.10 authorizes Single Family Zone Hillside Area Development Standards. Ordinance No. 184,802 amended the standards and requirements for the development in Single Family Zone Hillside Areas; refer to these ordinances and LAMC Sections referenced below when completing this checklist.

PURPOSE: This checklist is a supplemental form required for projects proposed in Northeast Los Angeles Hillside Areas in single family areas. Plan Sheet references are to be completed by the applicant in accordance with plans submitted for review.

This General Checklist for Northeast Los Angeles Hillside Area Development includes the following Sections:

- Street Access, page 3
Set Back Requirements, page 3
Height, page 7
Lot Coverage, page 10
Grading, page 10
Landscaping, page 11
On and Off-Street Parking Requirements, page 12

Filling Instructions:

For projects proposed in the Single Family Hillside Areas per LAMC Section 12.21 C.10 or the Oaks of Los Feliz per LAMC Section 12.21 C.10(l)(5), please use the Single Family Zone Hillside Area Checklist or the Oaks of Los Feliz Checklist based on the location of the Project site.

1. APPLICANT INFORMATION

Applicant Name
Address
Unit/Space Number
City State Zip
Telephone E-mail

2. BASIC PROJECT DETAILS

\* To calculate RFAR, provide the signed Slope Analysis and Maximum Residential Floor Area (RFA) Verification and Joint Referral Form (CP-7848) and Exhibit B: Northeast Los Angeles Hillside Development Standards Worksheet (CP-7852).

(1) Zone (2) Lot Area sf.
(3) Use (4) Height (Ord No.180,403) ft. inches (5) Number of Stories (6) RFAR (Residential Floor Area Ratio) :
Total number of square feet (7) # of Parking Spaces
(8) Setbacks Front ft. Side ft. Rear ft. Building Line ft.
(9) Retaining Walls (Ord. No.180,403) Yes No Are any Retaining Walls proposed located in any Required Setbacks or Yards? Yes No # of free standing retaining walls Height ft. Length ft. Retaining wall schedule plan sheet:
(10) Passageway Space between buildings sf. (11) Grading (Ord. No. 180,403) cu. yds.

**SITE EVALUATION**

Evaluation Question	Answer by <u>APPLICANT</u>
A. Does the Project involve any historic structure on site or abutting the site (ie. public stairway, etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Does the Project have any trees on site, abutting the site, or on the public right-of-way?	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", any removal of tree? <input type="checkbox"/> Yes <input type="checkbox"/> No
C. Is the Project located in an area with additional overlay?	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", what overlay(s):

## Northeast Los Angeles Hillside Area Development Checklist

*To be completed by applicant and subsequently verified by Project Planners during project review.*

Northeast Los Angeles Hillside Area Development Standard	List Plan Sheet Page #	Administrative Use Only	
		Standard Met?	Staff Comments
<b>Street Access</b>			
<b>Section 12.21 C.10(i)(1). Street Dedication</b>			
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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10(i)(2). Adjacent Minimum Roadway Width</b>			
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 this Code.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10 (i)(3). Minimum Roadway Width (Continuous Paved Roadway)</b>			
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 Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Setback Requirements</b>			
<b>Section 12.21 C.10(a). General Setback Requirements</b>			
No Building or Structure shall be erected, enlarged or undergo a Major Remodel-Hillside unless the setbacks as outlined in the table on the next page are provided and maintained in connection with the Building, Structure, or enlargement.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Special setback requirements	

