

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Bel Air-Beverly Crest Neighborhood Council

Name: Travis Longcore, Ph.D.

Phone Number: 310-247-9719

Email: [tlongcore@babnc.org](mailto:tlongcore@babnc.org)

The Board approved this CIS by a vote of: Yea(28) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/22/2022

Type of NC Board Action: For

#### Impact Information

Date: 12/04/2022

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 20-1101

Agenda Date: 12/06/2022

Item Number: 3

Summary: This updates our previously submitted support from October 2020. BABCNC supports the inclusion of all areas within the BABCNC territory into the HCRs.



June 6, 2022

Councilmember Paul Koretz  
Councilmember Nithya Raman  
City of Los Angeles

## **Re: Urgent Need to Improve Hillside Construction Regulation**

Honorable Councilmembers Koretz and Raman:

During City Council consideration of Ordinance No. 184827 of March 1, 2017 establishing an “HCR” Hillside Construction Regulation – (“HCR-SUD”) (1)<sup>1</sup> for the Bel Air Beverly Crest area, Councilman Koretz stood and acknowledged to members of this Neighborhood Council in the audience that the version being presented for vote omitted a number of items, but those would be addressed after the Ordinance would be passed as observed abuses from construction activities needed addressing. Since adoption of that Ordinance five years ago, some additions and modifications have occurred.<sup>2</sup> Although those additional protections somewhat have improved construction practices within the initial area, further actions set out here are necessary to properly delineate the bounds of the HCR-SUD consistent with the bounds of the Bel Air-Beverly Crest Neighborhood Council (“BABCNC”), and to conform with the initial intent of the

<sup>1</sup> Link to Overlay CF 16-184827 reference 1472-s1 Ordinance No.

<https://planning.lacity.org/ordinances/docs/HillsideConstReg/Ordinance184827.pdf>

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S1>

<sup>2</sup> Laurel Canyon and the Bird Streets were added in CF 16.1472-S2

(<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S2>),

Roof Top Decks were addressed in CF 16-1472-S3

(<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S3>), and

basements were counting toward RFA in CF 16-1472-S4

(<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-1472-S4>).

### **OFFICERS**

President  
**Travis Longcore, Ph.D.**  
Vice President – Operations  
**Robin Greenberg**  
Vice President – Leg. Affairs  
**Jamie Hall**  
Secretary  
**Nicole Miner**  
Treasurer  
**Vadim Levotman**

### **COMMITTEES/CHAIRS**

Executive – **Travis Longcore, Ph.D.**  
Planning and Land Use – **R. Schlesinger & S. Savage**  
Bylaws, Rules and Elections – **Cathy Wayne**  
Emergency Preparedness – **Vadim Levotman**  
Outreach – **Robin Greenberg**  
Traffic Committee – **Irene Sandler**  
Public Works and Telecommunications –  
Budget and Finance – **Nicole Miner**  
Neighborhood Purpose Grant – **André Stojka**

### **STAKEHOLDER GROUPS**

Bel Air Association  
Bel Air Crest Master Association  
Bel Air Hills Association  
Bel Air Ridge Association  
Benedict Canyon Association  
Casiano Estates Association  
Doheny-Sunset Plaza Neighborhood Assn.  
Holmby Hills Homeowners Association  
Laurel Canyon Association  
Residents of Beverly Glen

### **RESIDENTIAL DISTRICTS**

Bel Air District  
Bel Air Glen District  
Franklin-Coldwater District  
North of Sunset District

### **NON-RESIDENTIAL REPRESENTATION**

At-Large Members  
Commercial or Office Enterprise Districts  
Custodians of Open Space  
Faith-Based Institutions  
Public Schools & Private Schools

Ordinance and concepts contained in the Building Code, the HCR-SUD Ordinance specifics, and to remedy significant issues which have been unintentionally omitted or unforeseen.

