



SLOPE BAND ANALYSIS

Maximum Residential Floor Area Verification & Joint Referral Form

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.21 C.10 authorizes Single Family Zone Hillside Area Development Standards. Ordinance Nos. 184,802 and 181,624 amended the standards and requirements for the development in Single Family Zone Hillside Areas; Ordinance No. 180,403 created single family hillside development standards for the Northeast Los Angeles (NELA) Community Plan Area; and, Ordinance Nos. 181,136, 184,725, and 184,802 created single family hillside development regulations for The Oaks area within the Hollywood Community Plan area.

Purpose

This form is used by the Department of City Planning's Zoning Review Division or Development Services Centers to determine the maximum Residential Floor Area (RFA) permitted for:

- Project sites in the R1, R1H, RS, RA and RE Zones when located within the Hillside Area, as defined in LAMC Section 12.03;
- Project sites in the RD1.5, RD2, R2, RD3, RD4, RD5, RD6, R1, RS, RE9, RE20, RE40 and A1 Zones when located within the NELA Hillside Zone Change Ordinance Map, as identified in Ordinance No. 180,403; and,
- Project sites in The Oaks Hillside Area within the Hollywood Community Plan area, as identified on the map in Ordinance No. 181,136.

The Slope Band Analysis Maximum RFA Verification Form must be verified and signed by City Planning staff prior to submitting for Zoning Plan Check by Zoning Review Division staff.

Instructions

Depending on the project location, complete this form and attach the applicable Exhibit:

- Exhibit A: Citywide Hillside Area Regulations Worksheet ([CP-7851](#))
- Exhibit B: Northeast Los Angeles Hillside Development Standards Worksheet ([CP-7852](#))
- Exhibit C: The Oaks Hillside Development Standards Worksheet ([CP-7853](#))

For Citywide or NELA Hillside Areas

Submit the completed form and Exhibit to City Planning for review in one of the following two ways:

- To submit virtually, upload a PDF of this form with the applicable Exhibit, and the Slope Band

Analysis Map through the [Online Application System \(OAS\)](#) for the Virtual Development Services Center (DSC).

- To submit hard copies, provide three copies, each, of: 1) this form with the applicable Exhibit; and 2) 24" x 36" sized Slope Band Analysis Maps to one of the physical DSC locations. Check the [Development Services](#) webpage for current locations and protocols.

For The Oaks Hillside Area

Submit the completed form and Exhibit C to the Project Planning staff assigned to the Geographic Planning area. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab.

Slope Band Analysis Map Requirements

The Slope Band Analysis Map shall incorporate the following technical requirements:

- The map shall be based on a survey of the natural/existing topography, and prepared, stamped, and signed by a State of California registered Civil Engineer or Licensed Land Surveyor.
- Both the map and the Certification on the Exhibit Worksheet **MUST** be stamped to receive a signed Referral from City Planning.
- 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 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 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 Residential Floor Area Ratio (RFAR) and RFA value of each corresponding Slope Band as shown on Table 12.21 C.10-2c.
- The map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

REFERRAL FORM



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THIS SECTION TO BE COMPLETED BY APPLICANT

*Provide all information requested.
Missing, incomplete, or inconsistent information will cause delays.*

Applicant Name: _____

Project Address: _____

Phone Number: _____ **E-mail Address:** _____

Signature: _____

THIS SECTION TO BE COMPLETED BY CITY PLANNING ONLY

Approved Maximum RFA for the property listed below: _____ **SF**

Total Lot Area: _____ **SF**

Worksheet Exhibit Attached:

- Citywide Hillside Area Requirements ([CP-7851](#))
- NELA Hillside Development Standards ([CP-7852](#))
- The Oaks Hillside Development Standards ([CP-7853](#))

Project Address: _____

Legal Description (Lot, Block, Tract): _____

Assessor's Parcel Number(s): _____

Name (Please Print): _____

Signature: _____ **Date:** _____

Staff Notes:

Note: This signature page, corresponding Worksheet Exhibit, and the Slope Band Analysis Map shall be printed on the building permit plans once signed by City Planning staff.