



ADMINISTRATIVE REVIEW

HILLSIDE AREA DEVELOPMENT STANDARDS - SINGLE FAMILY ZONE

Administrative Review and Checklist

RELATED CODE SECTION: Los Angeles Municipal Code (LAMC) §12.21 C.10 authorizes Single Family Zone Hillside Area Development Standards. Ordinance No. 184,802 amended the standards and requirements for the development in Single Family Zone Hillside Areas; refer to Section 12.21 C.10 referenced below when completing this checklist.

PURPOSE: This checklist is a supplemental form required for projects proposed in Hillside Areas in single family zone areas. Plan Sheet references are to be completed by the applicant in accordance with plans submitted for review.

This General Checklist for Single Family Zone Hillside Area Development includes the following Sections:

- Street Access, page 3
• Set Back Requirements, page 3
• Maximum Residential Floor Area, page 7
• Exception for Maximum Residential Floor Area, page 10
• Height Limits, page 11
• Lot Coverage, page 13
• Grading, page 14
• Off-Street Parking Requirements, page 15

Filling Instructions:

For projects proposed in the Northeast Los Angeles Hillside Area per LAMC Section 12.21 C.10(l)(4) or the Oaks of Los Feliz per LAMC Section 12.21 C.10(l)(5), please use the Northeast Los Angeles Hillside Checklist or the Oaks of Los Feliz Checklist based on the location of the Project site.

1. APPLICANT INFORMATION

Applicant Name
Address
Unit/Space Number
City State Zip
Telephone E-mail

2. BASIC PROJECT DETAILS

\* Please provide the "Department of Building and Safety/City Planning Joint Referral Form - Slope Analysis and Maximum Residential Floor Area Verification Form" and have it signed by DCP staff.

(1) Zone (2) Lot Area sf.
(3) Use (4) Height ft. inches (5) Number of Stories (6) RFAR (Residential Floor Area Ratio) : Total number of square feet
(7) # of Parking Spaces
(8) Setbacks Front ft. Side ft. Rear ft. Building Line ft.
(9) Retaining Walls (LAMC §12.21 C.8) Yes No # of free standing retaining walls Height ft. Length ft. Are any Retaining Walls proposed located in any Required Setbacks or Yards? Yes No Retaining wall schedule plan sheet:
(10) Passageway Space between buildings sf. (11) Grading (LAMC 12.21 C.10.(f)) cu. yds.

### 3. SITE EVALUATION

Evaluation Question	Answer by <u>APPLICANT</u>
A. Does the Project involve any historic structure on site or abutting the site (ie. public stairway, etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
B. Does the Project involve any trees on site, abutting the site, or on the public right-of-way?	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", any removal of tree? <input type="checkbox"/> Yes <input type="checkbox"/> No
C. Is the Project located in an area with additional overlay?	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", what overlay(s):
D. Is the Project located in a Coastal Zone? * In a Coastal Zone, any Basement containing Habitable Rooms shall be considered as a story and determines the Side and Rear Yard in Height Limits.	<input type="checkbox"/> Yes <input type="checkbox"/> No
E. Does the lot in the Project include a main building that existed prior to August 1, 2010, and were the permits for this building previously obtained, provided that: • the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking).	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", refer to the regulation of "Exception for Maximum Residential Floor Area" - Section 12.21 C.10 (l). (2): Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.
F. Does the Project meet the required Adjacent Minimum Roadway Width per LAMC §12.21 C.10(i)(2)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
G. Does the Project meet the required Continuous Paved Roadway Access per LAMC §12.21 C.10(i)(3)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

## Hillside Area Development Checklist

*To be completed by applicant and subsequently verified by Project Planners during project review.*

Hillside Area Development Standard	List Plan Sheet Page #	Administrative Use Only	
		Standard Met?	Staff Comments
<b>Street Access</b>			
<b>Section 12.21 C.10(i)(1). Street Dedication</b>			
<p>For any new construction of, or addition to, a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street, no Building permit or Grading permit shall be issued unless at least one-half of the width of the Street(s) has been dedicated for the full width of the Frontage of the Lot to Standard Hillside Limited Street dimensions or to a lesser width as determined by the City Engineer.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10(i)(2). Adjacent Minimum Roadway Width</b>			
<p>For any new construction of, or addition to a One-Family Dwelling on a Lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to Section 12.24 X.28. of this Code.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Section 12.21 C.10 (i) (3). Minimum Roadway Width (Continuous Paved Roadway)</b>			
<p>For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street 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, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Setback Requirements</b>			
<b>Section 12.21 C.10(a). General Setback Requirements</b>			
<p>No Building or Structure shall be erected, enlarged or undergo a Major Remodel-Hillside unless the setbacks as outlined in Table 12.21 C.10-1 are provided and maintained in connection with the Building, Structure, or enlargement.</p> <p><i>(Table 12.21 C.10-1 is on next page)</i></p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Special setback requirements	

