



Findings / Specialized Requirements:

Zoning Administrator Determination (ZAD):
SINGLE-FAMILY ZONES IN HILLSIDE AREA

RELATED CODE SECTIONS: Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC) authorizes applications for specific deviations from Section 12.21 C.10, which establishes development standards for lots in the R1, RS, RE, and RA Zones located in a Hillside Area.

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 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* (form CP-7810):

1. **Slope Analysis Map:** A Slope Analysis Map prepared, stamped and signed by a registered civil engineer or licensed land surveyor. If the project is located within a specific plan area, consult with the assigned planner to confirm whether or not this item is required. The Department's current assignment list can be found under Planning Contacts at <http://planning.lacity.org>.
2. **Preliminary Hillside Referral Form:** A copy of a *Preliminary Referral Form for Hillside Ordinance* obtained from the Bureau of Engineering (BOE) Highway Dedication counter.
3. **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. If the BOE referral form indicates a street dedication on the site, that dedication must be shown on the plot/site plan. Measure setbacks from the dedication line rather than the existing property line. (Note: The dedication requirement may trigger the need for additional relief such as a reduced front yard or revocable permit; be sure to check the details of your request.) Refer to the *Plot Plan Instructions* (CP-7752) for further requirements.
4. **Elevations:** Exterior elevations if the request involves an increase in permitted height or reduction of required yards. After initial filing, assigned City Planning staff may require elevations as needed to illustrate and communicate the details of any case. Refer to the *Elevation Instructions* (CP-7817) for further requirements.

REQUESTED ACTION(S): (check all of the following items that you are requesting)

- | | |
|---|---|
| <input type="checkbox"/> - Reduced front yard | <input type="checkbox"/> - Grading more than the permitted maximum |
| <input type="checkbox"/> - Reduced side yard(s) | <input type="checkbox"/> - Exporting more earth than permitted |
| <input type="checkbox"/> - Increased height | <input type="checkbox"/> - Reduced off-street parking |
| <input type="checkbox"/> - Increased lot coverage | <input type="checkbox"/> - Lot fronts on a street improved to less than 20 feet wide |
| <input type="checkbox"/> - Addition to structure existing prior to 8/1/2010 | <input type="checkbox"/> - Vehicular access from the lot to the boundary of the Hillside Area is not on streets continuously improved to a minimum of 20 feet wide. |

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the following findings (i.e. criteria for approval). On a separate page copy each finding, and provide a detailed justification/explanation of how the proposed project conforms with the required finding.

Findings Established by Code Sections 12.24 E and 12.24 X.28: All applications must include the following four findings. Your response to each finding should clearly discuss each requested action.

1. Describe how the proposed 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; and
2. Explain why the project's location, size, height, operations and other significant features (provide specifics) will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety; and
3. Explain why the project substantially conforms with the purpose, intent/objectives and provisions of the General Plan, the applicable community plan and any applicable specific plan (Plans can be viewed at <http://planning.lacity.org>); and
4. Explain why the proposed use is in conformity with the public necessity, convenience, general welfare and good zoning practice.

Additional Findings Established by Code Section 12.24 X 28: Each of the following requests requires further findings for approval. Include the applicable finding(s) separately for every item checked in the previous REQUESTED ACTION(S) section.

- **Setbacks** – For projects fronting on a Substandard Hillside Limited Street applying to reduce the minimum front **and/or** side yards required by Section 12.21 C.10 (a), but which would not result in side yards of less than four feet: (Discuss each yard, if relevant, separately in your response.)
 1. Explain why the reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.
- **Additions to Structures Existing Prior to August 1, 2010** – For applications to add to an existing one-family dwelling for which permits were obtained before August 1, 2010, and which exceed the requirements of Section 12.21 C.
 1. Describe how the increase in Residential Floor Area will result in a Building or Structure which is compatible in scale with existing structures in the vicinity; and
 2. Explain why the approval is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity.

- **Height** – For applications to exceed the maximum envelope height requirements specified in Section 12.21 C.10 (d), but would not result in a project that exceeds 45 feet:
 1. Explain why the increase in height will result in a Building or Structure which is compatible in scale with existing Structures in the vicinity; and
 2. Explain why the approval is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the area.

- **Lot Coverage** – For applications to increase the maximum Lot coverage permitted by Section 12.21 C.10 (e), but which would not result in a project which exceeds 50% lot coverage:
 1. Explain why the increased Lot coverage will result in a development which is compatible in size and scale with other improvements in the immediate neighborhood; and
 2. Explain why the increased Lot coverage will not result in a loss of privacy or access to light enjoyed by adjacent properties.

- **Grading** – For applications to grade more than the permitted maximum **and/or** asking to import or export more earth than is permitted by Section 12.21 C.10 (f) (1) or (2) (address each circumstance, separately in your response as applicable):
 1. Describe in what way the grading for the proposed project will be done in accordance with the Department of City Planning - Planning Guidelines, Landform Grading Manual (adopted by the City Council in June 1983; available under Forms & Processes at <http://planning.lacity.org>); explain how the grading will be used to reflect original landform and result in minimal disturbance to natural terrain; and
 2. Explain why the increase in the maximum quantity of earth to be imported or exported from the site will not lead to the significant alteration of the existing natural terrain; and
 3. Describe the method to be used to haul earth, and explain the reasons that manner will not significantly affect the existing conditions of the Street improvements and traffic of the Streets along the haul route; and
 4. Explain how the potentially significant impacts to the public health, safety and welfare of the surrounding community, associated with the import or export of earth, will be mitigated to the fullest extent feasible.

- **Off-street Parking** – For projects asking to reduce the number of off-street parking spaces which are required by Section 12.21 C.10 (g) (2):
 1. Explain why a reduction of the off-street parking requirements will not create an adverse impact on Street access or circulation in the surrounding neighborhood; and
 2. Explain why a reduction of the required off-street parking will not be materially detrimental or injurious to the property or improvements in the vicinity in which the lot is located.

- **Street Access** – For projects on a Lot where the adjacent minimum roadway width does not meet the minimum requirements of Section 12.21 C.10 (i) (2) **and/or** the continuous paved roadway to the boundary of the Hillside Area does not meet minimum requirements of Section 12.21 C.10 (i) (3) (address each circumstance separately in your response, as applicable):
 1. Explain why the vehicular traffic associated with the Building or Structure will not create an adverse impact on Street access or circulation in the surrounding neighborhood; and:
 2. Explain why the Building or Structure will not be materially detrimental or injurious to the adjacent property or improvements; and
 3. Explain why the Building or Structure will not have a materially adverse safety impact on the surrounding neighborhood; and
 4. Describe which site and/or existing improvements make strict adherence to Section 12.21 C.10 (i) of the Code impractical or infeasible, and explain why.