



Department of City Planning - Code Studies Section
NOTICE OF PUBLIC HEARING
 Citywide Proposed Zoning Code Amendment

**CASE: CPC-2015-3484-CA
 ENV-2015-4197-EAF**

**Baseline Mansionization/Baseline
 Hillside (BMO/BHO) Code Amendment
 Council District: All**

This notice is to inform you of four public hearings for case number CPC-2015-3484-CA, a proposed Zoning Code amendment to modify single family zone regulations that has been initiated by City Council Motion (Council File #14-0656). All interested persons are invited to attend any of the public hearings, at which you may listen, speak, and submit written information relating to the proposed project.

<p>PLACE: Ronald F. Deaton Civic Auditorium, 100 W 1st St, Los Angeles (Corner of 1st & Main)</p> <p>DATE: Wednesday, May 4, 2016</p> <p>TIME: 7:00 pm – 9:00 pm</p>	<p>PLACE: Martin Luther King Jr. Recreation Center, 3916 S Western Ave, Los Angeles</p> <p>DATE: Monday, May 9, 2016</p> <p>TIME: 7:00 pm – 9:00 pm</p>
<p>PLACE: Felicia Mahood Multipurpose Center, 11338 Santa Monica Blvd, Los Angeles</p> <p>DATE: Tuesday, May 10, 2016</p> <p>TIME: 7:00 pm – 9:00 pm</p>	<p>PLACE: Marvin Braude Constituent Service Center, Conference Rooms 1a & 1b, 6262 Van Nuys Blvd, Los Angeles</p> <p>DATE: Monday, May 16, 2016</p> <p>TIME: 7:00 pm – 9:00 pm</p>

PROPOSED PROJECT: A proposed ordinance amending the Los Angeles Municipal Code to establish new regulations for all single-family zoned properties including the RA, RE, RS, and R1 Zones.

PURPOSE: The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing land use regulations. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission at a later date.

Please submit comments to: Niall Huffman NeighborhoodConservation@lacity.org, (213) 978-3405. In order to be considered in the report to the City Planning Commission, comments should be received by June 10, 2016. Comments received after June 10, 2016 should be addressed to the City Planning Commission for its consideration.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the attention of the staff contact identified above at the Los Angeles Department of City Planning, Code Studies Section, City Hall - Room 763, 200 North Spring Street, Los Angeles CA 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 763, 200 North Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the staff contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



Q & A: Baseline Mansionization Ordinance (BMO) and Baseline Hillside Ordinance (BHO) Code Amendment

Q: What is the purpose of the BMO/BHO Code amendment?

The City's current development standards for single-family zones are referred to as the Baseline Mansionization and Baseline Hillside Ordinances, or BMO and BHO. These regulations were established to address out-of-scale development in single-family zones throughout the City and related construction impacts in Hillside Areas. The purpose of the BMO/BHO Code Amendment is to update and fine-tune the current rules relating to the size and bulk of new homes, as well as grading of hillside lots.

Q: Why is the BMO/BHO Code amendment needed?

The City began crafting new regulations for single-family zones in 2006 to address the proliferation of out-of-scale development and extensive hillside grading. In 2008, new regulations, known as the Baseline Mansionization Ordinance (BMO), were adopted, followed in 2011 by the Hillside Area counterpart, known as the Baseline Hillside Ordinance (BHO).

As development pressure increased, vulnerabilities in the regulations became more apparent. Especially for R1-zoned properties, the BMO and BHO were not as effective at curtailing large-scale homes and construction impacts as originally anticipated. These issues have not been unique to Los Angeles; other Southern California cities, as well as those in other regions, have experienced similar pressures and subsequently reassessed their regulations.

A multitude of residents and neighborhood organizations asked their respective City Councilmembers for stronger controls. In response, the City Council instructed the Planning Department to draft an amendment to the regulations.

Q: What considerations were taken into account in drafting the BMO/BHO Code amendment?

In a city as diverse as Los Angeles, no one size fits all; different neighborhoods have differing concepts of what constitutes appropriately scaled development. Because the BMO and BHO are citywide regulations, any amendments to them must strike a balance between those various ideas. This Code amendment offers substantial improvement on the most urgent issues, while the Planning Department works to create more tailored single-family zones for everyone through **re:code LA**.

Q: What is the difference between the BMO/BHO Code amendment and other single-family zoning initiatives currently in progress?

There are several single family zoning initiatives currently in progress:

Interim Control Ordinances (ICOs). A patchwork of Interim Control Ordinances (ICOs) has been established in various residential neighborhoods to temporarily restrict development until a more permanent solution is available. These ICOs expire in March 2017.

re:code LA. The ongoing effort to comprehensively rewrite the Zoning Code will include the creation of new single-family zones to better address the diversity of Los Angeles' neighborhoods. The preparation and adoption of a new menu of R1 Zones (a component of the new single-family zones) is being accelerated to be available for neighborhoods that are currently subject to one of the City's residential ICOs. These new R1 Zones will contain regulations tailored to the needs of individual communities, such as neighborhoods where the predominant character is detached garages, single-story houses, or houses that are larger in scale.

BMO/BHO. The BMO/BHO Code amendment is intended as a more immediate response to the scale of development for neighborhoods not subject to an ICO. It will serve as carefully considered regulations while the new **re:code LA** single-family zones are developed citywide.

Q: What about the BMO/BHO Code Amendment released to the public near the end of 2015?

A previous version of the draft BMO/BHO Code Amendment was released to the public near the end of 2015. A presentation, question and answer period, and public hearing were held around the City on **December 2, 3, 15 and 16**. Staff received valuable feedback from the testimony and comments that were submitted on the previously released version of the BMO/BHO Code amendment. As a result, staff has conducted additional research and analysis and prepared this revised version of the BMO/BHO Code amendment.

Q: What are the key elements of the revised BMO/BHO Code amendment?

The revised BMO/BHO Code amendment proposes the following changes to existing Zoning Code provisions:

For all single-family zones

- Eliminates the existing Residential Floor Area exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Limits the Residential Floor Area exemption for covered porches, patios, & breezeways to the first 150 (instead of 250) square feet.

