

Note: These slides have been modified from those presented at the 6 workshops held throughout the City of Los Angeles to incorporate some of the information presented orally. This PDF copy of the presentation is intended to supplement the handouts also available for download at the Department of City Planning Website (<http://planning.lacity.org>) "Proposed Ordinances" section.

BASELINE HILLSIDE ORDINANCE

Preliminary Proposal

Public Workshops

February 2010



BASELINE HILLSIDE ORDINANCE

Prepared by the City of Los Angeles – Department of City Planning



Background

- Baseline Hillside Ordinance the Third Step in preventing out-of-scale single-family development (mansionization) in the City of Los Angeles.
 - First Step – Baseline Mansionization Ordinance (for non-hillside single-family properties)
 - Second Step – Hillside Area Map
- Proposal developed from input received at the 5 Kick-Off Meetings held in Early 2009.

Baseline Hillside Ordinance

- To diminish mansionization in hillside single-family neighborhoods, proposed regulations address:
 - Floor Area Ratio (FAR)
 - Height
 - Grading
- Includes neighborhood-specific overlays to allow communities to adjust citywide baseline limits.
- Would apply only to R1, RS, RE, & RA Zones in Hillside Area.

Regional Topography



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FLOOR AREA RATIO



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What is Floor Area Ratio (FAR)?

- FAR establishes relationship between property and amount of development permitted for that property.
- Usually expressed as percentage or ratio.
- Current FAR regulations result in maximum development limits which are substantially greater than the lot itself.
 - 5,000 sq-ft R1 lot = over 7,000 sq-ft.

Floor Area Ratio

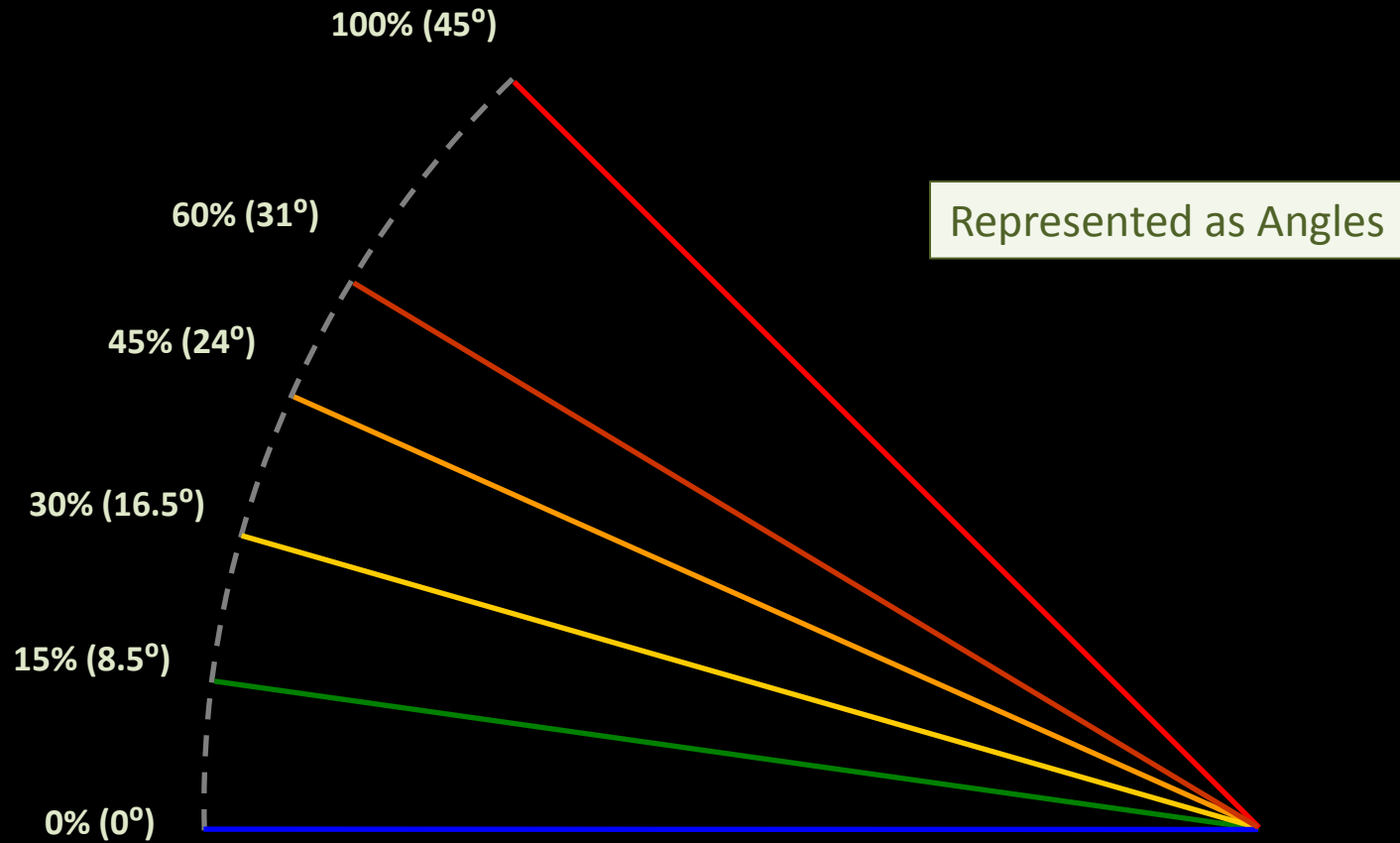
SLOPE BAND METHOD:

- Building/Structure Size regulation based on lot size, zone, & steepness of slopes on a property.
- Unique FAR starting point for each Single-Family Zone.
- FAR is gradually reduced for steeper portions of the lot using identified Slope Bands.

Slope Bands

Slope Band	Angle (in degrees)	Description
0% - 15%	0 – 8.5	Flat to Moderate Slope
15% - 30%	8.5 – 16.5	Strong Slopes (true hillside)
30% - 45%	16.5 – 24	Very Strong Slopes
45% - 60%	24 – 31	Moderately Severe Slopes
60% - 100%	31 – 45	Severe Slopes
100% or greater	45 or greater	Extreme Slopes

Slopes Bands



Floor Area Ratio

FARs from Baseline
Mansionization Ordinance

Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.50	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

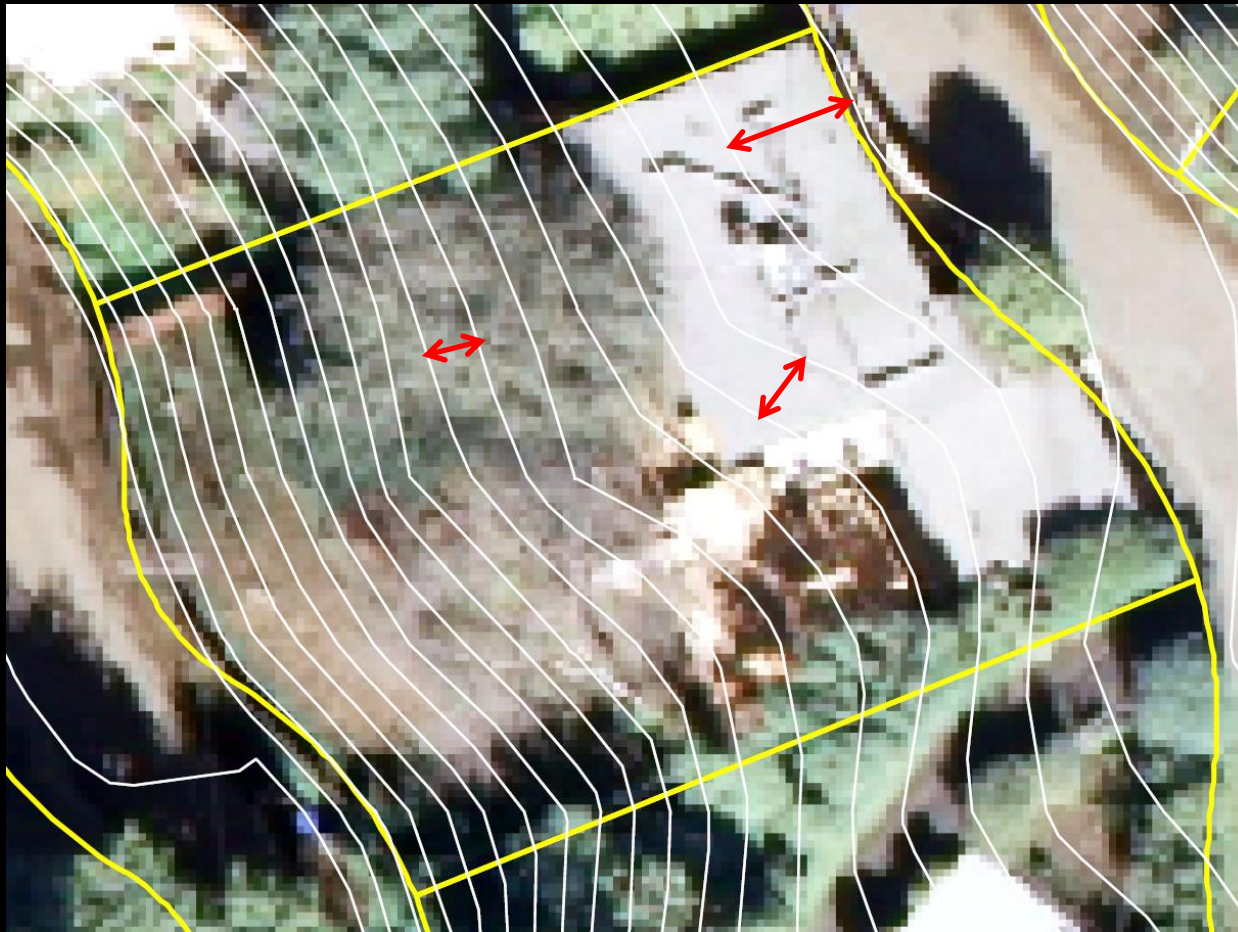


Determining Maximum RFA

Hillside Area Maximum Residential Floor Area Formula

Slope Bands (%)	Area within Slope Bands		FARs	=	Residential Floor Area
0 – 14.99	A ¹	×	M ¹	=	V ¹
15 – 29.99	A ²	×	M ²	=	V ²
30 – 44.99	A ³	×	M ³	=	V ³
45 – 59.99	A ⁴	×	M ⁴	=	V ⁴
60 – 99.99	A ⁵	×	M ⁵	=	V ⁵
100 +	A ⁶	×	M ⁶	=	V ⁶
Maximum Residential Floor Area				=	Sum of V ¹ through V ⁶

Slope Analysis



(example above uses 2 ft contours)

- **Topographical Survey** prepared by Licensed Surveyor (using 1ft contours).
- **Contours** are lines representing a change in elevation (+/- 1ft).
- **Slope Analysis** measures distance between each contour line to determine slope.
- ***Shorter Distance = Steeper Slope.***

Real World Example: Slope Analysis

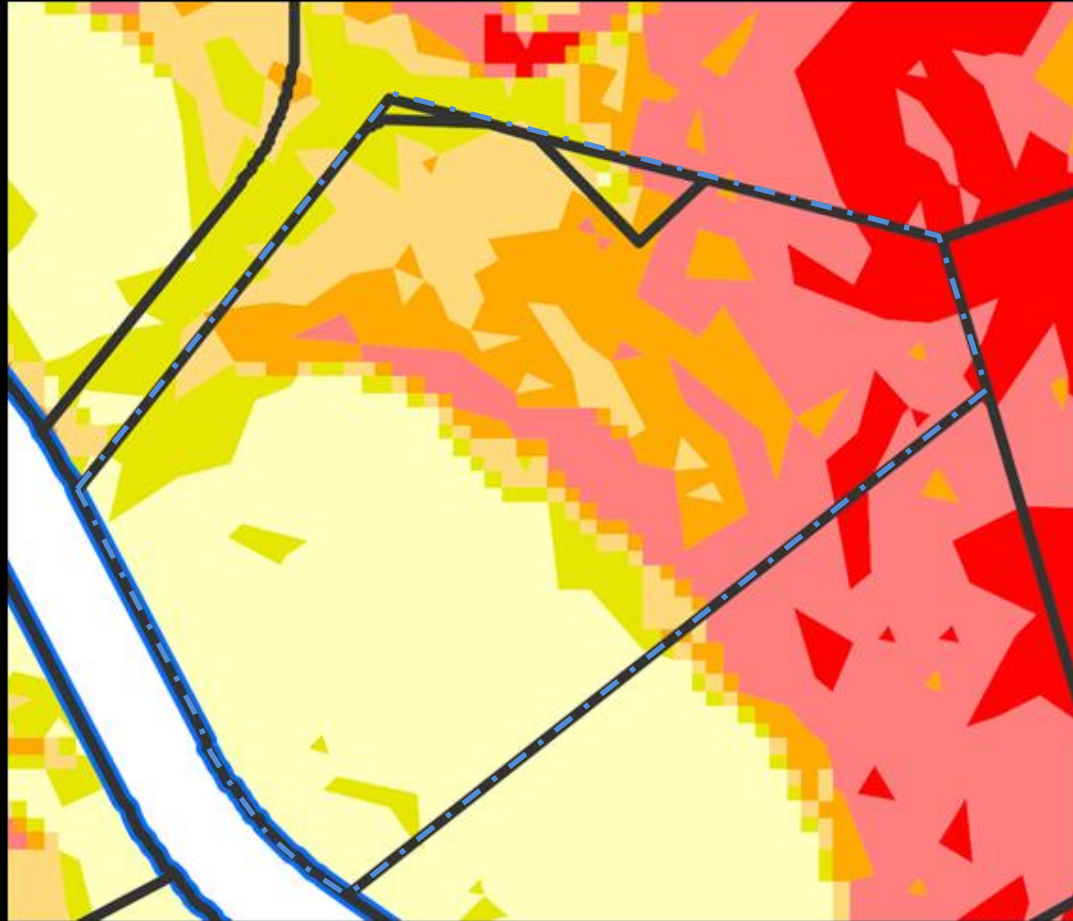
Will Determine "M" Values



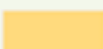





Zone: RE20-1-H

Lot Size: 40,567 sq-ft

"A" Values
in Formula



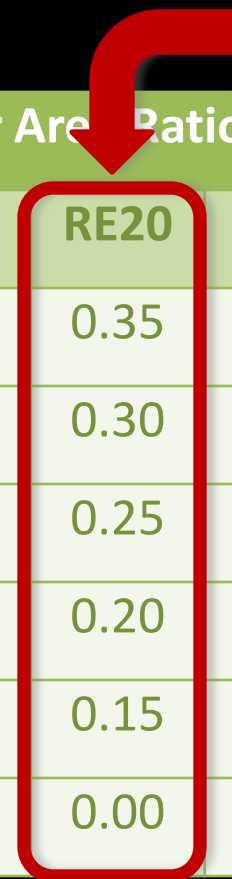
Slope Band		Area within Slope Band
	< 15%	→ 15,977.3 sq-ft
	15% - 30%	→ 3,342.4 sq-ft
	30% - 45%	→ 5,113.0 sq-ft
	45% - 60%	→ 6,726.5 sq-ft
	60% - 100%	→ 7,802.4 sq-ft
	>100%	→ 1,605.1 sq-ft

Real World Example: FAR

“M” Values
in Formula

Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 – 14.99	0.50	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 – 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.20
30 – 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 – 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 – 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Real World Example: Max RFA

Hillside Area Maximum Residential Floor Area Formula

Slope Bands (%)	Area within Slope Bands		RE20 FARs	=	Residential Floor Area
0 – 14.99	15,977.3	×	0.35	=	5,592.05
15 – 29.99	3,342.4	×	0.30	=	1,002.73
30 – 44.99	5,113.0	×	0.25	=	1,278.25
45 – 59.99	6,726.5	×	0.20	=	1,345.30
60 – 99.99	7,802.4	×	0.15	=	1,170.36
100 +	1,605.1	×	0.00	=	0.00
Maximum Residential Floor Area				=	10,388.69 sq-ft

Theoretical Examples

Scenario 1 – “Flat” R1 Lot

Slope Bands (%)	Area (sq-ft)	FAR	Residential Floor Area
0 – 14.99	5,000	0.50	2,500
15 – 29.99	0	0.45	0
30 – 44.99	0	0.40	0
45 – 59.99	0	0.35	0
60 – 99.99	0	0.30	0
100 +	0	0.00	0
	(5,000)		Maximum RFA = 2,500 sq-ft

Scenario 2 – Sloped R1 Lot

Slope Bands (%)	Area (sq-ft)	FAR	Residential Floor Area
0 – 14.99	2,500	0.50	1,250
15 – 29.99	1,000	0.45	450
30 – 44.99	950	0.40	380
45 – 59.99	400	0.35	140
60 – 99.99	100	0.30	30
100 +	50	0.00	0
	(5,000)		Maximum RFA = 2,250 sq-ft

Scenario 3 – Very Sloped R1 Lot

Slope Bands (%)	Area (sq-ft)	FAR	Residential Floor Area
0 – 14.99	500	0.50	250
15 – 29.99	600	0.45	270
30 – 44.99	1,000	0.40	400
45 – 59.99	2,000	0.35	700
60 – 99.99	500	0.30	150
100 +	400	0.00	0
	(5,000)		Maximum RFA = 1,770 sq-ft

Guaranteed Minimum RFA

- To ensure that size limits are not too restrictive, Guaranteed Minimum Residential Floor Area (RFA) are included.

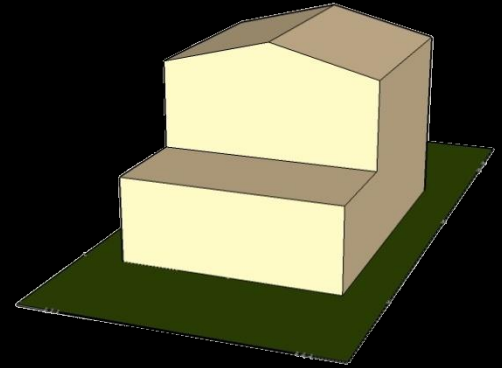
R1	RS	RE9	RE11	RE15	RE20	RE40	RA
5,000	7,500	9,000	11,000	15,000	20,000	40,000	17,500
sq-ft min lot	sq-ft min lot	sq-ft min lot	sq-ft min lot	sq-ft min lot	sq-ft min lot	sq-ft min lot	sq-ft min lot
1,500 sq-ft		3,000 sq-ft		4,000 sq-ft			3,000 sq-ft

- For lots which comply with minimum lot size requirements.

20% RFA Bonus

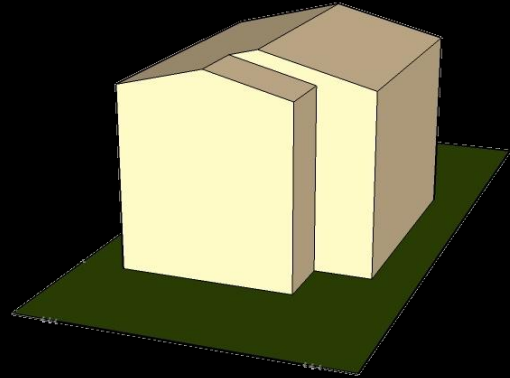
- **Proportional Stories Option**

Area of each story other than Base Floor does not exceed 75% of the Base Floor area.



- **Front Facade Stepback Option**

At least 25% of the front facade stepped-back at least 20% of the building depth.



These options only available for buildings on a natural/existing “flat” (less than 15% slope) pad.

20% RFA Bonus

- **Minimal Grading Option**

Total grading on site, including exempted grading, does not exceed 10% of the total lot size in cubic yards or 1,000 cubic yards, whichever is less.

Available when at least 60% of lot is comprised of slopes of 30% or greater.

20% RFA Bonus

- **Landform Grading Option**

Grading done in accordance with Landform Grading Manual in order to better reflect original landform and result in minimum disturbance to natural terrain.

Available when at least 60% of lot is comprised of slopes of 30% or greater, and total quantities of non-exempted grading does not exceed 1,000 cubic yards.

Landform Grading explained in later slide.

20% RFA Bonus

- **Green Building Option**

New single-family dwelling in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at "Certified" level or higher.

20% RFA Bonus

- Only one 20% RFA Bonus granted, not added together if more than one option utilized.
- Open to suggestions for additional bonus options.
 - Objective: to create incentives for preferred design methods that result in development which remains compatible with surrounding communities or do not increase perceived bulkiness of buildings.

Zoning Administrator Authority

- Zoning Administrator will continue to have authority to grant an Adjustment of no more than 10% of the maximum Residential Floor Area limits.
- Increase larger than 10% would require Variance.
- Zoning Administrator Cases require Environmental Clearance, Notification, and Public Hearing, and include Conditions of Approval.

Preliminary Proposal

RESIDENTIAL FLOOR AREA (RFA) DEFINITION



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RFA: What Is Included?

- **Interior/Enclosed Spaces** *(No change from BMO definition.)*
Area within exterior walls of all structures, except as otherwise exempted.
- **Vaulted Ceilings** *(No change from BMO definition.)*
Portions of building, in excess of 100 sq-ft, with ceiling height greater than 14 ft counts as twice the area.
- **Stairwells** *(No change from BMO definition.)*
Stairwells only counted once.
- **Potentially Habitable Attics** *(No change from BMO definition.)*
Any attic (or portion of) with ceiling height more than 7 ft.

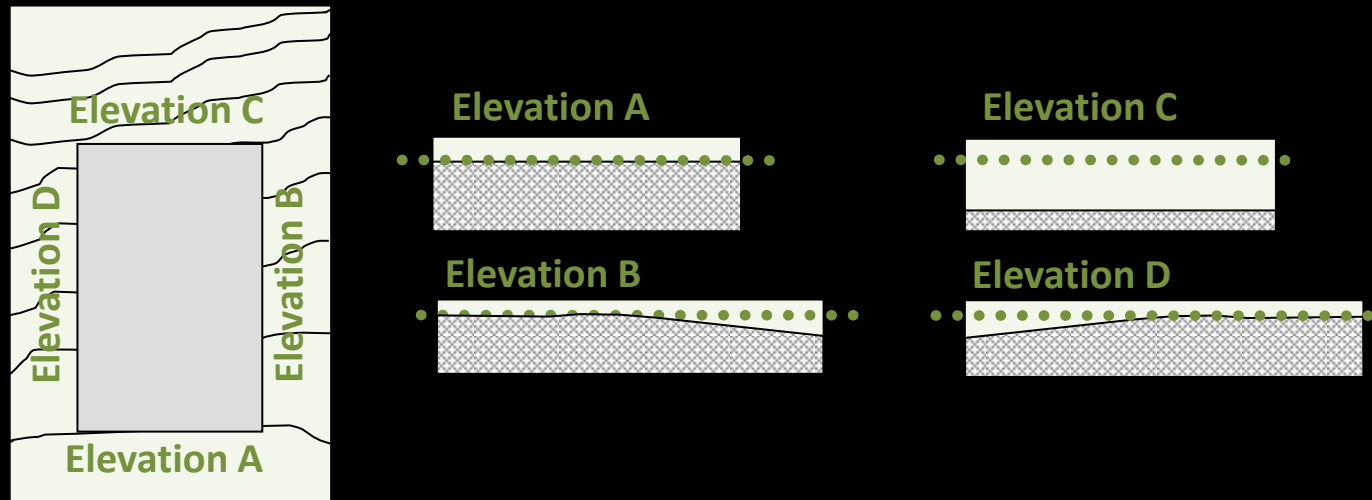
RFA: What Is Not Included?

- **Covered Parking** *(Proposed change.)*
Ratio of 200 sq-ft per required covered parking area [still 400 sq-ft].
- **Small Accessory Buildings** *(No change from BMO definition.)*
Detached accessory buildings, no greater than 200 sq-ft; total combined area not to exceed 400 sq-ft [two 200 sq-ft structures, four 100 sq-ft, etc.].
- **Small Covered Porches** *(No change from BMO definition.)*
First 250 sq-ft of porches, patios, and breeze-ways with solid roof open on at least 2 sides.
- **Open Roof Porches** *(No change from BMO definition.)*
Porches, patios, and breeze-ways with open lattice roof; no limit.

RFA: What Is Not Included?

- **Basements** (*Proposed change.*)

Height of ceiling does not exceed 2 ft above finished or natural grade, whichever is lower, for at least 60% of perimeter length of exterior basement walls.



Light-wells more than 3 ft by 6 ft would disqualify basement from exemption.

Preliminary Proposal

HEIGHT & STORY LIMITS



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Height Limits

Current

- Current method incentivizes tall box-like structures, and discourages/prevents terracing of structures.

Proposed

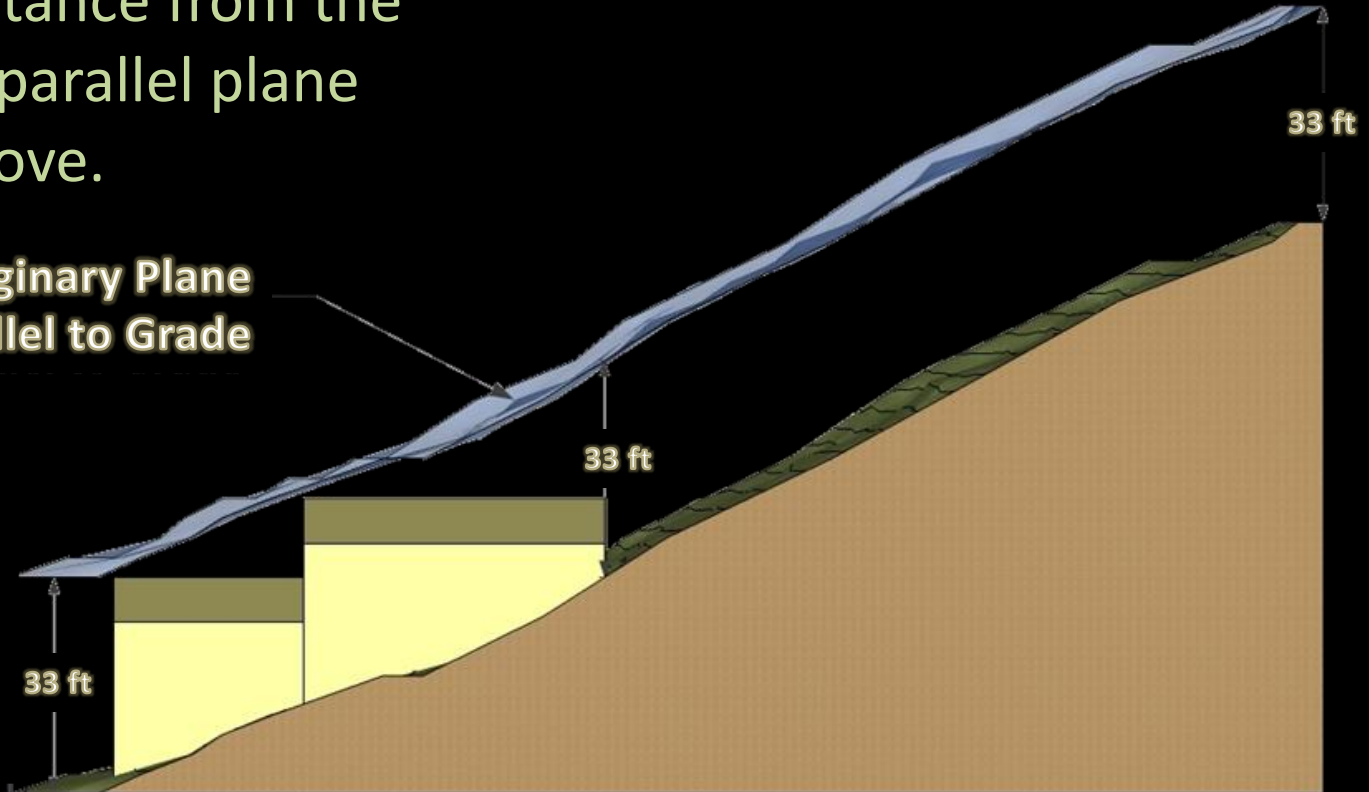
- Proposal utilizes new method of calculating height which would follow slope of lot called Envelope Height and allows for terracing.
- Envelope height is combined with Overall Height to prevent building from becoming too large.
- Maximum height based on slope of roof; helps to limit visual mass of structures.

Envelope Height

- Envelope Height

Vertical distance from the grade to a parallel plane directly above.

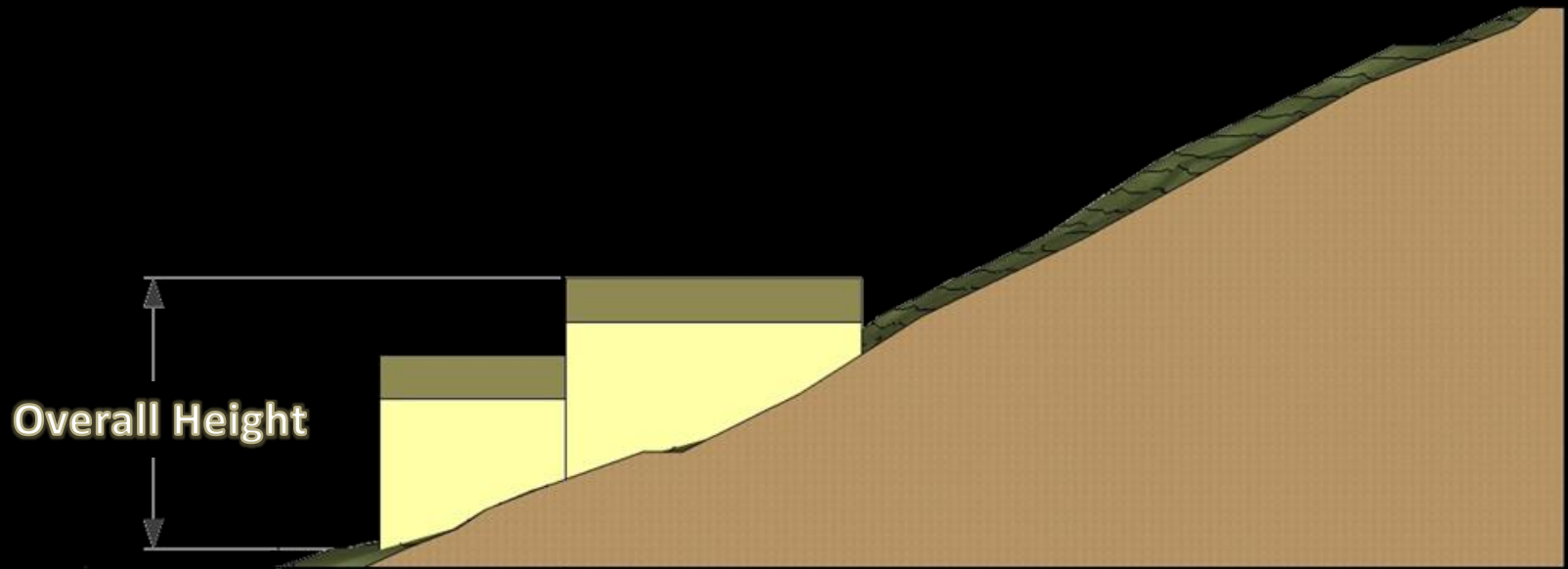
Imaginary Plane
Parallel to Grade



Overall Height

- Overall Height

Lowest point of a building to the highest point of the roof or parapet wall.



Sloped Roof Height Limits

(25% Roof Slope or Greater)

Maximum Height of Structures (in feet)

Height Districts	Height Limit	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
1, 1L, & 1VL	<i>Envelope</i>	33	33	33	36	36	36	36	36
	<i>Overall</i>	45	45	45	50	50	50	50	50
1XL	<i>Envelope</i>	30	30	30	30	30	30	30	30
	<i>Overall</i>	45	45	45	45	45	45	45	45
1SS	<i>Envelope</i>	22	22	22	22	22	22	22	22
	<i>Overall</i>	35	35	35	35	35	35	35	35

“Flat” Roof Height Limits (Less Than 25% Roof Slope)

Maximum Height of Structures (in feet)

Height Districts	Height Limit	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
1, 1L, & 1VL	<i>Envelope</i>	28	28	28	30	30	30	30	30
	<i>Overall</i>	40	40	40	45	45	45	45	45
1XL	<i>Envelope</i>	28	28	28	30	30	30	30	30
	<i>Overall</i>	40	40	40	45	45	45	45	45
1SS	<i>Envelope</i>	18	18	18	18	18	18	18	18
	<i>Overall</i>	35	35	35	35	35	35	35	35

Zoning Administrator Authority

- Zoning Administrator will have authority to allow buildings to exceed maximum envelope height requirements.
- Increase in height may not exceed overall height limits.
- Any increase greater than overall height would require a Variance.

Story Limits

- No change from story limits currently in effect:

Height Districts					
1	1L	1VL	1XL	1SS	
n/a	n/a	3	2	1	

Preliminary Proposal

GRADING LIMITS



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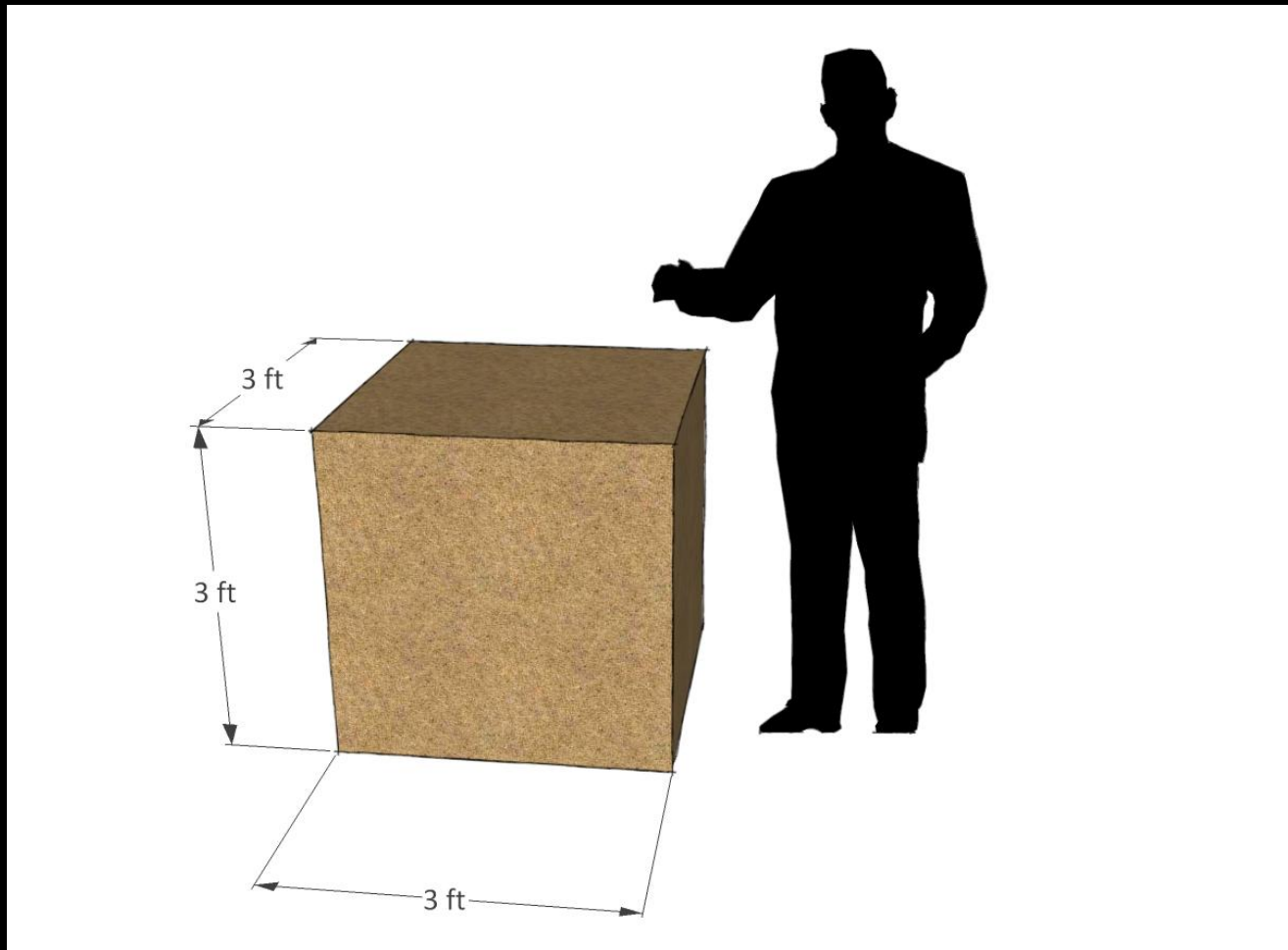
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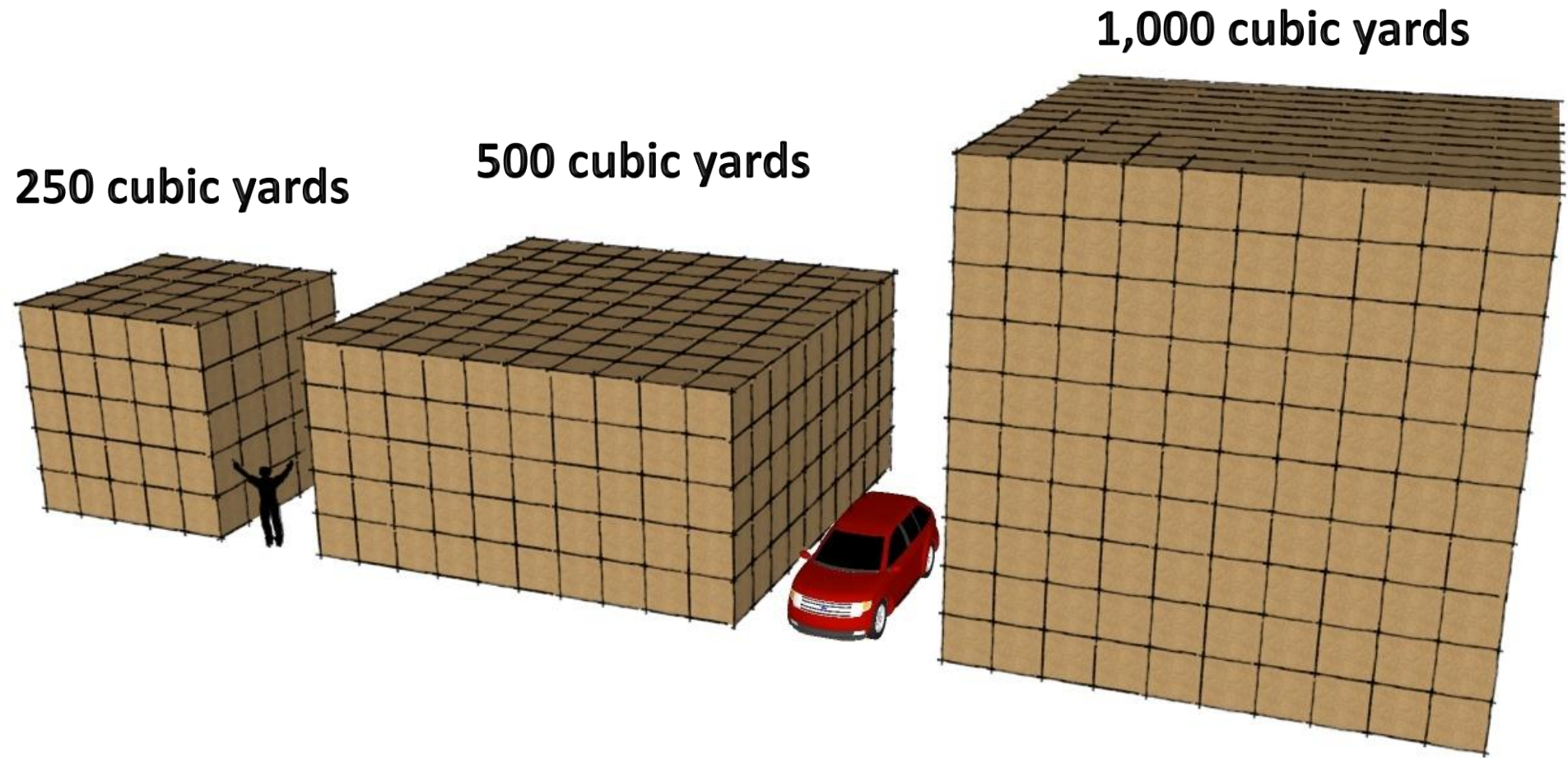
Grading Limits

- Currently no limits on grading or to import/export.
- Results in:
 - Major alterations of City's natural terrain.
 - Loss of natural on-site drainage courses.
 - Increased drainage impacts on surrounding properties.
 - Increased loads on under-improved hillside streets during construction.

What is a Cubic Yard?



Cubic Yard Comparisons



Cut & Fill

- **Cut**

A portion of land surface or areas from which earth has been removed or will be removed by excavation.

- **Fill**

The depositing of soil, rock or other earth materials by artificial means.



Grading Limits

- Link amount of grading allowed on a property to size of lot.
- The total grading (both **Cut & Fill**) limited to:
500 cubic yards + 5% of lot size in cubic yards, up to a maximum of 1,000 cubic yards
- Example: 5,000 sq-ft lot → maximum grading of 750 cubic yards (500 cubic yards for the base amount + 250 cubic yards for the 5% calculation).
- Does not include grading for foundations, driveways, and Remedial Grading.

Grading Exemptions

- ***Foundations***

Cut and/or fill for foundations and other understructures, basements or other completely subterranean spaces.

- ***Driveways***

Cut and/or fill, up to 500 cubic yards, for driveways to required parking closest to accessible street for which a lot has ingress/egress rights.

- ***Remedial Grading***

Grading necessary to mitigate a geotechnical hazard on a site, such as repair of a landslide, expansive or compressible soils, and/or site stability. Such grading would need to be recommended in a Geotechnical Investigation Report and approved by the Department of Building & Safety Grading Division.

Import/Export Limits

- Maximum quantity of all earth being brought into a property, or **Import**, would be limited to no more than 500 cubic yards.
- Maximum quantity of all earth being taken out of a property, or **Export**, would be no more than 1,000 cubic yards.

Grading on Extreme Slopes

- No grading on slopes 100% or greater.
- Exception: When recommended by Geotechnical Investigation Report and approved by Department of Building & Safety Grading Division in order to mitigate previously existing unsafe conditions.
- Variance is required if exception above does not apply.

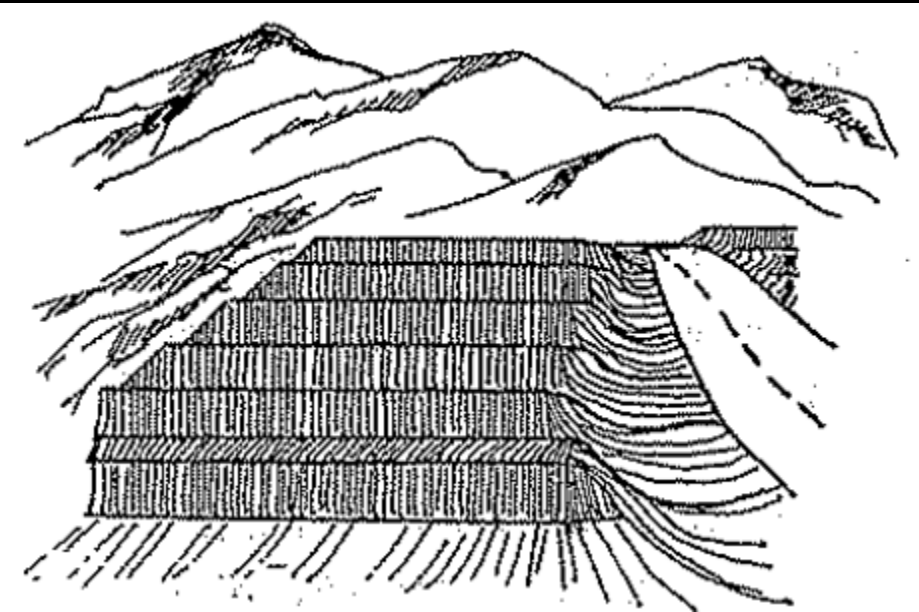
Landform Grading

- Projects involving 1,000 cubic yards or more of grading required to utilize the landform grading methods as outlined in:

***Department of City Planning – Planning Guidelines
Landform Grading Manual***

- Purpose: To better reflect original landform and result in minimum visual disturbance to natural terrain.
- Notching into hillsides encouraged so that projects are built *into* natural terrain.

Landform Grading



STANDARD 2:1 GRADING



LANDFORM GRADING

Grading Permits

- Grading Permit not issued until Building Permit approved.
- Purpose: Reduce instances where grading is done in advance for site preparation, but construction is not started due to financial, entitlement, or other issues.

Zoning Administrator Authority

- Zoning Administrator will have authority to allow :
 - Grading in excess of 1,000 cubic yards; limited to true value of 500 cubic yards + 5% of lot size in cubic yards.
 - Import > 500 cubic yards; Export > 1,000 cubic yards.
 - Grading in excess of 1,000 cubic yards, to accommodate additional parking requirements, accessory building, or additions on a lot which fronts on a Substandard Hillside Limited Street (**Existing Authority**); limited to true value of 500 cubic yards plus the numeric value equal to 5% of the total lot size in cubic yards (**New Limit**).
- Any deviations not included above would require a Variance.

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HILLSIDE STANDARDS OVERLAY DISTRICTS



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Hillside Standards Overlay District

- Allow individual single-family residential neighborhoods to tailor Residential Floor Area, Height, and Grading limits to more effectively protect or establish their neighborhood character.
- Development regulations limited to changes in *numerical values* of the limitations only (percentages, feet, cubic yards).

Hillside Standards Overlay District

- ***Initiation Scenario 1 – Application by Individual Property Owners***

One or more of owners or lessees of property within proposed boundaries can submit application.

Requires signatures of at least 75% of the owners or lessees of property within proposed boundaries.

- ***Initiation Scenario 2 – City Action***

Initiated by City Council, City Planning Commission, or Director of Planning.

Signatures of property owners or lessees not required.

Public Hearings/Meetings

NEXT STEPS



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Public Hearings/Meetings

- **Public Hearings:** Mid-April.
- **City Planning Commission:** Late-April.
- **Planning & Land Use Management Committee (City Council Committee):** May.
- **City Council:** June.

Timeline estimates subject to change.



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Public Comments

- We will continue to accept comments regarding the Preliminary Proposal until **Monday, March 15, 2010.**
- Please email written comments to:
erick.lopez@lacity.org

Workshop Dates

- **South Valley Meeting**
Wednesday, February 17 (5 PM to 8 PM)
Braemar Country Club - Vista Building, Sierra Room
4001 Reseda Blvd. Tarzana, CA 91356
- **Westside Meeting**
Thursday, February 18 (5 PM to 8 PM)
Mirman School, Ross Family Auditorium
16180 Mulholland Dr. Los Angeles, CA 90049
- **Hollywood Meeting**
Monday, February 22 (4 to 7 PM)
Hollywood United Methodist Church
6817 Franklin Ave. Los Angeles, CA 90028
- **North Valley Meeting**
Tuesday, February 23 (5 PM to 8 PM)
Council District Two Field Office
7747 Foothill Blvd. Tujunga, CA 91042
- **Harbor Area Meeting**
Wednesday, February 24 (5 PM to 8 PM)
Peck Park Gymnasium
560 N. Western Ave. San Pedro, CA 90732
- **Metro/Eastside Meeting**
Thursday, February 25 (5 PM to 8 PM)
Council District Thirteen Field Office
3750 Verdugo Rd. Los Angeles, CA 90065



Contact Information

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Van Nuys, CA 91401

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(818) 374-5070 – fax

jennifer.driver@lacity.org

(email preferred)

To be added to the Interest List send an email to [Erick Lopez](mailto:erick.lopez@lacity.org) with your contact information; please include “Add me to the Hillside Interest List” in the Subject line.

facebook

Users: look for the [Baseline Hillside Ordinance](#) page; sign-up and receive updates in your news feed.

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