# Northeast Los Angeles Hillside Area Development Standard

Hillside Area Setback Requirements								
*Please check the zone that applies to the Project in this Table.								
	<input type="checkbox"/> R1, R2	<input type="checkbox"/> RS	<input type="checkbox"/> RE9	<input type="checkbox"/> RE20, RE40	<input type="checkbox"/> A1	<input type="checkbox"/> RD1.5, RD2	<input type="checkbox"/> RD3, RD4	<input type="checkbox"/> RD5, RD6
<b>Front Yard*</b>								
* For Prevailing Front Yard Setbacks, Lots fronting on a Substandard Hillside Limited Street, Key Lots or Through Lots, please refer to the Special Setback Requirements section on page 5.								
<b>Not less than:</b>	20% of Lot Depth				15 ft.	20 ft		
<b>Need not exceed:</b>	20 ft	25 ft			n/a			
<b>Side Yard*</b>								
* For Lots in the Coastal Zone, Specific Plans, Historic Preservation Overlay Zones or in Subdivision Approvals, please refer to the Special Setback Requirements section on page 6.								
<b>Not less than:</b>	5 ft	7 ft	10 ft	10% of of Lot Width, but not less than 3 ft	5 ft	10 ft		
<b>Need not exceed:</b>	n/a			25 ft	n/a	n/a		
<b>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:</b>	50 ft	70 ft	n/a	all	50 ft	n/a		
<b>For Buildings or Structures with a height greater than 18 feet or 2 stories:</b>	For Buildings or Structures with a height greater 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.			n/a	For Buildings or Structures with a height greater than 2 stories, one additional foot shall be added to each required Side Yard for each increment of 1 story.^	n/a	n/a	
<b>For Buildings or Structures that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet:</b>	An offset/ plane break shall be added that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.							
<b>Rear Yard</b>								
<b>Not less than:</b>	15 ft	20 ft	25% of Lot Depth		15 ft	25 ft		
<b>Need not exceed:</b>	n/a		25 ft		n/a			
ft - feet n/a - the provision is not applicable Lot Depth - as defined in Section 12.03 of this Code Lot Width - as defined in Section 12.03 of this Code <b>Notes:</b> * Only applicable for Lots which are of record prior to July 1, 1966.								

^ In determining the required Side and Rear Yards of a Building, any Basement containing Habitable Rooms shall be considered a Story, consistent with LAMC §12.21 C.10(a)(8).

**Section 12.21 C.10(a). Special Set back Requirements\***

\* Side Yard requirements in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over requirements of this Subdivision 10. Otherwise, this Subdivision shall apply. Please list the overlay or subdivision approval if applicable: \_\_\_\_\_

Notwithstanding the required yards, or setbacks, outlined in the Northeast Los Angeles Hillside Area Setback Requirements (Table on page 3), or those exceptions found in Section 12.22 of this Code, the following provisions shall apply:

**(1) Prevailing Front Yard Setbacks**

\*Please check the box below if it applies to the Project:

- (i) 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.
- (ii) 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.

**Note:**

- a. 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.
- b. Nothing contained in this Subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40 feet in depth or allow Front Yards that are less than 5 feet in depth.

- Yes
- No
- N/A

**(2) Substandard Hillside Limited Street**

For any Lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum Front Yard setback of at least five feet. However, the prevailing Front Yard setback regulations, as outlined in Section 12.21 C.10(a)(1), shall apply, so long as a Front Yard setback of no less than five feet is provided.

- Yes
- No
- N/A

**(3) Front Yard Setbacks on Key Lots**

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 the Northeast Los Angeles Hillside Area Setback Requirements (Table on page 3) or Section 12.21 C.10(a)(1) 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 this Paragraph (a), the Yards established by such existing Buildings may be used in computing the required Front Yard for a Key Lot, but may not be less than 5 feet in depth.