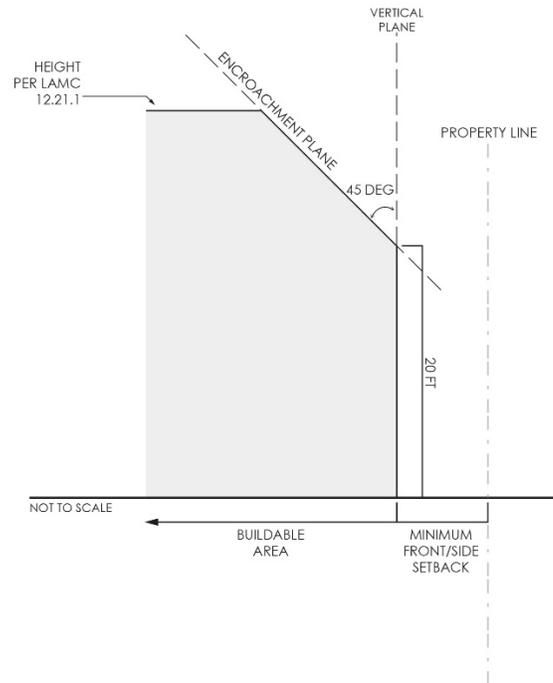
For all RA, RE, & RS Zones

- Eliminates the Residential Floor Area bonus for green buildings.

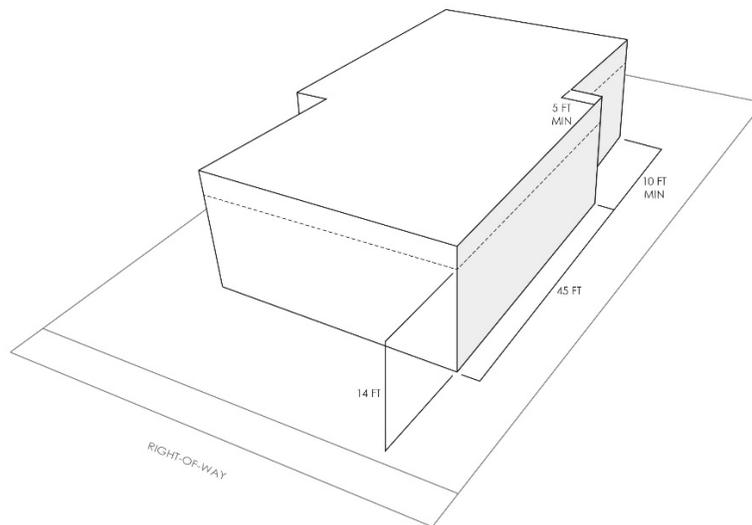
For all R1 Zones

- Eliminates all of the Residential Floor Area bonus options.

- Establishes an encroachment plane limit for building height over 20 feet.



- Establishes a side wall articulation requirement for walls more than 45 feet in length and 14 feet in height.



For R1 Zones not in designated hillside areas

- Limits driveway width to 25% of lot width.

For all single-family zones in designated hillside areas

- Removes the grading exemption for cut and fill underneath a structure, in conjunction with the following:

- Doubles the formula for maximum grading allowed to ~~500~~ **1,000** cubic yards plus the numeric value equal to ~~5%~~ **10%** of the lot size in square feet.
- Doubles the maximum “by-right” quantities to the following:

Zone	Maximum “By-Right” Grading Quantities (cubic yards)
R1	1,000 2,000
RS	1,100 2,200
RE9	1,200 2,400
RE11	1,400 2,800
RE15	1,600 3,200
RE20	2,000 4,000
RE40	3,300 6,600
RA	1,800 3,600

- Regulates import and export as a combined quantity, subject to the following “by-right” hauling limits:
 - Standard Hillside Limited Streets or Larger: No more than the maximum “by-right” quantities listed in the above table.
 - Substandard Hillside Limited Streets: No more than 75% of the maximum “by-right” quantities listed in the above table.
- “By-right” maximums for grading or hauling may be exceeded with a Zoning Administrator’s Determination.

Q: Would these changes apply to projects currently in the process of obtaining permits?

The Code amendment will apply to projects filed after the effective date of the ordinance. Therefore, any projects filed or being processed before the effective date will not be impacted by this proposed Code amendment.

Q: How can I get more information or share my input?

The public is invited to learn more about the proposed Zoning Code amendment, ask questions, and testify at any one of four open houses and staff-level public hearings. Locations and times are provided in a separate announcement. Written comments may also be submitted directly to Niall Huffman at NeighborhoodConservation@lacity.org.

Q: What are the next steps?

After the staff-level public hearings, the City Planning Commission will consider the Code amendment at a subsequent public hearing and make a recommendation to the City Council. Email us at NeighborhoodConservation@lacity.org to join our mailing list and receive related notifications.

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, and 12.23 of the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS, and R1.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by amending the definitions of “Base Floor”, “Basement”, “Grade, Hillside Area”, “Floor Area, Residential”, “Height of Building or Structure”, “Story”, and “Story, First” in order to read:

BASE FLOOR. That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square feet confined within the exterior walls, including the area of the attached covered parking at the same story. ~~All levels within four vertical feet of each other shall count as a single story.~~

BASEMENT. Any ~~s~~Story below the ~~f~~First ~~s~~Story of a ~~b~~Building. The ceiling of a Basement cannot exceed the finished floor level of the First Story by more than four vertical feet.

FLOOR AREA, RESIDENTIAL. The area in square feet confined within the exterior walls of a Building or Accessory Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the Residential Floor Area calculation.

Except that the following areas shall not be counted:

1. **Required Covered Parking.** The total area of 200 square feet per required covered parking area.
2. **Detached Accessory Buildings.** Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all these Accessory Buildings on a Lot shall not exceed 400 square feet.
3. **Covered Porches, Patios, and Breezeways.** For Lots not located in the Hillside Area or Coastal Zone, the first ~~250~~150 square feet of attached porches, patios, and breezeways with a solid roof if they are open on at least two sides.

For Lots located in the Hillside Area, the exempted area shall be limited to 5% of the maximum Residential Floor Area for a Lot, but need not be less than 250 square feet, and:

Attached porches or patios with a solid roof may be open on only one side if two of the other sides are retaining walls.

Breezeways no wider than 5 feet and no longer than 25 feet connecting a garage at the Street level to a Dwelling, either directly or through a stairway or elevator, shall not count as Residential Floor Area and shall not be counted against the aforementioned exemption.

4. **Lattice Roof Porches, Patios, and Breezeways.** Porches, patios, and breezeways that have ~~an open~~ a Lattice Roof, as defined in this Section.

