

FINDINGS/SPECIAL REQUIREMENTS



HILLSIDE AREA PROJECTS IN THE A1, A2, AND RD ZONES Class 1 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code (LAMC) [Sections 12.24 X.11 and 12.24 X.21](#) (Class 1 Conditional Use) of Chapter 1 authorize applications for specific deviations from LAMC Section 12.21 A.17 of Chapter 1, which establishes development standards for lots in the A1, A2, or RD Zones located in a Hillside Area (Zoning Code). Procedures for a Class 1 Conditional Use Permit are governed by [LAMC Sec. 13B.2.1. of Chapter 1A](#).

Public Hearing and Notice

Notification of a public hearing for the above process includes Abutting Property Owners and Occupants from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Slope Band Analysis Map

Provide a Slope Band Analysis Map prepared, stamped, and signed by a registered civil engineer or licensed land surveyor. If the project is located within an Overlay or Specific Plan, consult with the assigned planner to confirm whether or not this item is required. An [Assignment List](#) can be found on the City Planning website at <https://planning.lacity.gov> under the "About" tab.

BOE Hillside Referral Form

Provide a copy of this form from the Bureau of Engineering (BOE). Visit the BOE Online Portal at <https://engpermits.lacity.org/public/Home/Services>.

Plot Plan

Provide a Plot/Site Plan of the subject property (including all contiguously owned parcels) which shows the location and use of structures on adjacent properties.

If the BOE Hillside Referral Form indicates a street dedication is required on the site, that dedication must be shown on the Plot/Site Plan, and setbacks shall be measured from the dedication line rather than the existing property line. (Note: The dedication requirement may trigger the need for additional relief such as a reduced front yard or revocable permit. Be sure to check the details of your request.) Refer to the Plot Plan Instructions ([CP-7752](#)) for further requirements.

Elevations

Exterior elevations if the request involves an increase in permitted height or reduction of required yards. After initial filing, City Planning staff may require elevations as needed to illustrate and communicate the details of any case. Refer to the Elevation Instructions ([CP-7817](#)) for further requirements.

Requested Action(s)

Check all of the following items that you are requesting:

Per LAMC Section 12.24 X.11 of Chapter 1

- Increased Height
- Reduced front yard
- Reduced side yard(s)
- Increased lot coverage
- Reduced number of additional off-street required parking spaces per LAMC Section 12.21 C1(g)(2)

Per LAMC Section 12.24 X.21 of Chapter 1

- Lot fronting a Substandard Hillside Street improved with an adjacent roadway width less than 20 feet wide
- Lot fronting a Substandard Hillside Street improved with a continuous paved roadway less than 20 feet wide
- Grading to provide parking exceeds 1,000 cubic yards

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings per LAMC Section 12.24 X.11 of Chapter 1

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. Include the applicable finding(s) separately for every item checked in the previous “Requested Action(s)” section.

Height

To exceed the maximum 36-foot height limitation permitted by LAMC Section 12.21 A.17(c) of Chapter 1:

1. The increase in height will not result in a building or structure which exceeds an overall height of 45 feet.
2. The increase in height will result in a building or structure which is compatible in scale with existing structures in the vicinity.
3. The grant is necessary for the preservation and enjoyment of a substantial property right possessed by others in the area.

Yards

To reduce the minimum front or side yards required by LAMC Section 12.21 A.17(a) and (b) of Chapter 1. Discuss each yard separately in your response, as applicable.

1. The reduction in yards will not result in side yards of less than four feet.
2. The reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.

Lot Coverage

To increase the maximum lot coverage limitations of LAMC Section 12.21 A.17(f) of Chapter 1:

1. The increase in lot coverage will not result in a total lot coverage in excess of 50 percent of the lot area.
2. The increase in lot coverage will result in a development which is compatible in size and scale with other improvements in the immediate neighborhood.

3. The increase in lot coverage will not result in a loss of privacy or access to light enjoyed by adjacent properties.

Off-Street Parking

To reduce the number of off-street parking spaces otherwise required by LAMC Section 12.21 A.17(h) of Chapter 1:

1. The reduction of the parking requirements will not create an adverse impact on street access or circulation in the surrounding neighborhood.
2. The reduction of the parking requirements will not be materially detrimental or injurious to the property or improvements in the vicinity in which the lot is located.

Supplemental Findings per LAMC Section 12.24 X.21 of Chapter 1

If your project is located in the A1, A2, and/or RD Zone, and the request for relief concerns one or more of the items below:

- *Does not meet the requirements of LAMC Section 12.21 A.17(e)(2) of Chapter 1 because it fronts on a Substandard Hillside Limited Street that is improved to a roadway width of less than 20 feet;*
- *Does not meet the requirements of LAMC Section 12.21 A.17(e)(3) of Chapter 1 because it does not have vehicular access from streets 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; and/or*
- *Providing parking in compliance with LAMC Section 12.21 A.17(h) of Chapter 1 requires the grading of more than 1,000 cubic yards of earth.*

Include all of the following findings as part of your application and discuss each circumstance separately in your response, as applicable:

1. The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.
2. The building or structure will not be materially detrimental or injurious to the adjacent property or improvements.
3. The building or structure will not have a materially adverse safety impact on the surrounding neighborhood.
4. The site and/or existing improvements make strict adherence to LAMC Section 12.21 A.17(e) or (h) of Chapter 1 impractical or infeasible.