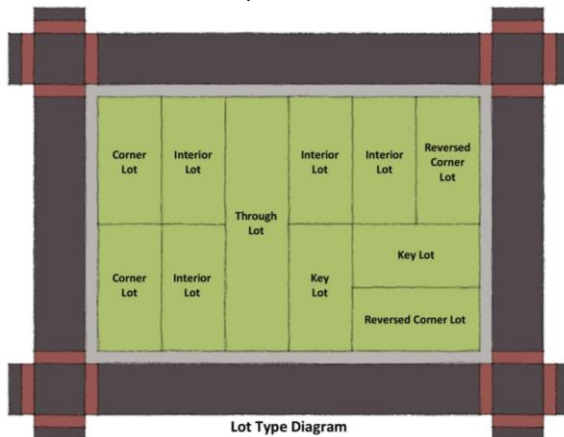


Figure 1. Lot Type Diagram

- Yes
- No
- N/A

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		Standard Met?	Staff Comments
<p><b>(4) Front Yard Setbacks on Through Lots</b>            At each end of a Through Lot, there shall be a Front Yard setback as required by this Paragraph (a) for the zone in which each Street Frontage is located.  <b>*Please check the box below if it applies to the Project:</b></p> <p><input type="checkbox"/> (i) Only one Front Yard need 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.</p> <p><input type="checkbox"/> (ii) 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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(5) Front Yard Paving</b>            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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(6) Front Yard on Lots Existing Prior to June 1, 1946</b>            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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(7) Occupied Rooftop Deck Setback</b>            In the R1 Zone, any occupied rooftop deck shall be set back at least 3 feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(10) Side Yards in Specific Plans, Historic Preservation Overlay Zones or in Subdivision Approvals</b>            Side Yard requirements in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over requirements of this Subdivision 10. Otherwise, this Subdivision shall apply.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(11) Encroachments Into Required Yards</b>            Every required Front, Side and Rear Yard shall be open and unobstructed from the ground to the sky except for the following:  <b>*Please check any item below that applies to the Project:</b></p> <p><input type="checkbox"/> (i) Garages in Front Yards:            A detached 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.</p> <p><input type="checkbox"/> (ii) Elevated Stairways, Porches, Platforms, Landing Places, or Balconies:            Balconies with 10 feet or more of vertical clearance beneath them may project or extend no more than 30 inches into a Front Yard. Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, elevated stairways, porches, platforms and landing places shall not project or extend into the Front Yard.</p> <p><input type="checkbox"/> (iii) Other Exceptions. All of those exceptions found in Subdivision 5. of Subsection C. of Section 12.21 and in Section 12.22 of this Code.  <b>Please describe the Encroachments:</b>_____</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

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<p><b>(12) Pools, Ponds, or Body of Water in Required Yards</b>            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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Maximum Residential Floor Area**

**Ordinance No. 180,403 Section 3.A.2. Maximum Residential Floor Area**

<p>Provide the signed Slope Analysis and Maximum Residential Floor Area (RFA) Verification and Joint Referral Form (CP-7848) and Exhibit B: Northeast Los Angeles Hillside Development Standards Worksheet (CP-7852).</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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**Verification of Existing Residential Floor Area**

**Ordinance No. 180,403 Section 3.A.4.**

<p>For additions with cumulative residential floor area of less than 500 square feet constructed after the adoption of this ordinance, or remodels of buildings built prior to the adoption of this ordinance, 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 this Code 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.</p> <p>Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 500 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.</p> <p>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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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**Height**

**Ordinance No. 180,403 Section 3.A.1.\***

<p>In addition to the height limitations contained in LAMC Section 12.21 C. 10, no building or structure shall exceed 30 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade; except that when the roof of the uppermost story of a building or structure or portion of the building or structure has a slope of less than 25 percent, the maximum height shall be 26 feet above adjacent finished grade.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p>The finished floor elevation directly above an exposed underfloor area shall be limited to 6 feet above finished grade.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

# Northeast Los Angeles Hillside Area Development Standard

List Plan Sheet Page #

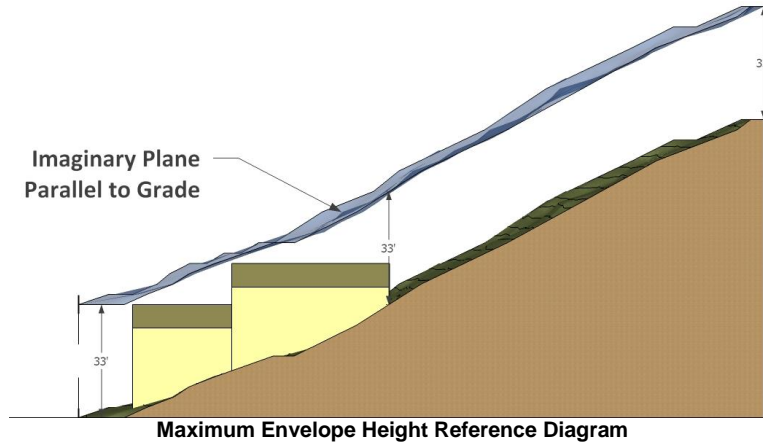
Administrative Use Only

Standard Met?

Staff Comments

Attached decks shall be limited such that no portion of the walking surface of a deck with visible underpinnings shall exceed a height of 6 feet above grade and decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass.

\* Please indicate Plan Sheets where the building elevation dimensions with Maximum Envelope Height is shown.



- Yes
- No
- N/A

**c. Topographic Map.**

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

- Yes
- No
- N/A

**Ordinance 180,403 Section 2.A.2. Building Design**

a. Second story setbacks or terraced structures and other design articulations are to be used to ensure that the new development is compatible with existing neighborhood identity, character and scale.

- Yes
- No
- N/A

b. Building materials match architectural style of new development.

- Yes
- No
- N/A

c. Architectural design elements of the front and rear building elevations including articulation of facades, modulations of walls, shape, type details and the location of windows, doors, columns, balconies and garage doors vary from the adjacent/abutting buildings.

