



Findings / Specialized Requirements:

Zoning Administrator Determination (ZAD):

HILLSIDE AREA PROJECTS ON LOTS IN THE A1, A2, AND RD ZONES

RELATED CODE SECTIONS: Sections 12.24 X.11 and 12.24 X.21 of the Los Angeles Municipal Code (LAMC) authorize applications for specific deviations from Section 12.21 A.17, which establishes development standards for lots in the A1, A2, or RD 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. **Preliminary Hillside Referral Form:** A copy of a *Preliminary Referral Form for Hillside Ordinance* obtained from the Bureau of Engineering (BOE) Highway Dedication counter.
2. **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.
3. **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)

Per LAMC Section 12.24 X 11

- Increased Height
- Reduced front yard
- Reduced side yard(s)
- Increased lot coverage
- Reduced off-street parking

Per LAMC Section 12.24 X 21

- Grading to provide parking exceeds 1,000 cubic yards
- Lot fronts on a street improved to less than 20 feet wide
- 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 LAMC Section 12.24 E: All applications must include the following three findings. Your response to each finding should clearly address 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 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.
3. Explain why the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan. (Plans can be viewed at <http://planning.lacity.org>)

Additional Findings Established by LAMC Section 12.24 X.11: 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.

- **Height** – For requests to exceed the maximum 36-foot height permitted by Section 12.21 A.17(c), but which do not exceed 45 feet:
 1. Describe the maximum height of all proposed buildings and structures; and
 2. 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
 3. Explain why the grant is necessary for the preservation and enjoyment of a substantial property right possessed by others in the area.
- **Yards** – For requests to reduce the minimum front yard required by Section 12.21 A.17(a) **and/or** side yards required by Section 12.21 A.17(b) but which do not result in a side yard of less than 4 feet: (address each yard, if applicable, separately in your response)
 1. Describe the dimensions of the proposed yards; and
 2. Explain why the reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements; and
- **Lot Coverage** – For applications requesting to increase the maximum lot coverage permitted by Section 12.21 A.17 (f) but which do not exceed a maximum 50% lot coverage:
 1. Describe the proposed total lot coverage; and

2. Explain why the increase in lot coverage will result in a development that is compatible in size and scale with other improvements in the immediate neighborhood; and
 3. Explain why the increase in lot coverage will not result in a loss of privacy or access to light enjoyed by adjacent properties.
- **Off-street Parking** – For applications requesting to reduce the number of the off-street parking spaces which are required by Section 12.21 A.17 (h):
 1. Explain why a reduction of the 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 parking requirements will not be materially detrimental or injurious to the property or improvements in the vicinity in which the lot is located.

Additional Findings Established by LAMC Section 12.24 X.21: Each of the following requests requires further findings for approval. If your request concerns one or more of the items below, include all of the following findings as part of your application and address each circumstance, as applicable, separately in your response.

- **Frontage** – the project does not meet the requirements of Section 12.21 A.17 (e)(2) because it fronts on a Substandard Hillside Limited Street which is improved to a roadway width of less than 20 feet, and/or
- **Vehicular Access** – the project does not meet the requirements of Section 12.21 A.17.(e)(3) because it does not have vehicular access from streets improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, and/or
- **Grading/Off Street Parking** – providing parking in compliance with Section 12.21 A.17(h) requires the grading of more than 1,000 cubic yards of earth.
 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 (discuss both long-term traffic associated with the proposed project and short-term traffic associated with any import or export of earth associated with grading operations); and
 2. Explain why the proposed 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 A.17 (e) or 12.21 A.17 (h) impractical or infeasible, and explain why.