~~5. **Over-In-Height Ceilings.** The first 100 square feet of any Story or portion of a Story of the main Building on a Lot with a ceiling height greater than 14 feet shall be counted only once. Except that in the Hillside Area, for a room or portion of a room which has a floor height below the exterior Grade (or "sunken rooms"), when the ceiling height as measured from the exterior natural or finished Grade, whichever is lower, is not greater than 14 feet it shall only be counted once.~~

~~56. **Basements.** For Lots not located in the Hillside Area or Coastal Zone, any Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 2 feet in height at any point above the finished or natural Grade, whichever is lower.~~

For Lots located in the Hillside Area, any Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.

For all Lots the following shall not disqualify said Basement from this exemption:

- (a) A maximum of one, 20-foot wide depressed driveway with direct access to the required covered parking spaces, and
- (b) a~~A~~ maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

GRADE, HILLSIDE AREA. For the purpose of measuring height on an R1, RS, RE, or RA zoned Lot in the Hillside Area, pursuant to Section 12.21 C.10. of this Code, Hillside Area Grade shall be defined as the Elevation, at the perimeter of a Building or

Structure, of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective Elevation of Grade for purposes of measuring Height of a Building or Structure.

STORY. ~~That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade as defined herein for more than 50% of the total perimeter, or is more than twelve feet above grade as defined herein at any point, such basement, cellar or unused underfloor space shall be considered as a story.~~ The space in a Building between two vertically adjacent finished floor levels or, for the topmost Story of a Building, the space between its finished floor level and the roof directly above it. Finished floor levels within four vertical feet of each other shall be deemed a single Story.

STORY, FIRST. The lowest Story of a Building where the finished floor level directly above the Story is more than six feet above grade for more than 50 percent of the total perimeter or is more than twelve feet above grade at any point. If no such Story exists, then the topmost Story of a Building shall be deemed the First Story.

Sec. 2. Subdivision 5 of Subsection C of Section 12.07 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum Residential Floor Area ~~floor area~~ shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~ Residential Floor Area contained in all buildings and accessory buildings shall not exceed 25 percent of the ~~lot area~~ Lot Area, ~~except that~~ when the lot is 20,000 square feet. ~~For Lots 20,000 square feet or greater, then the residential floor area~~ Residential Floor Area shall not exceed 20 percent of the Lot Area ~~lot area~~, or 5,000 square feet, whichever is greater.

An additional 20 percent of the maximum ~~residential floor area~~ Residential Floor Area for that ~~lot~~ Lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.

- (a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth. ~~;~~ ~~or~~

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~—Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;~~

~~(3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 3. Subdivision 5 of Subsection C of Section 12.07.01 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~Residential Floor Area contained in all buildings and accessory buildings ~~in the RE9 and RE11 Zones~~ shall not exceed 40 percent of the Lot Area when the lot is less than 15,000 square feet. the following standards for each RE Zone: RE9 and RE11 -40 percent of the lot area, except that when the lot isFor Lots 15,000 square feet or greater in the RE9 and RE11 Zones and Lots in the RE15, RE20, and RE40 Zones, then the residential floor areaResidential Floor Area shall not exceed 35 percent of the ~~lot area~~Lot Area, or 6,000 square feet, whichever is greater; ~~RE15, RE20 and RE40-35 percent of the lot area.~~

An additional 20 percent of the maximum ~~residential floor area~~Residential Floor Area for that ~~lot~~Lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.

(a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth. ~~;~~ ~~or~~

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~—Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;~~

~~(3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 4. Subdivision 5 of Subsection C of Section 12.07.1 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~Residential Floor Area contained in all buildings and accessory buildings shall not exceed 45 percent of the ~~lot area~~Lot Area, ~~except that~~ when the lot is less than 9,000 square feet. For Lots 9,000 square feet or greater, ~~then~~ the ~~residential floor area~~Residential Floor Area shall not exceed 40 percent of the ~~lot area~~Lot Area, or 4,050 square feet, whichever is greater.

An additional 20 percent of the maximum ~~residential floor area~~Residential Floor Area for that ~~lot~~Lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.

(a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or

(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth

from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC-contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes Program with a target of certification at the "Certified" or higher level;~~

~~(3) A signed declaration from the USGBC-contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the "Certified" or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in~~

~~Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC-contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

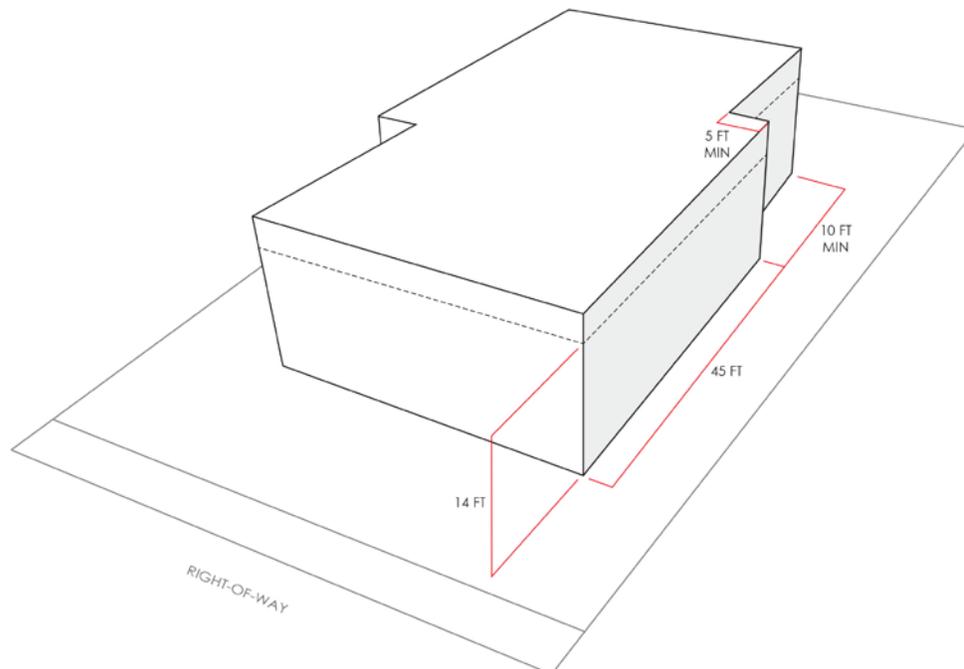
~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 5. Subdivision 2 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read:

2. Side Yards.

- (a) For a main building not more than two-stories in height, there shall be a side yard on each side of the building of not less than five feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to ten percent of the width of the lot, but in no event to less than three feet in width. For a building more than two-stories in height, one-foot shall be added to the width of each yard for each additional story above the second story.