# Hillside Area Development Standard

<p align="center"><b>Table 12.21 C.10-1</b>  <b>Single-Family Zone Hillside Area Setback Requirements</b></p>								
<p><b>*Please check the zone that applies to the Project in Table 12.21 C.10-1</b></p>								
	<input type="checkbox"/> R1	<input type="checkbox"/> RS	<input type="checkbox"/> RE9	<input type="checkbox"/> RE11	<input type="checkbox"/> RE15	<input type="checkbox"/> RE20	<input type="checkbox"/> RE40	<input type="checkbox"/> RA
<b>Front Yard*</b>								
<p><b>* For Prevailing Front Yard Setbacks, Lots fronting on a Substandard Hillside Limited Street, Key Lots or Through Lots, please refer to the Special Setback Requirements section on page 3.</b></p>								
<b>Not less than:</b>	20% of Lot Depth							
<b>Need not exceed:</b>	20 ft	25 ft						
	<input type="checkbox"/> R1	<input type="checkbox"/> RS	<input type="checkbox"/> RE9	<input type="checkbox"/> RE11	<input type="checkbox"/> RE15	<input type="checkbox"/> RE20	<input type="checkbox"/> RE40	<input type="checkbox"/> RA
<b>Side Yard*</b>								
<p><b>* For Lots in the Coastal Zone, Specific Plans, Historic Preservation Overlay Zones or in Subdivision Approvals, please refer to the Special Setback Requirements section on page 4.</b></p>								
<b>Not less than:</b>	5 ft	7 ft	10% of Lot Width, but not less than 5 ft	10 ft				
<b>Need not exceed:</b>	n/a			10 ft	n/a			
<b>The required Side Yard may be reduced to 10% of the Lot Width, but in no event to less than 3 ft, where the Lot is less than the following widths:</b>	50 ft	70 ft	n/a	70 ft*				
<b>For Buildings or Structures with a height greater than 18 feet:</b>	One additional foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof above the first 18 feet.							
<b>For Buildings or Structures that have a side wall exceeding 14 feet in height and a continuous length greater than 45 feet:</b>	An offset/ plane break shall be added that is a minimum depth of five feet beyond the required yard and a minimum length of 10 feet. For the purpose of this Subdivision, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.							
<b>Rear Yard</b>								
<b>Not less than:</b>	15 ft	20 ft	25% of Lot Depth					
<b>Need not exceed:</b>	n/a		25 ft					
<p>ft - feet  n/a - the provision is not applicable  Lot Depth - as defined in Section 12.03 of this Code  Lot Width - as defined in Section 12.03 of this Code  <b>Notes:</b>  * Only applicable for Lots which are of record prior to July 1, 1966.</p>								

**Section 12.21 C.10(a). Special Set back Requirements\***

\* Side Yard requirements in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over requirements of this Subdivision 10. Otherwise, this Subdivision shall apply.

Please list the overlay or subdivision approval if applicable: \_\_\_\_\_

Notwithstanding the required yards, or setbacks, outlined in Table 12.21 C.10-1 above, or those exceptions found in Section 12.22 of this Code, the following provisions shall apply:

<p><b>(1) Prevailing Front Yard Setbacks</b>                  *Please check the box below if it is utilized for the Project:</p> <p><input type="checkbox"/> (i) Where there are two or more developed Lots which have Front Yards that vary in depth by not more than 10 feet, and such Lots comprise 40% or more of the Frontage, then the minimum Front Yard depth shall be the average depth of the Front Yards of such Lots.</p> <p><input type="checkbox"/> (ii) Where there are two or more possible combinations of developed Lots comprising 40% or more of the Frontage, and these Lots have Front Yards that vary in depth by not more than 10 feet, then the minimum Front Yard depth shall be the average depth of the Front Yards of that combination which has the shallowest average depth.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• In determining the required Front Yard, the following shall not be taken into account: Buildings located on Key Lots, entirely on the rear half of Lots, or on Lots in the "C" or "M" Zones.</li> <li>• Nothing contained in this Subparagraph (1) shall, however, be deemed to require Front Yards which exceed 40 feet in depth or allow Front Yards that are less than 5 feet in depth.</li> </ul>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
<p><b>(2) Substandard Hillside Limited Street</b>                  For any Lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum Front Yard setback of at least five feet. However, the prevailing Front Yard setback regulations, as outlined in Section 12.21 C.10(a)(1), shall apply, so long as a Front Yard setback of no less than five feet is provided.</p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
<p><b>(3) Front Yard Setbacks on Key Lots</b>                  On Key Lots, the minimum Front Yard may be the average of the required Front Yard for the adjoining Interior Lot and the required Side Yard along the Street side of a Reversed Corner Lot.                  But such minimum Front Yard may apply for a distance of not more than 85 feet from the rear Lot line of the Reversed Corner Lot, beyond which point the Front Yard specified in Table 12.21 C.10-1 or Section 12.21 C.10(a)(1) shall apply.                  Where existing Buildings on either or both of said adjoining Lots are located nearer to the front or side Lot lines than the Yard required by this Paragraph (a), the Yards established by such existing Buildings may be used in computing the required Front Yard for a Key Lot, but may not be less than 5 feet in depth.</p> <div style="text-align: center;"> <p>Lot Type Diagram</p> </div> <p><b>Figure 1. Lot Type Diagram</b></p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>

