



**Baseline Hillside Ordinance Correction Sheet**  
**(Ordinance No. 184,802 Effective 3/17/17)**

Plan Check #: \_\_\_\_\_ Permit App. #: \_\_\_\_\_  
Job Address: \_\_\_\_\_  
Zone: \_\_\_\_\_ Maximum Allowed RFA: \_\_\_\_\_  
Plan Check Engineer: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
(E-mail: firstname.lastname@lacity.org)

This is a supplemental correction sheet to the master plan check correction sheet attached.

This correction sheet only applies to plans submitted on or after March 17, 2017.

For new construction, addition or major remodel to any Building or Structure on a lot in the R1, R1H, RS, RE, or RA Zones and designated Hillside Area (12.21C.10.):

1. Setbacks:

- a) Provide and dimension the required Front Yard setback. The Front yard setback shall not be less than the prevailing setback (40ft. max, 5 ft. min). Where a prevailing Front Yard setback cannot be established, provide (\_\_\_\_) ft. as required in the (\_\_\_\_) zone per Table 12.21C.10-1 or 5 ft. minimum for lots fronting a Substandard Hillside Limited Street. (12.21C.10(a)(1) & 12.21C.10(a)(2))
- b) All portions of required the Front Yard not used for necessary driveways and walkways, including decorative walkways, shall be used for planting and shall not be paved. (12.21C.10(a)(5))
- c) 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. (12.21C.10(a)(11)(ii))
- d) Balconies projecting 30" maximum into the required Front Yard require a minimum of 10 ft. of vertical clearance beneath them. (12.21C.10(a)(11)(ii))
- e) Provide and dimension on plan a (\_\_\_\_) ft. Side Yard and a (\_\_\_\_) ft. Rear Yard as required for the (\_\_\_\_) zone per Table 12.21C.10-1. Any basement containing habitable rooms shall be considered a story. (12.21C.10(a)(8))
- f) In all the R1 zones, where the Building or Structure has a side wall that exceeds a height of 14 ft. and has a length of 45 ft. or more, provide an offset/plane break that has a minimum depth of 5 ft., beyond the required Side Yard setback, for a minimum length of 10 ft. (Table 12.21C.10-1)
- g) In all the R1 zones, any occupied rooftop deck shall be set back at least 3 ft. from the minimum required Side Yard setback. This does not apply to any rooftop deck located on the street side of a corner lot. (12.21C.10(a)(7))
- h) For a lot located in the Coastal Zone, provide and dimension on plan a (\_\_\_\_) ft. Side Yard and a (\_\_\_\_) ft. Rear Yard as required for the (\_\_\_\_) zone. (12.21C.10(a)(9))

2. Maximum Residential Floor Area:

- a) Provide a summary of the total site RFA. Clearly indicate the RFA per structure on site and any exemptions used. (See Residential Floor Area definition in LAMC 12.03)
  - i. Provide complete cross sections specifying the ceiling heights and attic ceiling heights. Portions of attics with a ceiling height of more than 7 ft. shall be included in Residential Floor Area calculations. Where the ceiling height exceeds 14 ft., provide floor plans and clearly identify the areas which exceed the above thresholds (with hatching and dimension). The subject areas shall be counted twice in the Residential

Floor Area calculations. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height.

- ii. The parking areas shall be included in the Residential Floor Area calculations. Except that 200 sq. ft. per required covered parking space, up to a maximum of 400 sq. ft. may be exempt, if all of said parking is in the rear half of the lot or 55 ft. from a Front Lot Line. Only 200 sq. ft. shall be exempted if said parking is not located as required above.
  - iii. Detached accessory buildings which exceed 200 sq. ft. shall be included in Residential Floor Area calculations. The total combined area exempted, of all detached accessory buildings on the lot, shall not exceed 400 sq. ft.
  - iv. Porches, patios, and breezeways with a solid roof shall be included in the Residential Floor Area calculations. Porches, patios, and breezeways with a lattice roof shall not be included in the Residential Floor Area calculations.
  - v. Basement area shall be included in the Residential Floor Area calculations when the Elevation of the upper surface of the floor or roof above the Basement exceeds 3 ft. in height at any point above the finished or natural Grade, whichever is lower, for more than 60% of the perimeter length of the exterior Basement walls.
- b) Provide the original City Planning approved Slope Analysis Survey and Slope Band Analysis Maximum Residential Floor Area Verification Form. Attach both to the final permitted set of plans. A second copy is required for final permitting. (12.21C.10(b)(1))

Note: No Slope Analysis is required if: (1) the project complies with "Guaranteed Minimum Residential Floor Area per Section 12.21C.10 (b) (2) or (2) the addition complies with the exception (2) of Section 12.21C.10 (l).

