



Findings / Specialized Requirements:

Zoning Administrator Determination (ZAD): **RETAINING WALLS IN HILLSIDE AREAS**

RELATED CODE SECTIONS: Section 12.24 X.26 of the Los Angeles Municipal Code (LAMC) authorizes applications for retaining walls on properties located in Hillside Areas which exceed the maximum height or number allowed per Section 12.21 C.8(a).

PUBLIC HEARING AND NOTICE: Notification of a public hearing for a ZAD includes owners of all properties abutting the subject site, as well as on-site posting of the hearing notice. Refer to the *Mailing Procedures* (CP-2074) and *On-Site Posting* (CP-7762) handouts for further instructions.

SPECIALIZED REQUIREMENTS: When filing an application for the above, the following items are required in addition to those specified in the *Master Filing Instructions* (CP-7810):

1. **Plot Plan:** A Plot/Site Plan of the subject property (including all contiguously owned parcels) which additionally shows the location and use of structures on adjacent properties. Refer to the *Plot Plan Instructions* (CP-7752) for further requirements.
2. **Elevations:** Elevations of the proposed retaining wall(s) which indicate building materials. Refer to the *Elevation Instructions* (CP-7817) for further requirements.
3. **Landscape Plan:** For retaining walls of eight feet or greater in height: a preliminary/conceptual landscape plan designed to completely hide the retaining wall(s) from view within a reasonable amount of time shall be provided. If the project is approved, preliminary/conceptual landscape plans must be developed into final landscape plans and approved by the Director of Planning prior to issuance of any building permits. Refer to the *Landscape Plan Instructions* (CP-6370) for further requirements.

REQUESTED ACTION: (Check all that apply to your project)

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

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to support the findings (i.e. criteria for approval) established in the LAMC. On separate pages copy each finding stated below, and follow with a detailed justification/explanation of how the proposed project conforms with the required finding. Your response to each finding should clearly discuss each requested action.

1. Describe how the project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region.

2. Explain how the project's location, size, height, operations and other significant features (provide details) will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.
3. Explain how the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
4. Describe the site characteristics or existing improvements which make strict adherence to the zoning regulations impractical or infeasible, and explain why the project nonetheless conforms with the intent of those regulations.