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		Standard Met?	Staff Comments
<p><b>(4) Front Yard Setbacks on Through Lots</b>            At each end of a Through Lot, there shall be a Front Yard setback as required by this Paragraph (a) for the zone in which each Street Frontage is located.  <b>*Please check the box below if it is utilized for the Project:</b>  <input type="checkbox"/> (i) Only one Front Yard need be provided on those Through Lots which abut on a primary, Major or Secondary Highway, as such highways are shown on the "Highways and Freeways Element of the General Plan", when the rights to vehicular ingress and egress from such Through Lots to the highways have been abandoned or prohibited by a tract restriction. Where only one Front Yard is required on a Through Lot, as provided herein, the Rear Yard shall be located on the portion of such Lot adjacent to the highway.  <input type="checkbox"/> (ii) Where a Through Lot is less than 150 feet in depth or is developed as a single Building site, and the two required Front Yards are provided, no Rear Yard is required.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(5) Front Yard Paving</b>            All portions of the required Front Yard not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(6) Front Yard on Lots Existing Prior to June 1, 1946</b>            On any such Lot, the originally required Front Yard shall be provided and maintained in addition to any new Front Yard required by any subsequent rearrangement of the Lot lines by sale or division (without recording a subdivision map) creating a new Lot fronting on a different Street than that on which the original Lot fronted.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(7) Occupied Rooftop Deck Setback</b>            In the R1 Zone, any occupied rooftop deck shall be set back at least 3 feet from the minimum required side yard. This provision shall not apply to any rooftop deck located on the street side of a Corner Lot.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(9) Yards Setback in the Coastal Zone</b>  <input type="checkbox"/> (i) On a Lot in the RE9 or RE11 Zone, there shall be a Side Yard on each side of a main Building of not less than 5 feet. Where the Lot is less than 50 feet in width, the Side Yard may be reduced to 10% of the width of the Lot, but in no event less than 3 feet.  <input type="checkbox"/> (ii) In lieu of the additional Side Yard requirement in Table 12.21 C.10-1, for a Building more than two-stories in height on Lots in the R1, RS, or RE Zone, one foot shall be added to the width of each required Side Yard for each additional Story above the second Story.  <input type="checkbox"/> (iii) On a Lot in the RA Zone, where a Side Yard is less than 10 feet in width, and the Building erected on the Lot is three or more Stories in height, one foot shall be added to such Side Yard.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(10) Side Yards in Specific Plans, Historic Preservation Overlay Zones or in Subdivision Approvals</b>            Side Yard requirements in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over requirements of this Subdivision 10. Otherwise, this Subdivision shall apply.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(11) Encroachments Into Required Yards</b>            Every required Front, Side and Rear Yard shall be open and unobstructed from the ground to the sky except for the following:  <b>*Please check any item below that applies to the Project:</b>  <input type="checkbox"/> (i) Garages in Front Yards:            A detached Private Garage may be located on the required Front Yard of a Lot where the Elevation of the ground at a point 50 feet from the front Lot line of a Lot and midway between the side Lot lines differs 10 feet or more from the curb level, provided every portion of the garage Building is at least 5 feet from the front Lot line. Where the wall of such garage is two-thirds below natural or finished Grade of the Lot, whichever is lower, said wall may extend to the adjacent side Lot line; in all other cases, said garage shall not be nearer to the side Lot line than the width of the Side Yard required for a main Building of the same height.  <i>(Encroachments Into Required Yards section continues on next page)</i></p>			

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<p><i>(Encroachments Into Required Yards section - Continued)</i></p> <p><input type="checkbox"/> (ii) Elevated Stairways, Porches, Platforms, or Balconies: Balconies with 10 feet or more of vertical clearance beneath them may project or extend no more than 30 inches into a Front Yard. Notwithstanding any other provisions of this Code, on Lots fronting onto a Substandard Hillside Limited Street, elevated stairways, porches, platforms and landing places shall not project or extend into the Front Yard.</p> <p><input type="checkbox"/> (iii) Other Exceptions. All of those exceptions found in Subdivision 5. of Subsection C. of Section 12.21 and in Section 12.22 of this Code. <b>Please describe the Encroachments:</b>_____</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<p><b>(12) Pools, Ponds, or Body of Water in Required Yards</b> No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required Yard Space in which fences over 42 inches in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