- c) Maximum Residential Floor Area on any lot may be the percentage of the lot size per Table 12.21C.10-3 or 800 sq. ft., whichever is greater. (12.21C.10(b)(2))
- d) Clearly identify which (if any) Residential Floor Area bonus was used for the RA, RE and RS zones only. Only one bonus increase per property is allowed. (12.21C.10(b)(3))
- i. Proportional Stories Option – floor area of each story other than the Base Floor does not exceed 75% of the Base Floor area. Only allowed on lots where the building pad is less than 15% prior to any Grading.
  - ii. Front Façade Step Back Option – cumulative length (min. 25% bldg. width) of exterior walls, which are not a part of a garage, facing the Front lot line stepped back minimum 20% of building depth. Only allowed for structures which are no more than 35 ft. from the frontage along an improved street and on lots where the building pad is less than 15% prior to any Grading.
  - iii. Cumulative Side Yard Setbacks Option – combined Side Yard widths shall be min. 25% of lot width, but in no event shall a single Side Yard setback be less than 10% of the lot width or the minimum required Side Yard for the Zone, whichever is greater. The width of the required Side Yard setback shall be maintained for the entire length of a Side Yard.
  - iv. 18-Foot Envelope Height Option – Maximum 18 ft. envelope height for structures not in the "1SS" Single-Story Height District.
  - v. Multiple Structures Option – Maximum 20% lot coverage for any one structure over 6 ft. above grade.

- vi. Minimum Grading Option – for properties where a minimum of 60% of the lot is comprised of Slopes which are 30% or steeper, the total amount of any Grading (including exempted grading) in cubic yards does not exceed the numerical amount of the lesser of:
  - 10% of the lot area (\_\_\_\_\_), or
  - 1,000.
- e) The total Residential Floor Area (RFA) of (\_\_\_\_\_) exceeds the maximum allowed by the following option (12.21C.10(b)(3)):
 

Minimum Guaranteed RFA = (\_\_\_\_\_).

Total RFA with Bonus = Min. Guaranteed RFA + 30% bonus = (\_\_\_\_\_).

City Planning Approved RFA = (\_\_\_\_\_).

Total RFA with Bonus = City Planning Approved RFA + 20% bonus = (\_\_\_\_\_).

3. Verification of existing Residential Floor Area (RFA)

- a) Provide the following on plans:
  - i. Total existing RFA
  - ii. Total maximum RFA approved by City Planning
  - iii. Additional RFA
  - iv. Total allowable RFA with bonus
  - v. Total proposed RFA with itemized exemptions
- b) For additions with cumulative RFA of less than 1,000 sq. ft. constructed after August 1, 2010, or remodels of Buildings built before August 1, 2010, the existing RFA shall be determined based on building records or the building square footage shown on the most recent Los Angeles County Tax Assessor’s Records. RFA may also be calculated as defined in LAMC 12.03 when a complete set of fully dimensioned plans by a licensed architect or engineer is submitted. (12.21C.10(c))
- c) Provide a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer to determine RFA for additions 1,000 sq. ft. or larger and alterations where more than 50% of contiguous exterior walls or roof are not retained. (12.21C.10(c))

4. Height Limits

- a) The building exceeds the (\_\_\_\_) ft. Maximum Envelope Height per Table 12.21C.10-4. Envelope height shall be the vertical distance from the Hillside Area Grade (as defined in LAMC 12.03) to a projected plane at the roof structure or parapet wall located directly above and parallel to Grade. (12.21C.10(d)(1))
- b) Show that all Buildings and Structures in the R1 zone do not exceed the Encroachment Plane Height with an Encroachment Plane Origin Height of 20 ft. (Encroachment Plane angle of 45°) measured from existing or finished grade whichever is lower.
- c) Building or structure exceeds one story allowed in a Single-Story Height District, “1SS” on the Zoning Map. (12.21C.10(d)(4))
- d) The building or structure within 20 ft. of the front lot line exceeds 24 ft. in height as measured from the elevation at the centerline or midpoint of the street on which the lot fronts. (12.21C.10(d)(5))
- e) The unenclosed/uncovered cantilevered balconies and “visually permeable railing” (42” or less) exceeds the maximum projection of 5 horizontal ft. beyond the Maximum Envelope Height per 12.21C.10(d)(1). (12.21C.10(d)(6))

- f) Projecting roof structures exceed the maximum height (\_\_\_\_) projection and setback (\_\_\_\_) allowed per Table 12.21C.10-5.

