

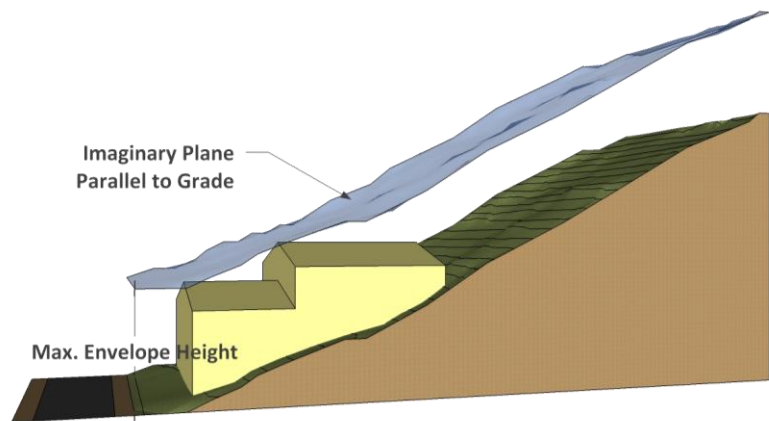
HEIGHT & STORY LIMITS

BACKGROUND/SUMMARY

The method of calculating height in the current hillside regulations incentivizes large and tall box-like structures, which the community has specifically identified as a problem, and discourages the terracing of structures which helps to visually break up mass. The proposed regulations utilize a new method of calculating height which would follow the slope of a lot. This is called **Envelope Height**, which would be combined with an **Overall Height** limit that would prevent a building from becoming too large or massive.

What is an Envelope Height?

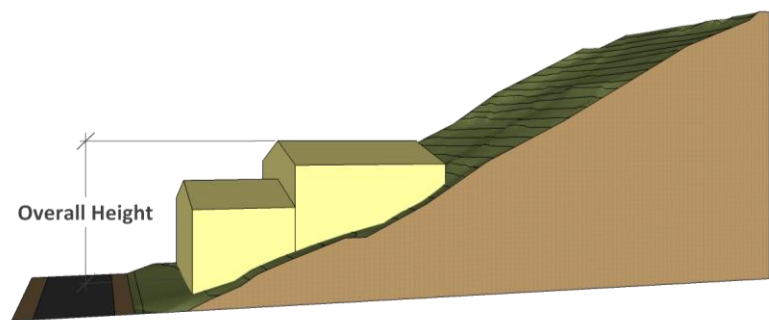
Envelope height (otherwise known as vertical height or “plumb line” height) would be the vertical distance from the grade of the site to an imaginary plane at the roof structure or parapet wall located directly above and parallel to the grade as illustrated in the figure to the right.



Measurement of the envelope height would originate at the lowest grade within 5 horizontal feet of the exterior walls of a building or structure and terminate at the highest elevation of the building pad. At no point shall any given section of any part of the proposed building or structure exceed the maximum envelope height.

What is an Overall Height?

The overall height would be measured from the lowest elevation point within 5 horizontal feet of the exterior walls of a building or structure, to the highest elevation point of the roof structure or parapet wall, as illustrated in the figure to the right.



HEIGHT LIMITS

For buildings with a **roof slope of 25% or greater**, the most common roof slope in Southern California and what the City currently considers to be a sloped roof, the proposed Envelope and Overall Height are as shown on the table below.

HEIGHT & STORY LIMITS

Maximum Height of Structures (in feet)									
Height Districts	Height Limit	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
1, 1L, & 1VL	<i>Envelope</i>	33	33	33	36	36	36	36	36
	<i>Overall</i>	45	45	45	50	50	50	50	50
1XL	<i>Envelope</i>	30	30	30	30	30	30	30	30
	<i>Overall</i>	45	45	45	45	45	45	45	45
1SS	<i>Envelope</i>	22	22	22	22	22	22	22	22
	<i>Overall</i>	35	35	35	35	35	35	35	35

For buildings with a **roof slope of less than 25%**, what the City currently considers the threshold for a “flat” roof, the Envelope and Overall Height are as shown on the table below.

Maximum Height of Structures (in feet)									
Height Districts	Height Limit	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
1, 1L, & 1VL	<i>Envelope</i>	28	28	28	30	30	30	30	30
	<i>Overall</i>	40	40	40	45	45	45	45	45
1XL	<i>Envelope</i>	28	28	28	30	30	30	30	30
	<i>Overall</i>	40	40	40	45	45	45	45	45
1SS	<i>Envelope</i>	18	18	18	18	18	18	18	18
	<i>Overall</i>	35	35	35	35	35	35	35	35

ZONING ADMINISTRATOR AUTHORITY

A Zoning Administrator would continue to have the authority to allow buildings or structures to exceed the maximum envelope height requirements. However, the increase in height may not result in a building or structure which exceeds the overall height limits. Any increase greater than the overall height would require a Variance.

STORY LIMITS

The Baseline Hillside Ordinance is not proposing to change the story limits that are currently in effect (as shown below).

Height Districts				
1	1L	1VL	1XL	1SS
n/a	n/a	3	2	1