## Maximum Residential Floor Area

### Section 12.21 C.10(b)(1). Slope Analysis Map

<ul style="list-style-type: none"> <li>As part of an application for a permit to the Department of Building and 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 of a property within each Slope Band identified in Table 12.21 C.10-2a.</li> <li>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 2-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. <ul style="list-style-type: none"> <li>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 RFAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2b.</li> </ul> </li> </ul> <p>The Slope Analysis Map shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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### Section 12.21 C.10 (b) Basic Limits of Maximum Residential Floor Area

<p>The maximum Residential Floor Area contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Residential Floor Area Ratio (RFAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a &amp; 2b. This formula can be found in Table 12.21 C.10-2c, where "A" is the area of the Lot within each Slope Band, "RFAR" is the RFAR of the corresponding Slope Band, and "RFA" is the sum of the Residential Floor Area of each Slope Band.</p> <p><b>* Please show the calculation process in the submitted plans.</b>  <b>* Please provide the "Department of Building and Safety/City Planning Joint Referral Form - Slope Analysis and Maximum Residential Floor Area Verification Form" and have it signed by DCP staff</b></p> <p><i>(Table 12.21 C.10-2a &amp; 2b and Table 12.21 C.10-2c are on next page)</i></p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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## Hillside Area Development Standard

**Table 12.21 C.10-2a & 2b  
Single-Family Zone Hillside Area Residential Floor Area Ratios (RFAR)**

\* Please check the zoning that applies to the Project in this table and fill the Lot Area that matches with the corresponding Slope Band.

Slope Bands (%)	<input type="checkbox"/> R1	<input type="checkbox"/> RS	<input type="checkbox"/> RE9	<input type="checkbox"/> RE11	<input type="checkbox"/> RE15	<input type="checkbox"/> RE20	<input type="checkbox"/> RE40	<input type="checkbox"/> RA	<input type="checkbox"/> R1H1	<input type="checkbox"/> R1H2	<input type="checkbox"/> R1H3	<input type="checkbox"/> R1H4
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25	0.65	0.55	0.45	0.40
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20	0.60	0.50	0.45	0.35
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15	0.55	0.45	0.40	0.30
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10	0.50	0.40	0.35	0.25
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Table 12.21 C.10-2c  
Hillside Area Maximum Residential Floor Area Formula**

\*Please fill the Lot Area and the corresponding Residential Floor Area Ratio according to the Table 12.21 C.10-2a & 2b in this table.  
\*Please calculate the Maximum Residential Floor Area within each Slope Band and indicate the Total Maximum Residential Floor Area.

Slope Bands (%)	Area (sq ft)		RFAR		Result of Maximum Residential Floor Area
0 - 14.99	A1:	X	RFAR 1:	=	RFA 1:
15 - 29.99	A2:	X	RFAR 2:	=	RFA 2:
30 - 44.99	A3:	X	RFAR 3:	=	RFA 3:
45 - 59.99	A4:	X	RFAR 4:	=	RFA 4:
60 - 99.99	A5:	X	RFAR 5:	=	RFA 5:
100 +	A6:	X	RFAR 6:	=	RFA 6:
<b>Total Maximum Residential Floor Area (Sum of RFA 1 through RFA 6)</b>				=	<b>Total:</b>

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**Section 12.21 C.10(b)(2). Guaranteed Minimum Residential Floor Area**

- Notwithstanding the above, the maximum Residential Floor Area for all Buildings and Accessory Buildings on any Lot may be at least the percentage of the Lot size as outlined in Table 12.21 C.10-3 below or 800 square feet, whichever is greater.
- The guaranteed minimum for the original zone as stated in the paragraph above may apply to any Lot in place of the maximum Residential Floor Area calculation in Tables 12.21 C.10-2a and 12.21 C.10-2b.
- In addition, in the event that a Lot has an area that is less than 50 percent of the minimum Lot size for its Zone, was made nonconforming in Lot size as a result of an adopted zone change or code amendment changing the minimum Lot size, and met the minimum Lot size requirements of the original zone, the guaranteed minimum for the original zone as stated in this Subparagraph shall apply.

- Yes
- No
- N/A

(Table 12.21 C.10-3 is on next page)



# Hillside Area Development Standard

Table 12.21 C.10-3 Guaranteed Minimum Residential Floor Area					
*Please check the zone that applies to the Project, fill the Lot Size, and calculate the Guaranteed Minimum Residential Floor Area.					
Zone	Percentage of Lot Size		Lot Size		Guaranteed Minimum Residential Floor Area
<input type="checkbox"/> R1	25%	X		=	
<input type="checkbox"/> RS	23%	X		=	
<input type="checkbox"/> RE9	20%	X		=	
<input type="checkbox"/> RE11	20%	X		=	
<input type="checkbox"/> RE15	18%	X		=	
<input type="checkbox"/> RE20	18%	X		=	
<input type="checkbox"/> RE40	18%	X		=	
<input type="checkbox"/> RA	13%	X		=	

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## Section 12.21 C.10(b)(3). Residential Floor Area Bonus for RA, RE and RS Zones

\* If not using Residential Floor Area Bonus option, skip to Exception for Maximum Residential Floor Area on page 8.