The Bel Air-Beverly Crest Neighborhood Council requests that the Councilmembers representing BABNC, in consultation with the City Attorney and BABNC, cause the Planning Department and the Department of Building and Safety to prepare revisions to the HCR-SUD, Code sections and related policies for approval of City Council as follows:

### **HCR-SUD Boundary**

Adjust the Area of the Hillside Construction Regulations Ordinance to encompass the entire area of the Bel Air-Beverly Crest Neighborhood Council. See: <https://www.babcnc.org/area-boundaries-and-map.php>

### **Discretionary Projects**

Require that discretionary projects appear before the Neighborhood Council.

### **Envelope Height and Slope Banding**

Create a Height Limit on Envelope Height and Cumulative Slope Banding no greater than elsewhere in the Code. Envelope height and slope banding must have a specific total height limit so that no conflict exists between those concepts. The cumulative height of slope banding must be expressed consistent with the height limit elsewhere in the code. Envelope Height of all bands must be limited to the 45-foot cap. Any basement with a visible portion counts towards the cap limit. Overall envelope height should include elevator shafts and chimneys.

On January 19, 2016 a request regarding this issue was sent to the Director of Planning and others in the City with a follow up on January 17, 2017 (Attachment A). The Failure of Planning to react or respond resulted in approval and/or construction of innumerable over height single family structures in the hillside area including one up to 92 feet. A preliminary examination of constructed or approved hillside projects over height limits is included as Attachment B along with examples of designs exploiting this loophole (Attachment C). Accordingly, this request is repeated herewith express urgency.

### **Retaining Wall and Foundation**

A concomitant issue unfortunately generates an unforeseen consequence of further mansionization. The purpose of a December 14, 2005 letter from the City Attorney and Bureau of Engineering was clarification of the term Retaining Wall (see Appendix D). However, the provision for stacking 10-foot walls, with no limitation for length or exception by the ZA or other unforeseen consequences requires further clarification to inhibit oversized structures. The definition and application of Foundation of a Single-Family Dwelling must not transmute the purpose, definition, and application of the Retaining Wall Ordinance into a Foundation or a

loophole for oversized construction. The result has been oversize structures permeating the hillsides and flying in the face of the BHO purpose to limit mansionization.

The purpose of the Retaining Wall Ordinance was to inhibit pad expansion and therefore limit FAR. Therefore, by omission, the provision allowing a Retaining Wall to be attached to a building and therefor increase the FAR must be redefined to limit the FAR and inhibit oversized projects.

The word Foundation, not attached to a building as restricted by the Retaining Wall Ordinance, requires definition as construction limited to the area under the footprint of a Single-Family Dwelling and continues to the exterior walls whether it is a slab or raised foundation and outside of the covered roof exterior wall of habitable living space. Continuing beyond the exterior of the footprint of a house, should not be identified as Foundation, but identified as an exterior slab or Retaining Wall. A trellis covering a retaining wall is still a retaining wall (see Retaining Wall Ordinance). Foundation and Retaining Wall are mutually exclusive. No connection or joining can transmute one into the other and each must retain its individual restrictions and limitations.

[https://planning.lacity.org/Code\\_Studies/BaselineHillsideOrd/Height%20and%20Story%20Handout.pdf](https://planning.lacity.org/Code_Studies/BaselineHillsideOrd/Height%20and%20Story%20Handout.pdf)

### **Faulty Road designations on Substandard Streets & Paper Streets**

We request that Continuous Paved Roadway (CPR) be validated by BOE, with a basic investigation or a stamped survey from a City Approved licensed surveyor before a Building Permit is issued.

### **Permit Limitations**

We request that no Building Permit be issued without consent of the Planning Department (Plan Check), LAFD, LAPD, an Urban Forestry clearance that includes a stamped and signed survey, maps, and tree inventory, including the prior issuance of a Protected Tree removal permit, and incorporate the proposed Protected Tree Ordinance to all mature trees. When the BBSC requires DOT, BSS & Environmental clearances and a Google map of the site, then written notice to the relevant Neighborhood Council shall be included in the DOT recommendation for Haul Route approval to the BBSC. Fifteen days before a haul route hearing all properties within the HCR area along the haul route shall receive written notice of the hearing.

