

## **Checklist for sign off in the NE Hillside Ordinance area:**

### **[D] Development Limitations:**

1. **Slope Analysis:** Page 3 of ZI 2399 and page 5-7 of the Ordinance  
These sections describe the Slope Analysis which determines how many square feet you are allowed. Slope Analysis must be prepared by a licensed surveyor or civil engineer and stamped and signed by them (include as a sheet in plans).
2. **Height:** Page 5, Section A.1.a of the Ordinance.  
No building or structure shall exceed 30 ft. in height from the lowest adjacent finished grade, except that when the roof has a slope of less than 25%, the max height shall be 26 ft. above lowest adjacent finished grade.
3. **Ridgeline Map:** Page 3, Section A.2.e of the Ordinance  
Structures within 50 linear feet of identified ridgelines are limited to one story or 15 feet in height. Include map of ridgelines in surrounding area and delineate 50 linear feet to verify proximity to ridgelines.

### **[Q] Conditions:**

1. **Building Design:** Page 2, Section A.2.d of the Ordinance  
Carefully review the design standards, choose one of the 3 options and clearly define which option you are using in your plans.
2. **Color Photos and Index Map:** Page 1-2 of ZI 2399  
Provide one set of color photos of every lot for a distance of 200 feet on both sides of subject property and both sides of the street, as well as an index map indicating where the photos were taken.
3. **Grading:** Page 4, Section A.5.d of the Ordinance.  
Grading shall be limited to a maximum of 500 cubic yards plus 5% of the total lot size up to a maximum of 1,000 cubic yards.
4. **Soils and Grading Approval Letter:** Page 4, Section A.5.a of the Ordinance  
An approval letter from DBS – Grading Division is required prior to Planning sign off.
5. **Tree Report:** Page 1 of ZI 2399 and page 3-4 of the Ordinance  
A Tree Report prepared by a licensed professional must be submitted. If the Tree Report finds there are Protected Trees, as defined in LAMC Ordinance No. 177,404 (Protected Trees Ordinance), the Tree Report must be submitted and approved to Urban Forestry prior to Planning sign off.
6. **Landscape Plans:** Page 3, Section A.4 of the Ordinance  
A Landscape Plan with a landscaping palette comprised of drought tolerant and/or native plant materials to be submitted to Bureau of Street Services, Urban Forestry Division prior to Planning clearance.
7. **Retaining Walls:** Page 3, Section A.3.a of the Ordinance.  
The maximum total height of all freestanding retaining walls shall not exceed 12 feet with no individual wall measuring higher than 6 ft. Each freestanding retaining wall shall not exceed 75 feet in linear length. Provide a retaining wall schedule showing all dimensions of all freestanding retaining walls.