An additional 20 percent of the maximum Residential Floor Area as determined by Table 12.21 C.10-2 of this Paragraph (b), or an additional 30 percent for Lots where the guaranteed minimum outlined in Subparagraph (2) of this Paragraph (b) is utilized, for that Lot shall be allowed if any of the options listed below is utilized. Only one bonus per property is allowed.

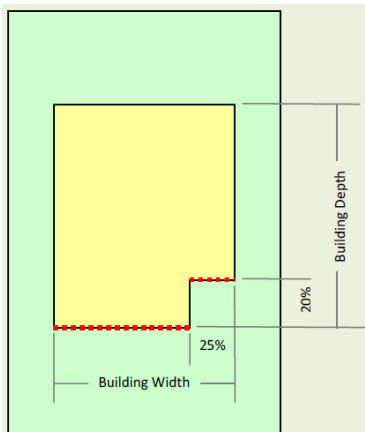
**\*Please check the box for the option that is being utilized for the Project:**

(i) Proportional Stories Option.

The total Residential Floor Area of each Story other than the Base Floor in a multi-Story Building does not exceed 75 percent of the Base Floor Area. This option shall only apply to flat Building pads where the Slope of the Building pad area prior to any Grading, as measured from the highest and lowest Elevation points of the existing Grade within five horizontal feet of the exterior walls of the proposed Building or Structure, is less than 15 percent; or

(ii) Front Façade 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.



**Figure 2. Front Façade Stepback Option Reference Diagram**

(Residential Floor Area Bonus for RA, RE and RS Zones section continues on next page)

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<p><i>(Residential Floor Area Bonus for RA, RE and RS Zones section - Continued)</i></p> <ul style="list-style-type: none"> <li>• When Through Lots have, or are required to provide, two Front Yard setbacks, the step-back shall be provided along both Front Lot Lines. When referred by the Department of Building and Safety due to 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 a Residential Floor Area bonus.</li> <li>• 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.</li> <li>• This option shall only apply to Structures which are no within 35 feet of 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 five horizontal feet of the exterior wall of the proposed Building or Structure to the lowest point of the existing natural Grade within five horizontal feet, is less than 15%; or</li> </ul> <p><input type="checkbox"/> (iii) Cumulative Side Yard Setbacks Option</p> <ul style="list-style-type: none"> <li>• The combined width of Side Yards shall be at least 25% of the total Lot Width, as defined in Section 12.03 of this Code, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision, whichever is greater.</li> <li>• One (1) foot shall be added to each required Side Yard for each increment of 10 feet or fraction thereof of height above the first 18 feet of height. The width of a required Side Yard setback shall be maintained for the entire length of a Side Yard and cannot alternate from one Side Yard to the other; or</li> </ul> <p><input type="checkbox"/> (iv) 18-Foot Envelope Height Option</p> <p>For properties which are not in the "1SS" Single-Story Height District, the maximum envelope height, measured pursuant to Subparagraph (1) of Paragraph (d) of this Subdivision 10, shall be no more than 18 feet; or</p> <p><input type="checkbox"/> (v) Multiple Buildings Option</p> <p>In addition to the Lot coverage requirements in Paragraph (e) of this Subdivision, any one Building and Structure extending more than 6 feet above Hillside Area Grade, as defined in Section 12.03 of this Code, shall cover no more than 20% of the area of a Lot. Such Buildings or Structures may only be connected by one breezeway, fully enclosed walkway, elevator, or combination thereof of not more than 5 feet in width; or</p> <p><input type="checkbox"/> (vi) Minimal Grading Option</p> <p>For properties where at least 60% of the Lot is comprised of Slopes which are 30% or greater, as determined by a Slope Analysis Map prepared in accordance with Subparagraph (1) of this Paragraph (b), the total amount of any Grading on the site [including exempted Grading, as outlined in Paragraph (f) of this Subdivision (10)] does not exceed the numeric value of 10% of the total Lot size in cubic yards or 1,000 cubic yards, whichever is less.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

### Exception for Maximum Residential Floor Area

#### Section 12.21 C.10(I)(2). Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010.

<p>Any construction that adds Residential Floor Area, in excess of the maximum Residential Floor Area provided in Paragraph (b) of this Section, to a lot that includes a main Building that existed prior to August 1, 2010, and for which permits were previously obtained, provided that:</p> <p>(i) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and</p> <p>(ii) the resulting Building complies with the requirements of Paragraphs (a) (Setback Requirements), (d) (Height Limits) and (f) (Grading) of this Subdivision 10.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
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**Height Limits\***

\* Height limitations in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over the requirements of this Section 12.21. Otherwise, this Section 12.21 shall apply.  
Please list the overlay or subdivision approval if applicable: \_\_\_\_\_

**Section 12.21 C.10(d) & (d)(1). General Height Limits**

No portion of a Building or Structure shall be erected or enlarged which exceeds the envelope height limits as outlined in Table 12.21 C.10-4 on next page, or as otherwise stated in the paragraphs below.

