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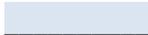
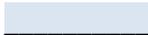
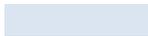
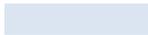
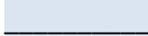
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Checklist for Compliance with the NE Hillside Ordinance Area

The following are requirements for compliance with the Northeast Hillside Ordinance area (Ordinance No. 180,403):

[D] Development Limitations	Drawing Sheet(s)	Administrative Use Only
<p>1. Maximum Floor Area Ratio (FAR) Calculations: Page 3, Number 4 of ZI 2399; and pages 5-7, Section 3.A.2 of the Ordinance</p> <p>These sections describe the Slope Band Analysis which determines how many square feet you are allowed to build. Slope Band Analysis must be prepared by a licensed surveyor or civil engineer and must be stamped and/or signed by them (include as a sheet in plans). Please provide breakdown of maximum allowed, proposed, and existing square footage (if applicable).</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>2. Height: Page 5, Section 3.A.1 of the Ordinance</p> <p>No building or structure shall exceed 30 ft. in height from the lowest adjacent finished grade, except that when the roof has a slope of less than 25%, the max height shall be 26 ft. above lowest adjacent finished grade. Plans must clearly label "lowest adjacent finished grade" and slope of roof percentage.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>3. Ridgeline Map: Page 3, Section A.2(e) of the Ordinance</p> <p>Structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height. Refer to Ridgeline Map included in the Ordinance. If it appears that there is a Ridgeline in close proximity to subject site, survey must accurately identify it. If proposed structure is in close proximity to identified ridgeline, plans must delineate 50 linear feet to verify proximity to ridgelines.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

[Q] Conditions	Drawing Sheet(s)	Administrative Use Only
<p>1. Building Design: Page 2, Section A.2 of the Ordinance</p> <p>Carefully review the design standards, choose 1 of the 3 options and clearly define which option you are using in your plans.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>2. Color Photos and Index Map: Pages 1-2, Letter C of ZI 2399</p> <p>Provide one set of color photos of every lot for a distance of 200 feet on both sides of subject property and both sides of the street, as well as an index map indicating where the photos were taken. Photos should be included as a sheet in the plans.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>3. Grading: Page 4, Section A.5(d) of the Ordinance</p> <p>Grading shall be limited to a maximum of 500 cubic yards plus 5% of the total lot size up to a maximum of 1,000 cubic yards.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>4. Soils and Grading Approval Letter: Page 4, Section A.5(a) of the Ordinance</p> <p>An approval letter from DBS – Grading Division is required prior to Planning sign off. If no Soils and Grading Approval Letter was required, applicant must provide proof of GPI waiver granted.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>5. Tree Report: Page 1, Letter B of ZI 2399; and pages 3-4, Section A.4 of the Ordinance</p> <p>A Tree Report prepared by a licensed professional must be submitted. If the Tree Report finds there are Protected Trees, as defined in LAMC Ordinance No. 177,404 (Protected Trees Ordinance), the Tree Report must be submitted and approved by Urban Forestry prior to Planning sign off.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>6. Landscape Plans: Pages 3-4, Section A.4 of the Ordinance</p> <p>A Landscape Plan with a landscaping palette comprised of drought tolerant and/or native plant materials to be submitted to Bureau of Street Services, Urban Forestry Division prior to Planning clearance. For projects that are not proposing new landscaping, a landscape plan showing what's existing is sufficient.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>7. Retaining Walls: Page 3, Section A.3 of the Ordinance</p> <p>The maximum total height of all freestanding retaining walls shall not exceed 12 feet with no individual wall measuring higher than 6 ft. Each freestanding retaining wall shall not exceed 75 feet in linear length. Provide a retaining wall schedule showing all dimensions of all freestanding retaining walls. DBS determines the number of freestanding retaining walls and whether a wall is “retaining” or not.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A