All portions of a Building exceeding 14 feet in height which result in a side wall exceeding an overall length of 45 feet shall have an offset/plane break that is a minimum of 5 feet in depth beyond the required yard and a minimum of 10 feet in length. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at the perimeter of the building.



- (b) In lieu of the additional one-foot side yard for each story above the second story as required above, for new construction of a main building or a ground floor addition to the main building on a lot not located in a Hillside Area or Coastal Zone, one-foot shall be added to each required side yard for each increment of ten feet or fraction thereof above the first 18 feet.
- (c) Side yard requirements in specific plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over this subdivision. This subdivision shall apply in these areas, however, when there are no such side yard requirements.

Sec. 6. Subdivision 5 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is amended to read:

5. Maximum Residential Floor Area. For a lot located in a Hillside Area or Coastal Zone, the maximum floor area shall comply with Section 12.21.1 A 1 of this Code.

For all other lots, the maximum ~~residential floor area~~ Residential Floor Area contained in all buildings and accessory buildings shall not exceed 50 percent of the ~~lot area~~ Lot Area when the Lot is less than 7,500 square feet. For Lots except that when the lot is 7,500 square feet or greater, ~~then~~ the residential floor area shall not exceed 45 percent of the ~~lot area~~ Lot Area or 3,750 square feet, whichever is greater.

~~An additional 20 percent, or 30 percent for lots less than 5,000 square feet in area, of the maximum residential floor area for that lot shall be allowed if any of the methods listed below is utilized. Only one 20 percent bonus per property is allowed.~~

~~(a) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or~~

~~(b) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines.~~

~~For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth; or~~

~~(c) For new single family dwelling construction only, the new construction shall be in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.~~

~~Prior to submitting an application to the Department of Building and Safety for a building permit, the applicant shall be required to obtain an authorization to submit for plan check from the Department of Planning. In order to obtain this authorization, the applicant shall provide:~~

~~(1) Documentation that the project has been registered with the USGBC's LEED® for Homes Program, and that the required fees have been paid;~~

~~(2) A preliminary checklist from a USGBC contracted LEED® for Homes Provider, which demonstrates that the project can be registered with the LEED® for Homes~~

~~Program with a target of certification at the “Certified” or higher level;~~

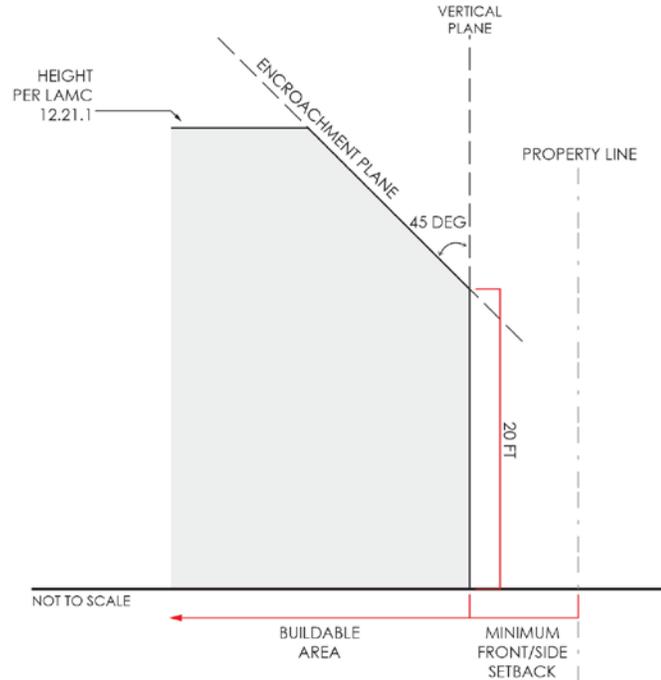
~~(3) A signed declaration from the USGBC contracted LEED® for Homes Provider stating that the plans and plan details have been reviewed, and confirms that the project can be registered with the LEED® for Homes Program with a target certification at the “Certified” or higher level; and~~

~~(4) A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identify the measures being provided for LEED® Certification. Each plan sheet must also be signed by a USGBC contracted LEED® for Homes Provider verifying that the plans are consistent with the submitted preliminary checklist.~~

~~(5) Termination and Replacement. The reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program and requirement to obtain an authorization from the Department of Planning for a plan check described in Paragraph (c) shall no longer apply to projects filed on or after January 1, 2011. Projects filed on or after January 1, 2011, must satisfy LA Green Building Code, as defined in Los Angeles Municipal Code Section 99.01.101.1, Tier 1 or higher in order to obtain additional floor area as described in Subdivision 5. (Added by Ord. No. 181,479, Eff. 12/27/10.)~~

Sec. 7. Subdivision 6 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is added to read:

6. Encroachment Plane. Buildings shall not intersect a plane, commencing 20 feet in height at the minimum required front and side yards and extending at an angle of 45 degrees from the vertical toward the interior of the site. The encroachment plane restriction does not apply to roof structures and equipment as allowed by Section 12.21.1.B.3. For the purpose of the Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at the perimeter of the building.



Sec. 8. Subdivision 6 of Subsection C of Section 12.08 of the Los Angeles Municipal Code is renumbered to be Subdivision 7.

Sec. 9. Paragraph (f) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(f) **Driveway Width.** Every access driveway shall be at least nine feet in width in the A, RE, RS, R1, RU, RZ, R2, RMP, and RW Zones, and ten feet in width in the RD, R3, RAS3, R4, RAS4, R5, P, PB, C and M Zones; provided, however, every access driveway serving a parking area or garage having a capacity of more than 25 automobiles or trucks shall be at least 19 feet in width, or in lieu thereof, there shall be two access driveways, each of which is at least ten feet in width; provided further, however, that an access driveway serving an apartment house erected in the R2 Zone shall be at least ten feet in width.

Except that in the R1 Zone, not designated as a Hillside Area on the Department of City Planning Hillside Area Map, driveway width at the front property line shall not exceed 25 percent of the lot width.