\* **Please indicate Plan Sheets where the building elevation dimensions with Maximum Envelope Height and Encroachment Plane are shown.**

**• Maximum Envelope Height.**

Envelope height (otherwise known as vertical height or "plumb line" height) shall be the vertical distance from the Hillside Area Grade to a projected plane at the roof Structure or parapet wall located directly above and parallel to the Grade. Measurement of the envelope height shall originate at the adjacent Hillside Area Grade at the exterior walls of a Building or Structure. At no point shall any given section of any part of the proposed Building or Structure exceed the maximum envelope height.

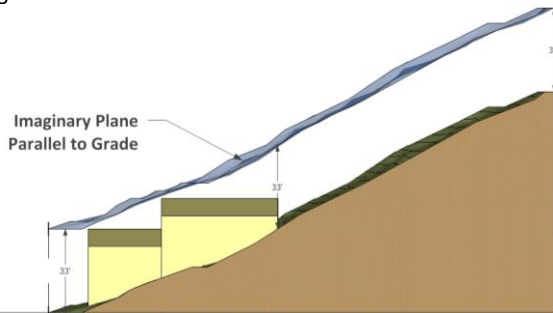


Figure 3. Maximum Envelope Height Reference Diagram

- Yes
- No
- N/A

**• Encroachment Plane.**

In the R1 Zone, the encroachment plane shall originate from a point that is 20 feet in height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.

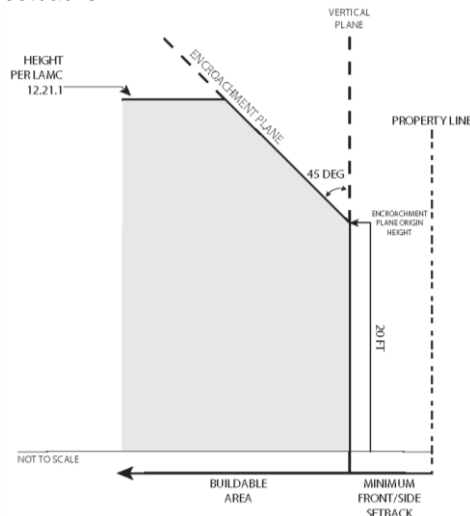


Figure 3. Encroachment Plane Reference Diagram

- Yes
- No
- N/A

**• Topographic Map.**

A topographic map shall be submitted as a separate plan sheet or as part of the site plan identifying the perimeter of the exterior walls, or any other information which the Department of Building and Safety deems necessary to determine compliance with this Paragraph.

- Yes
- No
- N/A

(Table 12.21-C.10-4 Maximum Height of Structures is on the next page)

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Table 12.21 C.10-4: Maximum Height of Structures (in feet)

\* Please check the Zone, Range of Slope and Height District that apply to the Project in this table.

Height Districts	<input type="checkbox"/> R1	<input type="checkbox"/> RS	<input type="checkbox"/> RE9	<input type="checkbox"/> RE11	<input type="checkbox"/> RE15	<input type="checkbox"/> RE20	<input type="checkbox"/> RE40	<input type="checkbox"/> RA
<input type="checkbox"/> When the roof of the uppermost Story of a Building or Structure or portion thereof has a <u>Slope of 25% or greater</u> , the maximum height for said portion of Building or Structure thereof shall be as follows:								
<input type="checkbox"/> 1, 1L, & 1VL	33	33	33	36	36	36	36	36
<input type="checkbox"/> 1XL	30	30	30	30	30	30	30	30
<input type="checkbox"/> 1SS	22	22	22	22	22	22	22	22
<input type="checkbox"/> When the roof of the uppermost Story of a Building or Structure or portion thereof has a <u>Slope of less than 25%</u> , the maximum height for said portion of Building or Structure thereof shall be as follows:								
<input type="checkbox"/> 1, 1L, & 1VL	28	28	28	30	30	30	30	30
<input type="checkbox"/> 1XL	28	28	28	30	30	30	30	30
<input type="checkbox"/> 1SS	18	18	18	18	18	18	18	18

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Section 12.21 C.10(d)(3). Prevailing Height

<p>Notwithstanding Table 12.21 C.10-4 of this Paragraph (d), when 40% or more of the existing One-Family Dwellings with Frontage on both sides of the block have Building heights exceeding these limits, the maximum envelope height for any Building on that block may be the average height of the Dwellings exceeding these limits.</p> <p>* Please indicate Plan Sheets with calculations for the average height of the Dwellings on both side of the project site.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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Section 12.21 C.10(d)(4). Lots in a Single-Story Height District

