

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

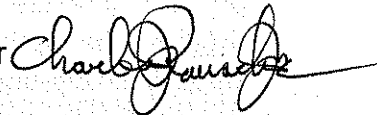
July 26, 2010

TO:

Planning & Land Use Management Committee
 c/o Patrice Lattimore, Legislative Assistant
 Office of the City Clerk

FROM:

Charles J. Rausch, Jr., Senior City Planner
 Department of City Planning



SUBJECT: TECHNICAL CHANGES TO THE CITY PLANNING COMMISSION
 RECOMMENDATION FOR THE PROPOSED BASELINE HILLSIDE
 ORDINANCE PROVISIONS

PLUM Technical Changes per LADBS Requests

Section 2. a. (Maximum Residential Floor Area - Slope Analysis Map)

a. Slope Analysis Map. As part of an application for a permit to the Department of Building & 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 a property within each slope band identified in Table <<BHO>>-2 of this Subsection. 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.

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

Section 2. c. (2) (Maximum Residential Floor Area - Residential Floor Area Bonus – Front Facade Stepback Option)

- (2) **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 two front yards, 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 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

PLUM Technical Change per Public Comment

Section 4. e. (Height Limits - Lots Fronting on Substandard Hillside Limited Streets)

- e. **Lots Fronting on Substandard Hillside Limited Streets.** For any lot, ~~where the elevation of the ground at a point 50 feet from the front lot line and midway between the side lot lines is 33 feet or more higher than the lowest point of the front lot line,~~ 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.