- Yes
- No
- N/A

d. Design of new structures shall meet one of the following standards:

\*Please check any item below that applies to the Project:

- (1) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area, where "Base Floor" and "Floor Area, Residential" shall be defined as set forth in LAMC Section 12.03 for the purposes of this regulation; or,
- (2) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent 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 point where the side lot lines and have the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines; or,

- Yes
- No
- N/A

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		Standard Met?	Staff Comments
<input type="checkbox"/> (3) The buildings of the project shall consist of 3 or more building elements, each with its own associated roof form. A building element may also be a major horizontal mass, setback, or forward from the face of other masses. <b>*If using option (3), please describe the building elements:</b> <hr/> <hr/>			
e. Structures within 50 linear feet of identified ridgelines, as shown on the “ <b>Northeast LA Ridgelines</b> ” map, are limited to one story or 15 feet in height. The 50 linear feet must be labeled on all plans accordingly. No structure shall exceed a height in excess of 15 feet above the identified ridgeline. The precise ridgelines shall be verified and identified on the required topographic survey, prepared by a licensed surveyor.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Ordinance 180,403 Section 2.A.3. Retaining Walls**

a. The maximum total height of all freestanding retaining walls shall not exceed 12 feet, with no individual wall measuring higher than 6 feet on private property. Each freestanding retaining wall shall not exceed 75 feet in linear length, nor extend beyond one lot. Walls shall be separated by a minimum horizontal distance equal to the height of the highest wall. Freestanding garden walls 36” in height or less shall not be considered retaining walls for the purpose of this regulation.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
b. Require that all retaining walls provide a standard surface backdrain system and all drainage shall be conducted to the street in a non-erosive device, as required by approved Soils Report.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Section 12.21 C.10(d)(5). Lots Fronting on Substandard Hillside Limited Streets**

For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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**Section 12.21 C.10(d)(6). Unenclosed/Uncovered Cantilevered Balconies**

Unenclosed/uncovered cantilevered balconies and "visually permeable railing" (no more than 42 inches in height), may project no more than 5 horizontal feet beyond the maximum envelope height, as limited and measured in Subparagraph (1) of this Paragraph (d). d. For the purposes of this Subparagraph (6), "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 percent open to light and air.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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**Section 12.21 C.10(d)(7). Roof Structures**

Roof Structures as described in Table 12.21 C.10-5 below, or similar Structures, may be erected above the height limit specified in Table 12.21 C.10-4. e. No roof Structure or any other space above the height limit specified in Table 12.21 C.10-5 shall be allowed for the purpose of providing additional floor space.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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Table 12.21 C.10-5. Projecting Roof Structures		
* Please mark any of the following Roof Structures proposed in the Project.		
Roof Structures	Projection Above Height Limit	Setback from Roof Perimeter
<input type="checkbox"/> Elevator Housing	No more than 5 feet	Not less than 5 feet
<input type="checkbox"/> Tanks		
<input type="checkbox"/> Ventilating Fans or similar equipment required to operate and maintain the Building.		
<input type="checkbox"/> Skylights, covering up to 33 1/3% of the roof area upon which the skylight is constructed.		
<input type="checkbox"/> Towers		
<input type="checkbox"/> Steeples		
<input type="checkbox"/> Flagpoles		
<input type="checkbox"/> Smokestacks		
<input type="checkbox"/> Wireless Masts		
<input type="checkbox"/> Water Tanks		
<input type="checkbox"/> Silos		
<input type="checkbox"/> Structures Solely Supporting Solar Energy Systems	See Section 12.21.1 B.3.(c)	See Section 12.21.1 B.3.(c)
<input type="checkbox"/> Chimneys	No more than 5 feet	None
<input type="checkbox"/> Exhaust Ducts/Ventilation Shafts		
<input type="checkbox"/> Stairway Housing, no larger than 36 square feet.		
<input type="checkbox"/> Skylights, covering more than 33 1/3% of the roof area upon which the skylight is constructed.	No more than 30 inches	
*Solar energy systems as defined by California Civil Code Section 801.5 are exempt per California Government Code Section 65850.5		

**Lot Coverage**

**Section 12.21 C.10(e). General Lot Coverage Requirements**

Buildings and Structures extending more than 6 feet above natural ground level shall cover no more than 40% of the area of a Lot.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Section 12.21 C.10(e)(1). Lot Coverage on Substandard Lots**

Notwithstanding Paragraph (e) 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Grading**