<p>On Lots in a "SS" Single Story Height District, shown as "1SS" on a Zoning Map, no Building or Structure shall be erected or enlarged which exceeds one Story.</p> <ul style="list-style-type: none"> <li>Notwithstanding the provision in Section 12.21.1 A.8., in determining the number of Stories, any Basement which is exempt from the Residential Floor Area calculation, as outlined in Section 12.03 of this Code, shall not be considered a Story.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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Section 12.21 C.10(d)(5). Lots Fronting on Substandard Hillside Limited Streets

<p>For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, 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.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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Section 12.21 C.10(d)(6). Unenclosed/Uncovered Cantilevered Balconies

<p>Unenclosed/uncovered cantilevered balconies and "visually permeable railing" (no more than 42 inches in height), may project no more than 5 horizontal feet beyond the maximum envelope height, as limited and measured in Subparagraph (1) of this Paragraph (d).</p> <ul style="list-style-type: none"> <li>For the purposes of this Subparagraph (6), "visually permeable railing" means railing constructed of material that is transparent, such as glass or plastic panels, or wrought iron or other solid material which is 80 percent open to light and air.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Section 12.21 C.10(d)(7). Roof Structures**

Roof Structures as described in Table 12.21 C.10-5 below, or similar Structures, may be erected above the height limit specified in Table 12.21 C.10-4. <ul style="list-style-type: none"> <li>No roof Structure or any other space above the height limit specified in Table 12.21 C.10-5 shall be allowed for the purpose of providing additional floor space.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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<b>Table 12.21 C.10-5. Projecting Roof Structures</b>		
* Please mark any of the following Roof Structures proposed in the Project.		
Roof Structures	Projection Above Height Limit	Setback from Roof Perimeter
<input type="checkbox"/> Elevator Housing	No more than 5 feet	Not less than 5 feet
<input type="checkbox"/> Tanks		
<input type="checkbox"/> Ventilating Fans or similar equipment required to operate and maintain the Building.		
<input type="checkbox"/> Skylights, covering up to 33 1/3% of the roof area upon which the skylight is constructed.		
<input type="checkbox"/> Towers		
<input type="checkbox"/> Steeples		
<input type="checkbox"/> Flagpoles		
<input type="checkbox"/> Smokestacks		
<input type="checkbox"/> Wireless Masts		
<input type="checkbox"/> Water Tanks		
<input type="checkbox"/> Silos	See Section 12.21.1 B.3.(c)	See Section 12.21.1 B.3.(c)
<input type="checkbox"/> Structures Solely Supporting Solar Energy Systems		
<input type="checkbox"/> Chimneys	No more than 5 feet	None
<input type="checkbox"/> Exhaust Ducts/Ventilation Shafts		
<input type="checkbox"/> Stairway Housing, no larger than 36 square feet.		
<input type="checkbox"/> Skylights, covering more than 33 1/3% of the roof area upon which the skylight is constructed.	No more than 30 inches	

\*Solar energy systems as defined by California Civil Code Section 801.5 are exempt per California Government Code Section 65850.5

**Lot Coverage**

**Section 12.21 C.10(e). General Lot Coverage Requirements**

Buildings and Structures extending more than 6 feet above natural ground level shall cover no more than 40% of the area of a Lot.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Section 12.21 C.10(e)(1). Lot Coverage on Substandard Lots**

Notwithstanding Paragraph (e) above, for a Lot which is substandard as to width (less than 50 feet) and as to area (less than 5,000 square feet), Buildings and Structures shall cover no more than 45% of the area of a Lot.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Grading**

**Section 12.21 C.10(f)(1). Maximum Grading Quantities**

<ul style="list-style-type: none"> <li>The cumulative quantity of Grading, or the total combined value of both Cut and Fill or incremental Cut and Fill, for any one property shall be limited to a base maximum of 1,000 cubic yards plus the numeric value equal to 10% of the total Lot size in cubic yards. Example: a 5,000 square-foot Lot would have a maximum Grading amount of 1,500 cubic yards (1,000 cubic yards for the base amount + 500 cubic yards for the 10% calculation).</li> <li>However, the cumulative quantity of Grading and Earth Transport Quantities shall not exceed the maximum "by-right" quantities outlined by Zone in Table 12.21 C.10-6.</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Table 12.21 C.10-6  
Maximum "By-Right" Grading & Earth Transport Quantities**