Sec. 10. The first unnumbered Paragraph of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

10. Single-Family Zone Hillside Area Development Standards.

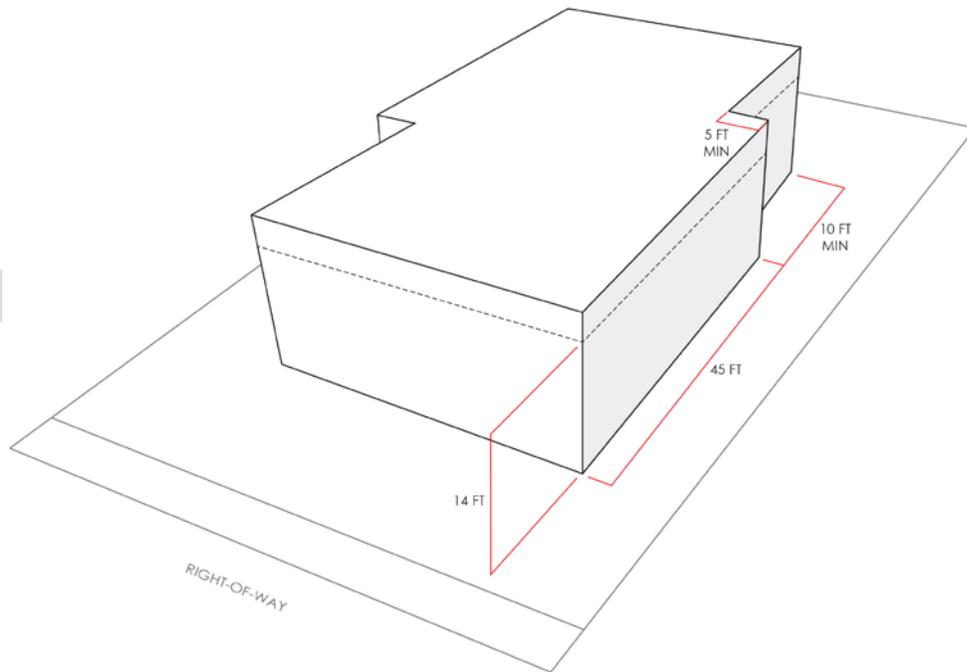
Notwithstanding any other provisions of this Code to the contrary, for any Lot zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map, no Building or Structure nor the addition or remodel ~~enlargement~~ of any Building or Structure shall be erected or maintained unless the following development standards are provided and maintained in connection with the Building, Structure, addition or enlargement remodel:

Sec. 11. Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(a) **Setback Requirements.** No Building or Structure shall be erected, ~~maintained~~ remodeled, or enlarged unless the setbacks as outline in Table 12.21 C.10-1 are provided and maintained in connection with the Building, Structure, or enlargement.

Table 12.21 C.10-1 Single-Family Zone Hillside Area Setback Requirements								
	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
Front Yard								
Not less than:	20% of Lot Depth							
Not to not exceed:	20 ft	25 ft						
Side Yard								
Not less than:	5 ft	7 ft	10% of Lot Width, but not less than 5 ft			10 ft		
Need not exceed:	n/a				10 ft	n/a		
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			70 ft*		
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.							
<u>For Buildings or Structures with a height greater</u>	<u>A plane break shall be added that is a</u>							

than 14 feet and which have a side wall exceeding 45 feet in length:	minimum of 5 feet in depth beyond the required yard and a minimum of 10 feet in length.	
Rear Yard		
Not less than:	15 ft	20 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.		



Notwithstanding the required yards, or setbacks, outlined in [Table 12.21 C.10-1](#) above, or those exceptions found in Section [12.22](#) of this Code, the following provisions shall apply:

Sec. 12. Sub-subparagraph (iv) of Subparagraph (1) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(iv). Nothing contained in this subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40 feet in depth or allow less than 5 feet.

Sec. 13. Subparagraph (3) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(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 Table 12.21 C.10-1 or Subparagraph (1) of this Paragraph (a) 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 not less than 5 feet.

Sec. 14. Sub-subparagraph (i) Subparagraph (10) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(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.

Sec. 15. Sub-subparagraph (ii) of Subparagraph (10) of Paragraph (a) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(ii) **Open, Unenclosed Elevated Stairways, Porches, Platforms, Landing Places, or Balconies.** ~~Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the Front Yard.~~ 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.

Sec. 16. Paragraph (b) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(b) **Maximum Residential Floor Area.** The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Floor Area Ratio (FAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a. This formula can be found in Table 12.21 C.10-2-b, where “A” is the area of the Lot within each Slope Band, “FAR” is the FAR of the corresponding Slope Band, and “RFA” is the sum of the Residential Floor Area of each Slope Band.

Table 12.21 C.10-2a Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)								
Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.50	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 12.21 C.10-2b Hillside Area Maximum Residential Floor Area Formula					
Slope Bands (%)	Area (sq-ft)		FAR		Residential Floor Area
0 – 14.99	A ¹	X	FAR ¹	=	RFA ¹
15 – 29.99	A ²	X	FAR ²	=	RFA ²
30 – 44.99	A ³	X	FAR ³	=	RFA ³
45 – 59.99	A ⁴	X	FAR ⁴	=	RFA ⁴
60 – 99.99	A ⁵	X	FAR ⁵	=	RFA ⁵
100 +	A ⁶	X	FAR ⁶	=	RFA ⁶
Maximum Residential Floor Area				=	Sum of RFA ¹ through RFA ⁶

(1) **Slope Analysis Map.** As part of an application for a permit to the Department of Building and Safety, or for a Discretionary Approval as defined in Section 16.05 B of this Code to the Department of City Planning, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped, and signed by a registered civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each Slope Band identified in Table 12.21 C.10-2a. The Director of Planning, or his/her designee, shall verify that the Slope Analysis Map has been prepared by a registered civil engineer or licensed land surveyor. In addition, the Director of Planning, or his/her designee shall approve the calculated Maximum Residential Floor Area for the Lot by the registered civil engineer or licensed land surveyor using the Slope Analysis Map prior to applying for a permit from the Department of Building and Safety.

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 also 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 Slope Analysis 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 FAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2b.

The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

(2) **Guaranteed Minimum Residential Floor Area.** Notwithstanding the above, the maximum Residential Floor Area for all Buildings and Accessory Buildings on any Lot may be at least the percentage of the Lot size as outlined in Table 12.21 C.10-3 below or 1,000 square feet, whichever is greater.