**Ordinance No. 180,403 Section 2.A.5. Environmental**

Northeast Los Angeles Hillside Area Development Standard	List Plan Sheet Page #	Administrative Use Only	
		Standard Met?	Staff Comments
a. A Geotechnical Investigation Report that evaluates the proposed project's soil and grading shall be submitted to the LADBS Grading Division for review. An approved Soils & Grading Report Letter from LADBS – Grading Division shall be required prior to approval of a grading, foundation or building permit.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
b. Grading shall be one in accordance with the Planning Guidelines Landform Grading Manual adopted by City Council.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c. All new graded slopes shall be no steeper than 2:1 (rise:run), except when the Grading Division has determined that slopes may exceed 2:1 as part of an approved Soils Report.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
d. Grading shall be limited to a maximum of 500 cubic yards + numeric values equal to 5 percent of the total lot size, up to a maximum of 1,000 cubic yards total. Any deviations beyond these limits shall require a Zoning Administrator's approval per LAMC §12.27.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
e. New hardscape areas, not including foundations, shall utilize permeable paving systems including, but not limited to, pavers, porous asphalt, porous concrete, grasscrete and/or similar materials as approved by LADBS.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

**Section 12.21 C.10(f)(3). Exemptions for Grading and/or Earth Transport Limitations**

<p>The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Subparagraphs (1) and (2) of this Paragraph (f). 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 Subparagraph (1) of this Paragraph (f).</p> <p><i>(Exemptions for Grading and/or Earth Transport Limitations section continues on next page)</i></p>		
<p><i>(Exemptions for Grading and/or Earth Transport Limitations section continued)</i></p> <p><b>* Please check the option below that is utilized for this Project.</b></p> <p><input type="checkbox"/> (i) Cut and/or Fill for deepened foundation systems (such as caissons and piles), water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.</p> <p><input type="checkbox"/> (ii) 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.</p> <p><input type="checkbox"/> (iii) Remedial Grading as defined in Section 12.03 of this Code as recommended in a Geotechnical Investigation Report, 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.</p> <p><input type="checkbox"/> (iv) Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.</p> <p><input type="checkbox"/> (v) <b>No Exemption utilized for this Project.</b></p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Ordinance No. 180,403 Section 2.A.4. Landscaping**

a. Landscaping pallet for required landscape plans shall be comprised of drought tolerant and/or native plant material that is fire retardant and controls erosion.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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b. Retaining walls and building understory areas shall be fully screened with planting sin a reasonable amount of time, as shown on an approved landscape plan.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c. Landscape plans must be submitted to Bureau of Street Services Urban Forestry Division prior to DCP clearance. Upon satisfaction of the requirements set forth under LAMC Ordinance No. 177,404 (Protected Trees) deemed necessary by the Urban Forestry Division, an approved letter will be issued by the Urban Forestry Division and submitted with new development filings as part of submission packages.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

### On and Off-Street Parking Requirements

#### Ordinance No. 180,403 Section 2.A.1. Infrastructure

Construction vehicles shall be subject to the restrictions established by the Los Angeles Fire Department Red Flag – No Parking Program. Restricted parking signs shall be procured and installed along the project site at the owner/developer’s expense when required by the LAFD and/or LADOT.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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#### Section 12.21 C.10(g). Number of Parking Spaces

<p><b>(1) Number of Required Covered Spaces</b>            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 Subparagraph (10) of Paragraph (a) of this Subdivision 10.</p> <p><input type="checkbox"/> <b>(i) Exception for Dwelling on Narrow Lot (* check the box if applicable)</b>            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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(2) Additional Required Spaces</b>            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 five total on-site spaces. These additional required parking spaces are not required to be covered. Notwithstanding the provisions of Subparagraph (1) of this Paragraph (g), when a Lot fronts onto a Substandard Hillside Limited Street, the additional parking spaces may be located within the required Front Yard.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

#### Section 12.21 C.10(g)(3). Parking Stall Dimensions

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 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 stall shall be at least 7 feet 6 inches in width and 15 feet in length.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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#### Section 12.21 C.10(g)(4). Tandem Parking

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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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10(g)(5). Garage Doors</b>			
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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10(g)(6). Driveway Width</b>			
Every access driveway shall be at least 9 feet in width.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10(g)(7). Mechanical Automobile Lifts and Robotic Parking Structures</b>			
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 Subdivision 5. of Subsection A. of Section 12.21 of this Code. 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