Zone	Maximum Grading for Lots Fronting Standard or Substandard Hillside Limited Street (cubic yards)	Maximum Earth Import/Export for Lots Fronting Substandard Hillside Limited Streets (cubic yards)
<input type="checkbox"/> R1	1,000	750
<input type="checkbox"/> RS	2,200	1,650
<input type="checkbox"/> RE9	2,400	1,800
<input type="checkbox"/> RE11	2,800	2,100
<input type="checkbox"/> RE15	3,200	2,400
<input type="checkbox"/> RE20	4,000	3,000
<input type="checkbox"/> RE40	6,600	4,950
<input type="checkbox"/> RA	3,600	2,700

**Section 12.21 C.10(f)(3). Exemptions for Grading and/or Earth Transport Limitations**

<p>The Grading activities outlined in the sub-subparagraphs below shall be exempt from the Grading and/or earth transport limitations established in Subparagraphs (1) and (2) of this Paragraph (f). However, any excavation from an exempted activity being used as Fill, outside of a 5-foot perimeter from the exempted Grading activities, for any other on-site purpose shall be counted towards the limits established in Subparagraph (1) of this Paragraph (f).</p> <p><b>* Please check that is being utilized for the Project.</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> (i) Cut and/or Fill for deepened foundation systems (such as caissons and piles), water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.</li> <li><input type="checkbox"/> (ii) Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.</li> <li><input type="checkbox"/> (iii) Remedial Grading as defined in Section 12.03 of this Code as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections 91.7006.2, 91.7006.3 and 91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division.</li> <li><input type="checkbox"/> (iv) Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.</li> <li><input type="checkbox"/> (v) <b>No exemption is being utilized.</b></li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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**Off-Street Parking Requirements**

**Section 12.21 C.10 (g). Number of Parking Spaces**

<p><b>(1) Number of Required Covered Spaces</b>                  There shall be at least two Automobile Parking Spaces on the same Lot with each One-Family Dwelling thereon. These required parking spaces shall be provided within a Private Garage. These required parking spaces shall not be provided or maintained within a required Front Yard, unless otherwise permitted by Subparagraph (10) of Paragraph (a) of this Subdivision 10.</p> <p><input type="checkbox"/> (i) <b>Exception for Dwelling on Narrow Lot (* check the box if applicable)</b>                  Where only one One-Family Dwelling is located on a nonconforming Lot 40 feet or less in width and not abutting an alley, only one Automobile Parking Space need be provided. This exception shall not apply to any Lot which fronts on a Substandard Hillside Limited Street.</p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
<p><b>(2) Additional Required Spaces</b></p> <ul style="list-style-type: none"> <li>For a main Building and any Accessory Building located on a Lot which fronts on a Substandard Hillside Limited Street, excluding Floor Area devoted to required parking, which exceed a combined Residential Floor Area of 2,400 square feet, there shall be one additional parking space provided for each additional increment of 1,000 square feet or fraction thereof of Floor Area for a maximum of five total on-site spaces.</li> <li>These additional required parking spaces are not required to be covered.</li> <li>Notwithstanding the provisions of Subparagraph (1) of this Paragraph (g), when a Lot fronts onto a Substandard Hillside Limited Street, the additional parking spaces may be located within the required Front Yard.</li> </ul>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>

**Section 12.21 C.10(g)(3). Parking Stall Dimensions**

<p>In each parking area or garage devoted to parking for Dwelling uses, all Parking Stalls in excess of one per Dwelling Unit may be designed as compact stalls to accommodate parking cars. Every standard Parking Stall provided for Dwelling Units shall be at least 8 feet 6 inches in width and 18 feet in length; every compact stall shall be at least 7 feet 6 inches in width and 15 feet in length.</p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
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**Section 12.21 C.10(g)(4). Tandem Parking**

<p>Automobile parking may be parked in tandem in a Private Garage or Private Parking Area serving a One-Family Dwelling where the tandem parking is not more than two cars in depth. Each required Parking Stall within a parking area or garage shall be accessible. Tandem parking shall not be allowed in parking areas for recreational vehicles.</p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
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**Section 12.21 C.10(g)(5). Garage Doors**

<p>Any door or doors installed at the automobile entry to a garage serving a One-Family Dwelling where the required parking spaces are located shall be of conventional design constructed so as to permit the simultaneous entry of automobiles in each required parking space without damaging the door or door frame and constructed so as to permit the flow of air through the automobile entry when the door is in the fully closed position.</p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
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**Section 12.21 C.10(g)(6). Driveway Width**

<p>Every access driveway shall be at least 9 feet in width.</p>		<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
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**Section 12.21 C.10(g)(7). Mechanical Automobile Lifts and Robotic Parking Structures**

<p>The stacking of two or more automobiles via a mechanical car lift or computerized parking Structure is permitted. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and vehicular access to the platform meet the requirements of Paragraphs (a), (b), and (i) of Subdivision 5. of Subsection A. of Section 12.21 of this Code. The lift equipment or computerized parking Structure shall meet any applicable Building, Mechanical and Electrical Code requirements as approved by the Department of Building and Safety.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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