



ADMINISTRATIVE REVIEW

HILLSIDE DEVELOPMENT STANDARDS - THE OAKS OF LOS FELIZ

Administrative Review and Checklist

RELATED CODE SECTION: Ordinance No. 181,136 created single family hillside development regulations for the Oaks area within the Hollywood Community Plan area. This Ordinance was updated with Ordinance No. 184,725 on February 2, 2017. Additionally, Los Angeles Municipal Code (LAMC) §12.21 C.10 augmented additional 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 the Oaks of Los Feliz within the Hollywood Community Plan Area. Plan Sheet references are to be completed by the applicant in accordance with plans submitted for review.

This General Checklist for the Oaks of Los Feliz includes the following Sections:

- Street Access, page 3
• Set Back Requirements, page 3
• Height, page 7
• Lot Coverage, page 9
• Grading, page 9
• Off-Street Parking Requirements, page 10

Filling Instructions:

For projects proposed in the Northeast Los Angeles Hillside Area per LAMC Section 12.21 C.10(l)(4) or the general single family hillside area per LAMC Section 12.21 C.10, please use the Northeast Los Angeles Hillside Checklist or the Single Family Zone Hillside Area Checklist based on the location of the Project site.

1. APPLICANT INFORMATION

Applicant Name
Address
City
Telephone
Unit/Space Number
State
Zip
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 C: The Oaks Hillside Development Standards Worksheet (CP-7853).

(1) Zone (2) Lot Area sf.
(3) Use (4) Height 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 (LAMC §12.21 C.8) Yes No # of free standing retaining walls Height ft. Length ft. Retaining wall schedule plan sheet:
(10) Passageway Space between buildings sf. (11) Grading (LAMC 12.21 C.10.(f)) cu. yds.

3. 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 involve 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):
D. Does the Project meet the required Adjacent Minimum Roadway Width per LAMC §12.21 C.10(i)(2)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. Does the Project meet the required Continuous Paved Roadway Access per LAMC §12.21 C.10(i)(3)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

The Oaks of Los Feliz Development Checklist

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

The Oaks of Los Feliz Development Standard	List Plan Sheet Page #	Administrative Use Only	
		Standard Met?	Staff Comments
Street Access			
Section 12.21 C.10(i)(1). Street Dedication			
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	
Section 12.21 C.10(i)(2). Adjacent Minimum Roadway Width			
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	
Section 12.21 C.10 (i)(3). Minimum Roadway Width (Continuous Paved Roadway)			
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	
Setback Requirements			
Section 12.21 C.10(a). General Setback Requirements			
No Building or Structure shall be erected, enlarged or undergo a Major Remodel-Hillside unless the setbacks as outlined in the Table on next page are provided and maintained in connection with the Building, Structure, or enlargement. <i>(Table of the Hillside Area Setback requirements is on next page)</i>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Special setback requirements	

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The Oaks Hillside Area Setback Requirements			
* Please check the zone that applies to the Project in this Table.			
	<input type="checkbox"/> R1	<input type="checkbox"/> RE9	<input type="checkbox"/> RE11
			<input type="checkbox"/> RE15
Front Yard*			
* 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.			
Not less than:	20% of Lot Depth		
Need not exceed:	20 ft	25 ft	
Side Yard*			
* 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.			
Not less than:	5 ft	7 ft	10% of Lot Width, but not less than 5 ft
Need not exceed:	n/a		10 ft
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
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.		
For Buildings or Structures that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet:	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.		
Rear Yard			
Not less than:	15 ft	25% of Lot Depth	
Need not exceed:	n/a	25 ft	
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 Notes: * Only applicable for Lots which are of record prior to July 1, 1966.			

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

Notwithstanding the required yards, or setbacks, outlined in Table of the Oaks Hillside Area Setback Requirements above, 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:

- 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.
- 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

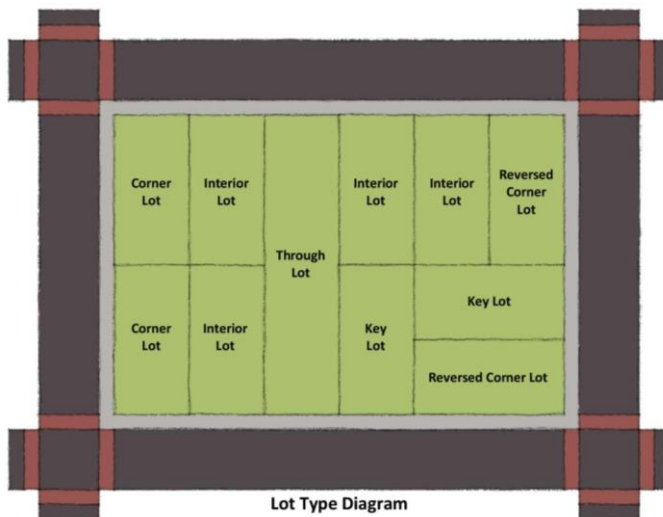
(2) Substandard Hillside Limited Street

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 Table of the Oaks Hillside Area Setback Requirements 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.



- Yes
- No
- N/A

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Figure 1. Lot Type Diagram		
<p>(4) Front Yard Setbacks on Through Lots 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. *Please check the box below if it applies to the Project:</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>(5) Front Yard Paving 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>(6) Front Yard on Lots Existing Prior to June 1, 1946 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>(7) Occupied Rooftop Deck Setback 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>(11) Encroachments Into Required Yards Every required Front, Side and Rear Yard shall be open and unobstructed from the ground to the sky except for the following: *Please check any item below that applies to the Project:</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. Please describe the Encroachments: _____</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>(12) Pools, Ponds, or Body of Water in Required Yards 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

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Maximum Residential Floor Area

Provide the signed Slope Analysis and Maximum Residential Floor Area (RFA) Verification and Joint Referral Form (CP-7848) and Exhibit C: The Oaks Hillside Development Standards Worksheet (CP-7853).

- Yes
- No
- N/A

Ordinance No. 184,725 Section 2.A.1.c. Minimum Residential Floor Area

Regardless of the maximum Residential Floor Area and square footages granted through the other regulations contained in this Section, each lot shall be permitted a Minimum Residential Floor Area of 1,400 square feet. **Does the project utilize this Minimum Residential Floor Area?** Yes No

- Yes
- No
- N/A

Ordinance No. 184,725 Section 2.A.1.d. Minimum Permitted Addition

1. An addition up to 400 total square feet, measure cumulatively from the effective date of this ordinance, may be permitted to any one-family dwelling for which a Certificate of Occupancy was issued prior to the effective date of this ordinance, provided the addition meets all relevant requirements of the LAMC. These 400 square feet may be in excess of those limitations in Subsections A and B. of this Ordinance.
2. The building resulting from any additions permitted by the previous section, shall not exceed the height of the original building or the height permitted in this ordinance, whichever is greater.
3. **Does the project utilize this Minimum Permitted Addition?** Yes No

- Yes
- No
- N/A

Ordinance No. 184,725 Section 2.A.1.e. Calculation of Residential Floor Area for “Above Ground” Basements.

A Basement that is located “above ground”, defined as having an upper surface of the floor or ceiling above the Basement which exceeds two feet in height above the finished or natural Grade, whichever is lower, shall be include in the calculation of Residential Floor Area.

***Please indicate which Plan Sheet the “Above Ground” Basement is shown**

- Yes
- No
- N/A

Height

Ordinance No. 184,725 Section 2.A.3

No portion of a Building or Structure shall be erected or enlarged which exceeds the envelope height limits as outlined in Ordinance No.184,725 Section 2.A.3.

• **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

a) For lots with a Slope of Less Than 45 percent.

1. No building or structure shall exceed 26 feet in height from adjacent grade, measured at a vertical distance from the adjacent grade of the site to an imaginary plane located above and parallel to grade.
2. No building or structure shall exceed 39 feet in height, measured from the lowest elevation on the site where the structure touched grade, to the highest point of the roof.

b) For lots with a Slope of Greater Than 45 percent.

In addition to the height limitations contained in LAMC 12.21 C.10, no building or structure shall exceed 39 feet in height, measured from the lowest elevation on the site where the structure touched grade, to the highest point of the roof.

- Yes
- No
- N/A

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<p>c) The vertical distance between the lowest point where a foundation meets grade and the lowest floor line of a structure shall not exceed six feet. This regulation shall not prohibit attached stories above the first story with cantilevered underpinnings which are not grounded in the adjacent hillside.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>d) No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. This regulation shall not prohibit attached decks with cantilevered underpinnings which are not grounded in the adjacent hillside.</p>		<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

<p>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.</p>		<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

<p>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).</p> <ul style="list-style-type: none"> 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

<p>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.</p> <ul style="list-style-type: none"> No roof Structure or any other space above the height limit specified in Table 12.21 C.10-5 or in LAMC Section 12.21.1. B.3(c) 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		

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<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

Ordinance No. 184,725 Section 2.A.2.

<p>a. Lots less than 4,000 square feet in area. Building and structures extending more than six feet above grade shall cover no more than 35 percent of the lot area.</p> <p>b. Lots between 4,000 square feet and 12,000 square feet in area. Buildings and structures extending more than six feet above grade shall cover no more than 30 percent of the area of the lot or a maximum of 1,400 square feet, whichever is greater.</p> <p>c. Lots greater than 12,000 square feet in area. Buildings and structures extending more than six feet above grade shall cover no more than 20 percent of the area of a lot, or a maximum of 3,600 square feet, whichever is greater.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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Grading

Section 12.21 C.10(f)(1). Maximum Grading Quantities

<ul style="list-style-type: none"> 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 1,000 cubic yards plus the numeric value equal to 10% of the total Lot size in cubic yards. Example: a 5,000 square-foot Lot would have a maximum Grading amount of 1,500 cubic yards (1,000 cubic yards for the base amount + 500 cubic yards for the 10% calculation). However, the cumulative quantity of Grading and Earth Transport Quantities shall not exceed the maximum "by-right" quantities outlined by Zone in Table 12.21 C.10-6. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Table 12.21 C.10-6
Maximum "By-Right" Grading & Earth Transport Quantities**

Zone	Maximum Grading for Lots Fronting Standard or Substandard Hillside Limited Street (cubic yards)	Maximum Earth Import/Export for Lots Fronting Substandard Hillside Limited Streets (cubic yards)
<input type="checkbox"/> R1	1,000	750
<input type="checkbox"/> RE9	2,400	1,800
<input type="checkbox"/> RE11	2,800	2,100
<input type="checkbox"/> RE15	3,200	2,400

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</p>	
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any other on-site purpose shall be counted towards the limits established in Subparagraph (1) of this Paragraph (f). <i>(Exemptions for Grading and/or Earth Transport Limitations section continues on next page)</i>			
<i>(Exemptions for Grading and/or Earth Transport Limitations section continued)</i> * Please check any scenario below that is being applied to the Project. <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. <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. <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. <input type="checkbox"/> (iv) Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Off-Street Parking Requirements

Section 12.21 C.10 (g). Number of Parking Spaces

(1) Number of Required Covered Spaces 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. <input type="checkbox"/> (i) Exception for Dwelling on Narrow Lot (* check the box if applicable) 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.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
(2) Additional Required Spaces <ul style="list-style-type: none"> 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. 		<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

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
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Section 12.21 C.10(g)(5). Garage Doors

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
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Section 12.21 C.10(g)(6). Driveway Width

Every access driveway shall be at least 9 feet in width.		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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Section 12.21 C.10(g)(7). Mechanical Automobile Lifts and Robotic Parking Structures

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
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