FINDINGS/SPECIAL REQUIREMENTS

RETAINING WALLS IN HILLSIDE AREAS
Class 1 Conditional Use Permit (Chapter 1A Zones)

Related Code Sections

This form is intended for properties subject to zoning established in Los Angeles Municipal Code (LAMC) Chapter 1A. For properties subject to zoning established in Chapter 1, please use form CP13-2412. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles Municipal Code (LAMC) Section 4C.9.2.F. (Relief) of Chapter 1A authorizes the Zoning Administrator's approval of retaining walls that exceed the heights or maximum number allowed in LAMC Section 4C.9.2.C. (Standards). Procedures for a Class 1 Conditional Use Permit are governed by LAMC Section 13B.2.1. of Chapter 1A.

Requested Action(s)

Check all that apply below:

- ☐ Retaining wall(s) exceeding the maximum allowable height
- ☐ More than two retaining walls

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).

Plot/Site Plan

Provide a Plot/Site Plan of the subject property, which includes all contiguously owned parcels and shows the location and use of structures on adjacent properties and identifies the proposed locations of any new and/or existing retaining wall(s). Refer to the Plot Plan Instructions for properties subject to Chapter 1A (CP-7752.A) for further requirements.

Elevations

Provide elevations of the proposed retaining wall(s) and indicate building materials. Refer to the Elevation Instructions for properties subject to Chapter 1A (CP-7817.A) for further requirements.

Landscape Plan

For retaining walls measuring eight feet or greater in height, provide a Preliminary / Conceptual Landscape Plan which demonstrates that the retaining wall(s) will be fully screened from public view with landscaping materials that will grow within a reasonable amount of time. Refer to the Landscape Plan Instructions for properties subject to Chapter 1A (CP-6730.A) for further requirements.

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.