Table 12.21 C.10-3 Guaranteed Minimum Residential Floor Area	
Zone	Percentage of Lot Size
R1	25%
RS	23%
RE9	20%
RE11	20%
RE15	18%
RE20	18%
RE40	18%
RA	13%

The guaranteed minimum for the original zone as stated in the paragraph above shall apply to Lots that meet the following criteria: have an area that is less than 50% of the minimum Lot size for its Zone, were made nonconforming in Lot size as a result of an adopted zone change or code amendment changing the minimum Lot size, and met the minimum Lot size requirements of the original zone.

(3) **Residential Floor Area Bonus for RA, RE, and RS Zones.** An additional 20% of the maximum Residential Floor Area as determined by Table 12.21 C.10-2 of this Paragraph (b), or an additional 30% for Lots where the guaranteed minimum outlined in Subparagraph (2) of this Paragraph (b) is utilized, for that Lot shall be allowed if any of the options listed below is utilized. Only one bonus per property is allowed.

(i) **Proportional Stories Option.** The total Residential Floor Area of each Story other than the Base Floor in a multi-Story Building does not exceed 75% of the Base Floor Area. This option shall only apply to flat Building pads where the Slope of the Building pad area prior to any Grading, as measured from the highest and lowest Elevation points of the existing Grade within 5 horizontal feet of the exterior walls of the proposed Building or Structure, is less than 15%; or

(ii) **Front Facade Stepback Option.** The cumulative length of the exterior walls which are not a part of

a garage facing the Front Lot Line, equal to a minimum of 25% of the Building width, shall be stepped-back a distance of at least 20% of the Building depth from a plane parallel to the Lot width established at the point of the Building closest to the Front Lot line. When the Front Lot line is not straight, a line connecting the points where the Side Lot lines and the Front Lot line intersect shall be used to establish the plane parallel to the front Lot width. When Through Lots have, or are required to provide, two Front Yard setbacks, the step-back shall be provided along both Front Lot Lines. When referred by the Department of Building and Safety, for unusual Building and/or Lot configuration, the Director of Planning or his/her designee shall determine that the proposed project complies with this provision and qualifies for a Residential Floor Area bonus.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the Front Lot Line at 45 degrees or less shall be considered to be facing the Front Lot Line. The Building width shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot width. The Building depth shall be the greatest distance between the exterior walls of the Building measured parallel to the Lot depth.

This option shall only apply to Structures which are no more than 35 feet from the Frontage along an improved Street and on a "flat" Building pad where the Slope of the Building pad prior to any Grading, as measured from the highest point of the existing Grade within 5 horizontal feet of the exterior wall of the proposed Building or Structure to the lowest point of the existing natural Grade within 5 horizontal feet, is less than 15%; or

(iii) Cumulative Side Yard Setbacks Option.

The combined width of Side Yards shall be at least 25% of the total Lot Width, as defined in Section 12.03 of this Code, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision, whichever is greater. One foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof of height above the first 18 feet of height. The width of a required Side Yard setback shall be maintained for the entire length of a Side Yard and cannot alternate from one Side Yard to the other; or

(iv) **18-Foot Envelope Height Option.** For properties which are not in the “1SS” Single-Story Height District, the maximum envelope height, measured pursuant to Subparagraph (1) of Paragraph (d) of this Subdivision 10, shall be no more than 18 feet; or

(v) **Multiple ~~Buildings Structures~~ Option.** In addition to the Lot coverage requirements in Paragraph (e) of this Subdivision, any one Building and Structure extending more than 6 feet above Hillside Area Grade, as defined in Section 12.03 of this Code, shall cover no more than 20% of the area of a Lot. Such Buildings or Structures may only be connected by one breezeway, fully enclosed walkway, elevator, or combination thereof of not more than 5 feet in width; or

(vi) **Minimal Grading Option.** For properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map prepared in accordance with Subparagraph (1) of this Paragraph (b), the total amount of any Grading on the site ~~(including exempted Grading, as outlined in Paragraph (f) of this Subdivision (10))~~ does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less (example: a project involving 500 cubic-yards of Grading on a 5,000 square-foot Lot will be eligible for this bonus option). ~~;~~ ~~or~~

~~(vii) **Green Building Option.** For a new One-Family Dwelling only, the new construction must satisfy the Tier 1 requirements or higher of the LA Green Building Code, as defined in Section 99.01.101.1 of this Code.~~

(4) **Zoning Administrator’s Authority.**

(i) **10% Adjustments.** The Zoning Administrator has the authority to grant adjustments from the requirements of this Paragraph (b) of not more than 10%, pursuant to the authority and procedures established in Subsection A of Section 12.28 of this Code.

(ii) **Additions to Structures Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.** The Zoning Administrator has the authority to approve construction with residential floor area added any additions made after August 1, 2010, to lot with a main a

~~One-Family Dwelling Building~~ existing prior to that date for which permits have been previously obtained which exceed the requirements of this Paragraph (b), pursuant to the authority and procedures established in Subdivision 28 of Subsection X of Section 12.24 of this Code, provided:

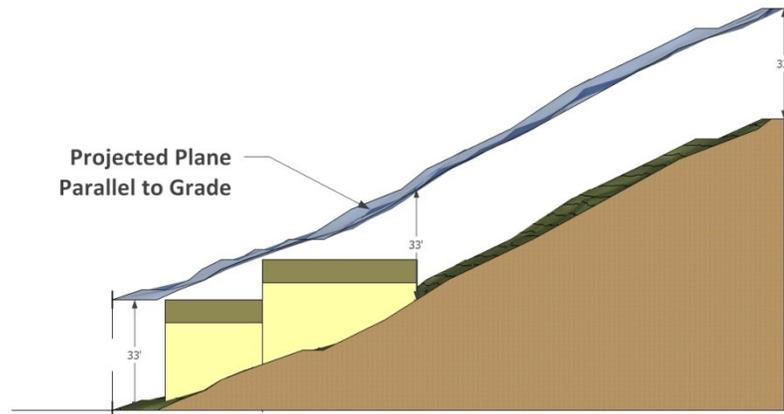
a. the total cumulative Residential Floor Area of all such additions does not exceed 1,000 square feet; and

b. the resulting Building does not exceed the height of the original Building or the height permitted in Paragraph (d) of this Subdivision 10 below, whichever is greater; and

c. at least two off-street covered parking spaces are provided.

