



# CITY OF LOS ANGELES

## Department of City Planning – Project Planning

City Hall | 200 N. Spring Street, Rooms 620, 621, and 721 | Los Angeles, CA 90012  
 Marvin Braude Constituent Services Building 6262 Van Nuys Boulevard Room 430, Van Nuys, CA 91410

### ADMINISTRATIVE REVIEW

Accessory Dwelling Unit (City's Accessory Dwelling Unit (ADU) Ordinance No. 186,481, and State ADU Law)

<b>Case Number:</b>	<b>ADM-2022- -ADU</b>	<b>Date:</b>
<b>Project Address:</b>		
<b>Legal Description:</b>	Lot(s): _____ Block: _____ Tract: _____	
<b>Zoning:</b>		
<b>Project Description:</b>	<b>Accessory Dwelling Unit:</b> <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Conversion <input type="checkbox"/> New Construction <i>(PCIS):</i> -            - <b>Accessory Dwelling Unit Square Footage:</b>	
<b>Related Case :</b>		
<b>Lot Area:</b>	<b>Number of Parking Spaces:</b>	
<b>Applicant Name:</b>		
<b>Applicant Address:</b>	<b>Applicant Email:</b>	
<b>Owner Name:</b>	<b>Owner Email:</b>	
<b>Owner Address:</b>		

This application and plans for the proposed ADU have been reviewed by the staff of the Project Planning Division, and the proposed project complies with the provisions of the Mulholland Scenic Parkway Specific Plan (Ord. No. 167,943 and subsequent amendments thereto) and Design Guideline. New construction, detached ADUs and extensive remodel projects (attached ADU or conversions) must comply with applicable Development Standards in addition to all development requirements contained in Section(s) 5 to 10, as evidenced below:

Development Regulations			
Section	Regulation	Proposed Project	Complies
<b>5.A, 6.A</b> Uses	One-family residentially zoned lots shall be maintained with one-family dwellings except as superseded by State Law. Existing permitted single-family dwelling shall remain.		<input type="checkbox"/>
<b>5.B, 6.B</b> Environmental Protection Measures	ADUs visible from Mulholland Drive shall not be constructed on the top of a prominent ridge.		<input type="checkbox"/>
	ADUs may not be constructed within 50 vertical feet of a prominent ridge if the construction results in the destruction of a scenic feature or resource (identified in Specific Plan map).		<input type="checkbox"/>
	ADUs may not be constructed, and no more than 100 cubic yards of earth shall be moved, within 100 feet of a stream, unless a biologist confirms that the construction or grading will not damage the integrity of the stream.		<input type="checkbox"/>
	ADUs may not construct new driveways along Mulholland Drive.		<input type="checkbox"/>

<p>(Inner Corridor Only) <b>5.D.1</b> Building Standards, Viewshed Protection</p>	<p>No building or structure visible from Mulholland Drive on an upslope or downslope lot shall penetrate the viewshed. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower.</p>		<input type="checkbox"/>
<p><b>5.D.2 and 6.D</b> Building Standards, Allowable Building Heights</p>	<p>On an upslope Inner Corridor lot, the height of any building or structure which is visible from Mulholland Drive and which is located within the first 100 feet from the Mulholland Drive right-of-way, shall not exceed 15 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.</p> <p style="text-align: center;">OR</p> <p>On an upslope Inner Corridor lot, the height of any building or structure which is visible from Mulholland Drive and which is located more than 100 hundred feet up to five hundred feet from the Mulholland Drive right-of-way, shall not exceed 30 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.</p> <p style="text-align: center;">OR</p> <p>On a downslope Inner Corridor lot, the height of any building or structure which is visible from Mulholland Drive and which is located within 500 feet from the Mulholland Drive right-of-way, shall not exceed 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.</p> <p style="text-align: center;">OR</p> <p>The height of any building or structure within the Outer Corridor and visible from Mulholland Drive shall not exceed 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.</p>		<input type="checkbox"/>
<p>(Inner Corridor Only) <b>5.D.3</b> Building Standards, Yard Requirements</p>	<p>Buildings and structures that abut the right-of-way of Mulholland Drive and are 100 or more feet in depth shall be constructed with the following yards:</p> <p>Front - There shall be a front yard of not less than 20% of the depth of the lot, but which need not exceed 40 feet.</p> <p>Side - There shall be a side yard on each side of the main building of not less than 10% of the width of the lot, but which need not exceed 20 feet.</p>		<input type="checkbox"/>
<p>(Inner Corridor Only) <b>5.D.4</b> Building Standards, Fences Gates, and</p>	<p>All fences, gates and walls visible from Mulholland Drive shall be constructed of the following materials: rough-cut, unfinished wood; native-type stone; split face concrete block; textured plaster</p>		<input type="checkbox"/>

Walls	surface walls; black or dark green chain link or wrought iron; or a combination thereof.		
(Inner Corridor Only) <b>5.D.7</b> Roofs	All roofs visible from Mulholland Drive shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices.		□

Additional Notes for LADBS and all other applicable agencies/departments:

1. The proposed ADU is found to be in conformance with the aforementioned specific plan.
2. Relative to ADU Automobile parking, the applicable local or state regulations shall apply.
3. Per the Mulholland Scenic Parkway Specific Plan, the color white is permitted, please ensure another color is specified per the attached "Appendix A, Santa Monica Mountains Color Wheel".
4. If landscape is chosen for the site the plant species shall be selected from the Mulholland Scenic Parkway Specific Plan "Appendix B, Preferred Plant List".

The proposed Accessory Dwelling Unit must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Administrative Clearance is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

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