



## Supplemental Plan Check Corrections Sheet for BASELINE HILLSIDE Ordinance (BHO) (Ordinance No. 181,624, Effective 6/29/2008)

Plan Check:

PCIS Application #:

Job Address:

Zone:  Lot Area:  (square feet)

P.C. Engineer:  E-mail:   
(firstname.lastname@lacity.org)

Phone:  Fax:

This is a supplemental correction sheet to the master plan check correction sheet attached.

Obtain the following Information Bulletins, Affidavits or forms from our web site: [www.ladbs.org](http://www.ladbs.org)

1. For new construction, addition or major remodel to any One-Family Dwelling or Accessory Building on a lot in R1, RS, RE, or RA Zones and designated Hillside Area (12.21C.10.):
  - a. Setbacks:
    - i. Provide () Front Yard setback, but not less than prevailing setback. Where a prevailing front yard cannot be established, provide () as required in the () zone per Table 12.21C10-1 or 5 feet min. for lots fronting a Substandard Hillside Limited Street. (12.21C10(a)(1) & 12.21C.10(a)(2))
    - ii. All portions of required front yard not used for necessary driveways and walkways, including decorative walkways shall be used for planting and shall not be paved. (12.21C10(a)(5))
    - iii. On lots fronting a Substandard Hillside Limited Street, open unenclosed stairways, porches, platforms and landing places not covered by a roof or canopy shall not project or extend into the front yard. (12.21C10(a)(10)(ii))
    - iv. Balconies projecting into the required front yard require minimum 10 feet of vertical clearance beneath them. (12.21C10(a)(10)(ii))
    - v. Provide () Side Yard, () rear yard as required for Zone () per Table 12.21C10-1. Any basement containing habitable rooms shall be considered a story. (12.21C10(a)(7))
    - vi. For lot located in Coastal Zone and reviewed by Coastal Commission, provide () Side Yard, () rear yard as required for Zone (). (12.21C10(a)(8))
  - b. Maximum Residential Floor Area (RFA):
    - i. Provide the original City Planning approved Slope Analysis survey and Maximum RFA Verification Form. Attach both to the final permitted plans. A second copy is required prior to permit issuance. (12.21C10(b)(1))
 

Note: No Slope Analysis is required if: (1) the project complies with "Guaranteed Minimum Residential Floor Area per Section 12.21C.10(b)(2) or (2) the addition complies with the exception (2) of Section 12.21C.10(l).
    - ii. Maximum RFA on any lot may be the percentage of the lot size per Table 12.21C.10-3 or 1000 square feet, whichever is greater. (12.21C10(b)(2))
    - iii. The RFA of () exceeds the maximum allowed by the following option () (Only one bonus increase per property is allowed.): (12.21C10(b)(3))
 

City Planning Approved RFA =

Total RFA with Bonus = RFA + (20%) (30%) bonus =

Bonus Options:

- a. Proportional Stories Option – floor area of each story other than the Base Floor does not exceed 75% of the Base Floor area. Only allowed on lots where the building pad is less than 15% prior to any

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

Grading.

- b. Front Façade Step Back Option – cumulative length (min. 25% bldg. width) of exterior walls, which are not a part of a garage, facing the Front lot line stepped back min. 20% of bldg. depth. Only allowed for structures which are no more than 35 feet from the frontage along an improved street and on lots where the building pad is less than 15% prior to any Grading.
  - c. Cumulative Side Yard Setbacks Option – combined Side Yard widths shall be min. 25% of lot width, but in no event shall a single Side Yard setback be less than 10% of the lot width or the min. required Side Yard for the Zone, whichever is greater. The width of the required Side Yard setback shall be maintained for the entire length of a Side Yard.
  - d. 18-Foot Envelope Height Option – max. 18’ height for lot not in the “1SS” Single-Story Height District.
  - e. Multiple Structures Option – max. 20% lot coverage for any one structure over 6’ above grade.
  - f. Minimum Grading Option – For properties where min. 60% of the lot comprising of Slopes more than 30%, the total amount of any Grading in cubic yards does not exceed the numerical amount of the lesser of:
    - 10% of the lot area  or
    - 1,000.
  - g. Green Building Option – new dwelling meeting Tier 1 requirements of Los Angeles Green Building Code.
- c. Verification of Existing RFA
- i. Provide the following on plans:
    - a. Total existing RFA
    - b. Total maximum RFA approved by City Planning, and
    - c. Additional RFA.
    - d. Total allowable RFA with bonus
    - e. Total proposed RFA with itemized exemptions
  - ii. For additions with cumulative RFA of less than 1,000 sf. constructed after August 1, 2010, or remodels, the existing RFA may be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor’s Records. (12.21C10(c))
  - iii. Provide a complete set of fully dimensioned plans with area calculations of all the structures on the lot prepared by a licensed architect or engineer to determine RFA for additions 1,000 sf. or larger and alterations where more than 50% of contiguous exterior walls or roof are not retained. (12.21C10(c))
- d. Height Limits
- i. Building exceeds the Maximum Envelope Height of () per Table 12.21C.10-4. Show the lowest grade within 5 horizontal feet of the exterior wall of the building or structure, and maximum roof elevation, and envelope height on plot plan, elevations, and sections. (12.21C10(d)(1)) & Table 12.21.C.10.4.
  - ii. Maximum one story Building or structure is allowed in a Single-Story Height District, “1SS” on the Zoning Map. (12.21C10(d)(4))
  - iii. The proposed building or structure within 20 feet of the front lot line exceeds the maximum allowed 24 feet in height measured from the centerline or midpoint of the street on which the lot fronts for a lot fronting onto a Substandard Hillside Limited Street and subject to the 5-foot front yard setback. (12.21C10(d)(5))
  - iv. The unenclosed/uncovered rooftop decks, cantilevered balconies and “visually permeable railing” (42” or less) exceed the maximum projection of 5 horizontal feet beyond the Maximum Envelope Height per 12.21C.10(d)(1) & (12.21C10(d)(6))
  - v. The roof structures exceed the maximum () feet projection and () feet setback allowed. Table 12.21C10-5.
- e. Lot Coverage/Grading
- i. Lot coverage exceeds maximum (40%) (45%) allowed for structures higher than 6 feet above natural ground level for (standard/ substandard) lot. (12.21C10(e))