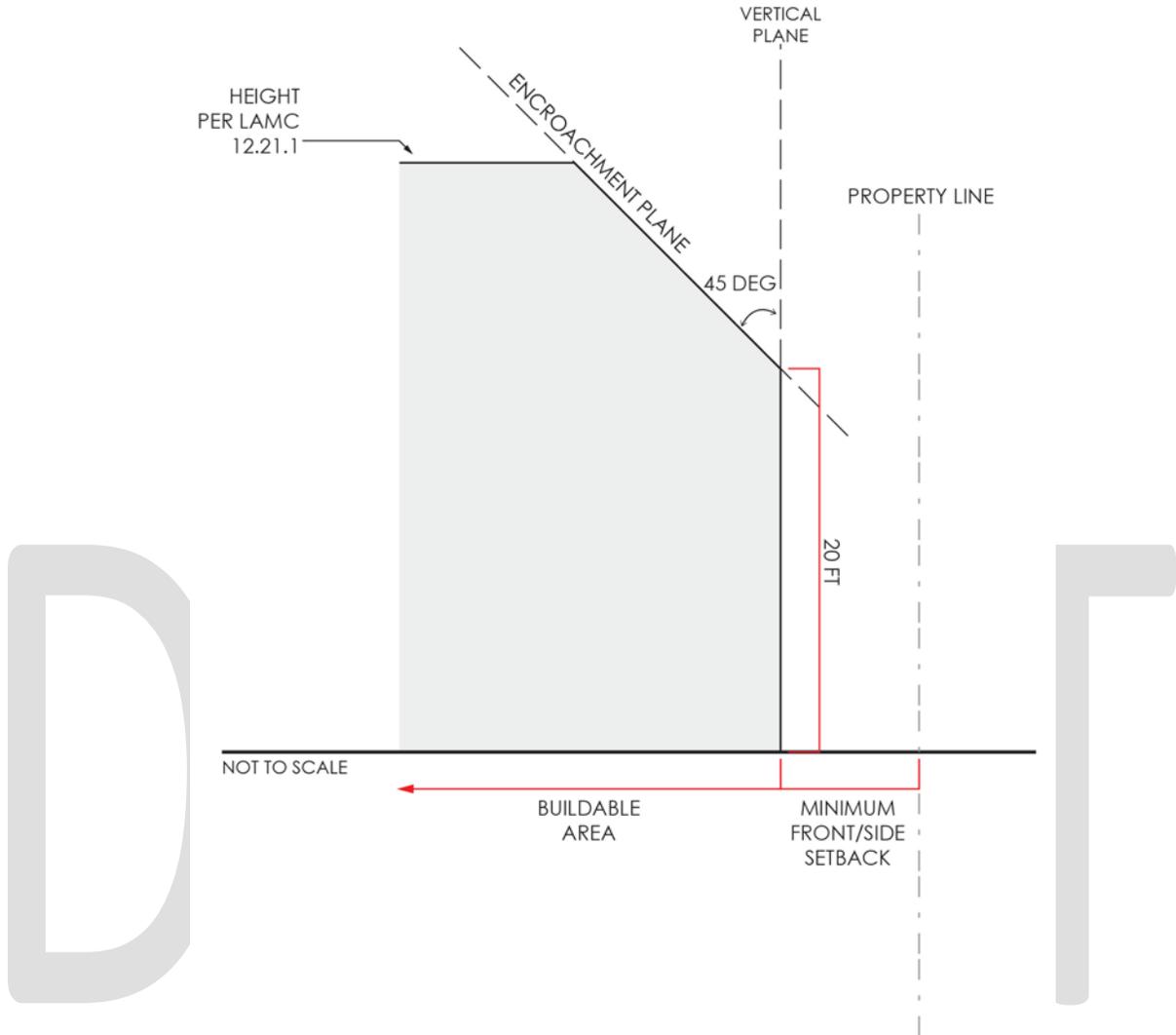
Sec. 17. Sub-subparagraph (i) of Subparagraph (1) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

- (i) **Maximum Envelope Height.** Envelope height (otherwise known as vertical height or “plumb line” height) shall be the vertical distance from the Hillside Area Grade ~~of the site~~ to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the lowest adjacent Hillside Area Grade ~~within 5 horizontal feet of at~~ the exterior walls of a Building or Structure. At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height.



Sec. 18. Sub-subparagraph (ii) of Subparagraph (1) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is added to read:

(ii) **Encroachment Plane.** In the R1 Zone, Building height shall not intersect a plane, commencing 20 feet in height at the minimum required front and side yards and extending at an angle of 45 degrees from the vertical toward the interior of the site. The encroachment plane restriction ~~the~~ does not apply to roof structures as allowed by Section 12.21.C.10(d)(7).



A topographic map shall be submitted as a separate plan sheet or as part of the site plan identifying the ~~5-foot~~ perimeter of the exterior walls, or any other information which the Department of Building and Safety deems necessary to determine compliance with this Paragraph (i).

Sec. 19. Subparagraph (5) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(5) **Lots Fronting on Substandard Hillside Limited Streets.** For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, ~~and subject to the 5-foot Front Yard setback,~~ 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.

Sec. 20. Subparagraph (6) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is deleted.

~~(6) **Unenclosed/Uncovered Rooftop Decks and Cantilevered Balconies.** Unenclosed/uncovered rooftop decks, cantilevered balconies and “visually permeable railing” (no more than 42 inches in height), may project beyond the maximum envelope height, as limited and measured in Subparagraph (1) of this Paragraph (d), no more than 5 horizontal feet.~~

~~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% open to light and air.~~

Sec. 21. Subparagraph (7) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code shall be renumbered as Subparagraph (6).

Sec. 22. Subparagraph (8) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code shall be renumbered as Subparagraph (7).

Sec. 23. Paragraph (f) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(f) **Grading.** Notwithstanding any other provisions of this Code, total Grading (Cut and Fill) on a Lot shall be limited as outlined below. No Grading permits shall be issued until a Building permit is approved.

(1) **Maximum Grading Quantities.** 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 ~~500-1,000~~ cubic yards plus the numeric value equal to ~~510~~% of the total Lot size in cubic yards. Example: a 5,000 square-foot Lot would have a maximum Grading amount of ~~750-1,500~~ cubic yards (~~500-1,000~~ cubic yards for the base amount + ~~250-500~~ cubic yards for the ~~510~~% calculation).

However, the cumulative quantity of Grading shall not exceed the maximum “by-right” Grading quantities outlined by Zone in Table 12.21 C.10-6 below.

Table 12.21 C.10-6 Maximum "By-Right" Grading Quantities	
Zone	Maximum Grading (cubic yards)
R1	1,000 <u>2,000</u>
RS	1,100 <u>2,200</u>
RE9	1,200 <u>2,400</u>
RE11	1,400 <u>2,800</u>
RE15	1,600 <u>3,200</u>
RE20	2,000 <u>4,000</u>
RE40	3,300 <u>6,600</u>
RA	1,800 <u>3,600</u>

(2) **Import/Export Limits.** The maximum quantity of earth import or export shall be limited to the following quantities:

(i) **Lots Fronting on Standard Hillside Limited Streets or Larger.** For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6 above 500 cubic yards, where additional Grading on-site in conjunction with the amount of import does not exceed the requirements established in Subparagraph (1) of this Paragraph (f). ~~The maximum quantity of earth export shall be no more than 1,000 cubic yards.~~

(ii) **Lots Fronting on Substandard Hillside Limited Streets.** For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the maximum quantity of earth import and export combined shall be no more than 75 percent of the maximum "by-right" grading quantities as listed in Table 12.21 C.10-6 above 375 cubic yards, where additional Grading on-site in conjunction with the amount of import does not exceed the requirements established in Subparagraph (1) of this Paragraph (f). ~~The maximum quantity of earth export shall be no more than 750 cubic yards.~~

(iii) **Exempted On-Site Grading Activity.** Earth quantities which originate from, or will be utilized for any exempted Grading activity listed in Subparagraph (3) of this

Paragraph (f) shall be exempted from the maximum import and export quantities set forth in this Paragraph (f). A plan indicating the destination and/or source (i.e. exempted Grading activity or non-exempted Grading activity) of any import and/or export shall be submitted as part of a Grading permit application.

(3) **ExceptionsExemptions.**

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 any other on-site purpose shall be counted towards the limits established in Subparagraph (1) of this Paragraph (f).

(i) Cut and/or Fill ~~underneath the footprint of a Structure(s) (such as foundations, understructures including Basements or other completely subterranean spaces), as well as~~ for water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

(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.

(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.

(4) **Zoning Administrator's Authority.** A Zoning Administrator may grant the following deviations from the requirements of Subparagraphs (1) and (2) of this Paragraph (f), pursuant to the authority and procedures established in Subdivision 28 of Subsection X of Section 12.24 of this Code.

(i) Grading in excess of the maximum "by-right" Grading quantities listed in Subparagraph (1) of this Paragraph (f), but in no event shall the quantities exceed the

true value of ~~500-1,000~~ cubic yards plus the numeric value equal to ~~510~~% of the total Lot size in cubic yards.

(ii) For a property which fronts onto a Standard Hillside Limited Street or larger, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f). ~~500 cubic yards, and increase the maximum quantity of export greater than 1,000 cubic yards; calculated pursuant to Subparagraph (2) of this Paragraph (f).~~

For a property which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, increase the maximum quantity of earth import and export combined greater than 75 percent of the maximum “by-right” grading quantities as listed in Table 12.21 C.10-6, up to the amount calculated pursuant to Subparagraph (1) of this Paragraph (f). ~~375 cubic yards, and increase the maximum quantity of earth export greater than 750 cubic yards; calculated pursuant to Subparagraph (2) of this Paragraph (f)~~

(5) **New Graded Slopes.** All new Graded Slopes shall be no steeper than 2:1 (horizontal: vertical), except when the Department of Building and Safety - Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of this Code.

(6) **Grading Activity on 100% Slopes.** Notwithstanding the Grading, Excavations and Fills provisions in Chapter IX of this Code (the Los Angeles Building Code), when any Grading activity is proposed on any slope of 100% or greater, as identified on the Slope Analysis Map, the Department of Building and Safety – Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

A Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said Grading activity is being conducted in order to ensure that all work is being done in accordance with the recommendations of the Geotechnical Report, the approved plans,

and/or the applicable Grading requirements of the Los Angeles Building Code for applicable Grading or foundation earthwork in Hillside Areas.

(7) **Grading Plan Check Criteria.** Grading plans and reports shall be submitted for approval with Building plans, and shall include those items required by Section 91.7006 of this Code.

Sec. 24. Sub-paragraph (2), Paragraph (g) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(2) **Additional Required Spaces.** 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 5 total on-site spaces. These additional required parking spaces ~~may be uncovered~~ 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.

Sec. 25. Subparagraph (2) of Paragraph (l) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(2) ~~Additions to Dwellings~~ **Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.** Any ~~additions made~~ construction with Residential Floor Area added after August 1, 2010, ~~to One-Family Dwelling~~ to a Lot with a main Building existing prior to that date for which Building permits have been previously obtained, provided that:

(i) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and

(ii) the resulting Building complies with the requirements of Paragraphs (a) (Setback Requirements), (d) (Height Limits), and (f) (Grading) of this Subdivision 10.

Sec. 26. Subparagraph (6) of Paragraph (l) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(6) Large Active Remedial Grading Projects.

Properties with active Remedial Grading Permits for 100,000 cubic yards or more which have been issued by the Department of Building and Safety-Grading Division before July 1, 2010, are exempt from Paragraphs (b) (Maximum Residential Floor Area), (d) (Height Limits), and (f) (Grading) of this Subdivision. Such properties shall remain subject to the provisions of Subdivision 17 of Subsection A. of Section 12.21 of this Code, and all other zoning and Building regulations applicable at the time Building Permits are issued. This exception shall expire 85 months after July 1, 2010.

Sec. 27. Paragraph (c) of Subdivision 1 of Subsection A of Section 12.23 of the Los Angeles Municipal Code is amended to read:

(c) A Building, nonconforming as to the Residential Floor Area regulations on properties zoned RA, RE, RS, and R1, not including properties in the Coastal Zone which are not located in a Hillside Area, as defined in Section 12.03 of this Code, shall not be added to or enlarged in any manner, except as permitted by Section 12.21 C.10(l) and except as may be approved or permitted pursuant to a discretionary approval, as that term is defined in Section 16.05 B. of this Code. However, alterations, other than additions or enlargements, may be made provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

Sec. 28. The City Clerk shall certify ...