5. Lot Coverage/Grading

- a) Lot coverage exceeds (40%)/(45%) allowed for structures higher than 6 ft. above natural ground level for (standard/substandard) lot. (12.21C.10(e))
- b) Grading quantities for the sum of Cut and Fill exceeds 1000 cubic yards plus 10% of the total lot size in cubic yards or (\_\_\_\_) cubic yards per Table 12.21C.10-6. (12.21C.10(f)(1))
- c) The import and export combined quantity exceeds the “by-right” limit as listed in Table 12.21 C.10-6 for lots fronting on a Standard Hillside Limited Street. (12.21C.10(f)(2)(i))
- d) The import and export combined quantity exceeds 75% of the “by-right” limit as listed in Table 12.21 C.10-6 for lots fronting on a Substandard Hillside Limited Street. (12.21C.10(f)(2)(i))
- e) Add note to plan: Earth import and export activities may take place only between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday.
- f) Provide earthwork calculations clearly showing cut, fill, export and import quantities (in cubic yards) for exempted and non-exempted grading activities. Exempted activities are as follows: (12.21C.10(f)(2) & (3))
- g) Provide a geotechnical investigation Report (Soil and/or Geological report) for grading activity on 100% slope. (12.21C.10(f)(6))

6. Off-Street Parking Requirements

- a) Provide (\_\_\_\_) additional off-street parking spaces in addition to the two required by the code. (12.21C.10(g)(2))
- b) Tandem parking shall not be more than two cars in depth. (12.21C.10(g)(4))

7. Fire Sprinkler Requirements

- a) Provide an approved automatic fire sprinkler system on any lot fronting a Substandard Hillside Limited Street or located either more than 2 miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than 1 ½ miles from a fire station housing a Los Angeles Fire Department Engine Company with scope as listed below: (12.21C.10(h))
  - i. New buildings or structures
  - ii. Addition to an existing One-Family Dwelling or Accessory Building that increases Residential Floor Area by 50% or more of the existing floor area.
  - iii. Major Remodel when the aggregate value within one-year period exceeds 50% of the replacement cost of the Dwelling or Accessory Building.

8. Street Access/Sewer

- a) Show street dedication per Bureau of Engineering on plot plan. (12.21C.10(i)(1))
- b) Obtain City Planning approval per 12.24X28 for new construction or addition to dwelling since this lot:

- i. Fronts on a Substandard Hillside Limited Street with a roadway width less than 20 ft. (12.21C.10(i)(2))
- ii. Does not have a vehicular access route equal to or more than 20 ft. from the driveway providing access to main residence to the boundary of the Hillside Area. (12.21C.10(i)(3))

9. Nonconforming/Exemptions

- a) Additions or enlargement to this dwelling is not allowed since this property is nonconforming as to the maximum RFA. (12.23A.1(c))
- b) Since the proposed work neither adds to nor enlarges the dwelling on a property nonconforming as to maximum RFA, the proposed work can be allowed if at least 50% of the perimeter of the contiguous exterior walls and 50% of the roof are maintained. Indicate on plans which walls and portions of the roof will remain to maintain nonconforming rights for buildings in the RA, RE, RS, R1 and R1H zone in a Hillside Area nonconforming as to the maximum RFA. (12.23A.1(c))
- c) Provide copies of existing building permits and certificate of occupancies to show compliance to following exemptions:
  - i. Additions to dwellings built prior to 8/1/10 where the additional, cumulative, RFA does not exceed 500 sq. ft. and the building complies with setback, height and grading requirements of 12.21C.10.
  - ii. Remodel which does not add square footage and aggregate value of all alterations within a one-year period does not exceed 50% of the replacement cost of the main building.

10. HCR – Hillside Construction Regulation District

- a) For any single lot the total cumulative quantity of Grading, or the total combined value of both import and export of earth, or incremental Cut and Fill for Import and Export of earth shall not exceed limits pursuant to Section 12.21C.10 and shall not exceed 6,000 cubic yards. (13.20D.1)
- b) For a lot which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75% of the “by-right” maximum pursuant to Section 12.21C.10 and shall not exceed 6,000 cubic yards. (13.20D.2)
- c) Provide Sections 13.20D 3 thru 6 as notes on the plans.
- d) The construction, erection, addition to, enlargement of or reconfiguration of any one-family dwelling and/or its accessory structure(s) on a lot that has a cumulative Residential Floor Area of 17,500 sq. ft. or larger is subject to City Planning Site Plan Review procedures. (13.20D.7)

ADDITIONAL CORRECTIONS:

