THE OAKS "D" DEVELOPMENT CONDITIONS

PUBLIC HEARING DRAFT 10/23/09

An Ordinance imposing regulations on the issuance of structure and demolition permits in a portion of the Hollywood Community Plan Area for the properties generally bounded by Griffith Park on the North; Griffith Park, Fern Dell Drive, Tyron Drive, and Live Oak Drive on the East; Franklin Avenue and Foothill Drive on the South; Canyon Drive on the West including properties west of Canyon Drive north of Argosy Way.

WHEREAS, on September 29, 2006 the City Council instructed the Department of City Planning to initiate proceedings to develop planning tools to reinforce existing residential character in many hillside neighborhoods, including the Oaks, experiencing new infill development; and

WHEREAS, the subject area contains an eclectic mixture of older homes in a variety of architectural styles, many sited on lots with significant topography; and

WHEREAS, the Plan Areas are designated as hillside areas and these hillside areas typically include ridge lines, canyons, desirable natural and protected vegetation, including prominent and native trees, natural water courses, and areas particularly abundant in wildlife; and

WHEREAS, many of these hillside areas are characterized by substandard, steeply sloped lots and substandard infrastructure, such as narrow roads and limited access for residents and emergency vehicles. These substandard lots may require significant grading to develop single family homes; and

WHEREAS, the articulated objectives and policies of the Hollywood Community Plan, which was updated in December, 1988, are to preserve and enhance the varied and distinctive residential character of the community, and to encourage that hillside residential areas retain the natural terrain and ecological balance.

WHEREAS, the proposed Ordinance is required in the interest of the health, economic prosperity, and general welfare of the people.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

SECTION 1. **ESTABLISHMENT OF THE OAKS HILLSIDE DISTRICT**

The City Council hereby establishes the Oaks Hillside District (Oaks), applicable to the areas shown on the map attached hereto as Exhibit A, and made a part hereof for all purposes.

SECTION 2. PURPOSE

This Ordinance is enacted to establish guidelines and standards to:

A. Reduce the impact of excessive grading in the hillside areas in the Oaks in order to decrease the likelihood of soil erosion, landslides, deforestation and depletion of plant and animal life; and

B. Prevent insensitive, out-of-scale development which is incompatible in scale with the adjacent properties and surrounding neighborhood.

SECTION 3. APPLICATION OF HILLSIDE REGULATIONS

A. The regulations of this Ordinance are in addition to those set forth in the planning and zoning provisions of the Los Angeles Municipal Code (LAMC). Except as specifically provided for in this Ordinance, these regulations do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC or other relevant ordinances.

B. Wherever this Ordinance contains provisions which establish regulations that are different from or more restrictive than would be allowed pursuant to the provisions contained in the LAMC, this Ordinance shall prevail and supersede the applicable provisions of the LAMC and those relevant ordinances and any amendments thereto.

C. The Department of Building and Safety (LADBS) shall not issue a permit for a Project within the Oaks unless the Project complies with the requirements of this Ordinance.

SECTION 4. Maximum Residential Floor Area

A. Maximum Residential Floor Area Calculation Table for lots with a Slope between 0-45%. The table shown below shall be used to calculate the maximum Residential Floor Area for a lot based on slope of the lot. The area of each portion of a lot within a Lot Size Interval shall be multiplied by the corresponding FAR multiplier; the products of these calculations shall be added together to compute the maximum permitted Residential Floor Area for a lot.

Lot Size Interval (Square feet)	*FAR Multiplier*
0-4,000	0.40
4,000 – 8,000	0.30
8,000 – 12,000	0.15
12,000 and greater	0.1

Example FAR Calculation:
Lot size = 6,000 square feet
Slope = 25%
Calculation = (4,000 x 0.40) + (2,000 x 0.30)
Floor Area = 2,200 square feet

B. Maximum Residential Floor Area Calculation Table for lots with a Slope greater than 45%. The table shown below shall be used to calculate the maximum Residential Floor Area for a lot based on slope of the lot. The area of each portion of a lot within a Lot Size Interval shall be multiplied by the corresponding FAR multiplier; the products of these calculations shall be added together to compute the maximum permitted Residential Floor Area for a lot.

Lot Size Interval (Square feet)	*FAR Multiplier*
0-4,000	0.37
4,000 – 8,000	0.27
8,000 – 12,000	0.13
12,000 and greater	0.1

Example FAR Calculation:
Lot size = 6,000 square feet
Slope = 40%
Calculation = (4,000 x 0.37) + (2,000 x 0.27)
Residential Floor Area = 2,020 square feet

C. Minimum Residential Floor Area. Regardless of the maximum Residential Floor Area and square footages granted through the other regulations contained in this Section, each lot shall be permitted a Minimum Residential Floor Area of 1,400 square feet.

D. Minimum Permitted Addition.

1. An addition up to 400 total square feet, measured cumulatively from the effective date of this ordinance, may be permitted to any one-family dwelling for which a Certificate of Occupancy was issued prior to the effective date of this ordinance, provided the addition meets all relevant requirements of the LAMC. These 400 square feet may be in excess of those limitations in Subsections A and B of this section.

2. The building resulting from any additions permitted by Subsection D above shall not exceed the height of the original building or the height permitted in Section 6 of this ordinance, whichever is greater.

SECTION 5. LOT COVERAGE.

A. Lots less than 4,000 square feet in area. Buildings and structures extending more than six feet above grade shall cover no more than 35 percent of the area of a lot.

B. Lots between 4,000 square feet and 12,000 square feet in area. Buildings and structures extending more than six feet above grade shall cover no more than 30 percent of the area of a lot.

C. Lots greater than 12,000 square feet in area. Buildings and structures extending more than six feet above grade shall cover no more than 20 percent of the area of a lot.

SECTION 6. BUILDING HEIGHT.

A. For lots with a Slope of less than 35 percent:

1) In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 26 feet in height from adjacent grade, measured as the vertical distance from the adjacent grade of the site to an imaginary plane located above and parallel to grade.

2) In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 39 feet in height, measured from the lowest elevation on the site where the structure touched grade, to the highest point of the roof.

B. For lots with a Slope of greater than 35 percent:

1) In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 39 feet in height, measured from the lowest elevation on the site where the structure touched the grade, to the highest point of the roof.

C. The finished floor elevation directly above an exposed underfloor area shall be limited to 6 feet above grade. This regulation shall not prohibit attached stories above the first story with cantilevered underpinnings which are not grounded in the adjacent hillside.

D. Attached decks shall be limited such that no portion of the walking surface of a deck with visible underpinnings attached to the adjacent hillside shall exceed a height of 6 feet above grade. This regulation shall not prohibit attached decks with cantilevered underpinnings which are not grounded in the adjacent hillside.