- ii. Grading quantities for the sum of Cut and Fill exceed maximum 500 cubic yards plus 5% of the total lot size in cubic yards or ( ) cubic yards. Table 12.21C10-6 & (12.21C10(f)(1))
  - iii. The grading exceeds the limit of maximum 500 cubic yards import and 1,000 cubic yards export for lots fronting on a Standard Hillside Limited Street. (12.21C10(f)(2))
  - iv. The maximum grading exceeds the limit of 375 cubic yards import and 750 cubic yards export for lots fronting on a Substandard Hillside Limited Street. (12.21C10(f)(2))
  - v. Provide earthwork calculations including 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 established in 12.21C(f)(1) & (2) and (12.21C(f)(3))
  - vi. Provide a geotechnical investigation Report (Soil and/or Geological report) for grading activity on 100% slope. (12.21C10(f)(6))
- f. Off-Street Parking Requirements
- i. Provide ( ) additional off-street parking spaces in addition to the two required by the code. (12.21C10(g)(2))
  - ii. Tandem parking shall not be more than two cars in depth. (12.21C10(g)(4))
- g. Fire Sprinkler Requirements
- i. Provide an approved automatic fire sprinkler system on any lot fronting a Substandard Hillside Limited Street or any Lot located either more than 2 miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than 1 ½ miles from a fire station housing a Los Angeles Fire Department Engine Company with scope as listed below:
    - a. New buildings or structures
    - b. Addition to an existing One-Family Dwelling or Accessory Building that increases Residential Floor Area by 50% or more of the existing floor area.
    - c. Major Remodel when the aggregate value within one-year period exceeds 50% of the replacement cost of the Dwelling or Accessory Building. (12.21C10(h))
- h. Street Access/Sewer
- i. Show street dedication per Bureau of Engineering on plot plan. (12.21C10(i)(1))
  - ii. Obtain City Planning approval per 12.24X28 for new construction or addition to dwelling since the lot:
    - a. Fronts on a Substandard Hillside Limited Street with a roadway width less than 20 ft. (12.21C10(i)(2))
    - b. Does not have a vehicular access route equal to or more than 20 ft. from the driveway providing access to main residence to the boundary of the Hillside Area. (12.21C10(i)(3))
- i. Nonconforming/Exemptions
- i. Additions or enlargement is not allowed since this property is nonconforming as to the maximum RFA. (12.23A1(c))
  - ii. Remodels (with no addition and no enlargement) is permitted provided minimum 50% of the perimeter of the contiguous exterior walls and 50% of the roof are maintained. (12.23A1(c))
  - iii. Indicate on plans which walls and portions of the roof will remain to maintain nonconforming rights for buildings in the RA, RE, RS, R1 in a Hillside Area nonconforming as to the maximum Residential Floor Area ("RFA").
  - iv. Provide copies of existing building permits and certificate of occupancies to show compliance to following exemptions:
    - a. Additions to dwellings built prior to 8/1/10 where cumulative RFA does not exceed 500 sf and building complies with setback, height and grading requirements of 12.21C10.
    - b. Remodel which does not add square footage and aggregate value of all alterations within a one-year period does not exceed 50% of the replacement cost of the main building.