### **Financial Responsibility and Liability**

A Completion Bond, in favor of the City, shall be required against a Schedule of Performance by Owner and Contractor with the ability of the City to draw down for any violations of a permit. This will protect the City against failure to timely complete a project or default. Drawdowns shall be replenished at the expense of the Owner and Contractor.

**Conditions of Performance**

Grading shall not occur until building permits have been issued. Remedial grading shall be limited to that which does not result in a Taking. Remedial Grading shall be permitted only if no other location on the site avails construction of a habitable building as confirmed by a registered City approved geologist.

Remedial grading shall be determined and authenticated by a City Soils Engineer subject to City Council oversight. Restore grading and hauling back to the 2011 matrix.

The total cumulative quantity of Grading, or the total combined value of both Cut & Fill for the import or export of earth, or incremental Cut & Fill for import and export of earth, for any one lot shall be limited to the by-right maximum. The amount of earth removal for caissons shall be included in the calculations of grading and haul route quantities. Grading quantities designated in 2011, for all RE designations cubic yards of earth were doubled in 2016. For example: with an RE 40, the amount of 3,000 cubic yards was doubled to 6,000 cubic yards plus a 10% bonus. The relevant amounts for each RE designation shall be reinstated to the 2011 Matrix.

Apply a 24-cap limit per day for the number of haul route trips to each area with a single point of entry. Also, by-right hauling shall be subject to a 24-cap limit per day and require a deputy grading inspector to record the number of haul trips.

Section 13.20.D.6(i) shall read: Flag person(s) shall be required for all construction operations when vehicles larger than 8 ft wide and 15 ft long such as haul trucks, cement trucks, flat bed delivery trucks, etc., are used. Flag persons with radio control and warning signs shall be certified in compliance with the latest edition of the “CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES” and CAL/OSHA Title 8, Division 1, Subchapter 4, Article 11, Section 1599. Flag persons provided at the job site shall assist vehicles in and out of the area.

Section 13.20.D.4 (c) shall read; “All hauling vehicles and other large construction vehicles, such as, demolition trucks, concrete mixers, flatbed delivery vehicles must be identified by a placard with the project address which shall be prominently displayed on each hauling vehicle.”

The hauling bond shall be calculated to cover the cost of repair to the haul route as determined by the number of haul route trips and a variable factoring the type of construction vehicle and its weight.

### **Roof Top Protection**

Observation decks, kitchens or other entertainment or gathering structures which create an additional story equivalence are prohibited. This provision is to restrict height and environmental matters related to adjacent properties.

### **Construction Parking**

Street use permits shall not be issued, or construction vehicles parked such that a passable lane of less than 15' in width results. No street use permits shall be issued on opposite sides of the street at the same time. Due to public safety and emergency vehicle access concerns, no construction parking shall be allowed within 200' of the entrance of a cul-de-sac or dead-end street or within the cul-de-sac or dead-end street itself.

Subject to the forgoing: Parking for construction crews shall be prohibited on substandard hillside streets. Construction crews shall be shuttled to and from a parking area which, if it is on a public thoroughfare must be a minimum of 26 ft. Construction traffic management plans shall be included with the permit application submittal and be signed off by LADOT and LABS prior to issuance of a Building Permit. Parking, staging, idling, waiting, unloading and offloading equipment is forbidden except at the permitted site identified in the construction traffic management plan.

### **Construction Hours**

The current HCRs have confusing information about the permissible hours for construction. In one place it reads "Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited" and in another, it reads "Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m." This has led some contractors to argue that they can do construction on state or federal designated holidays because those days are explicitly prohibited for hauling, but not for construction. We request that the revised HCRs explicitly state that "All construction on Sundays, or state or federal designated holidays is strictly prohibited." We also request that landscape construction, which often involves the use of jackhammers and other noisy equipment, be included within the definition of "construction" and limited to the same hours as "regular" construction.

### **Viewscape**

Screening standards consistent with natural environmental surroundings shall be used to cover caissons and retaining walls and must be completed prior to receipt of a COO (see MDRB standards).

### **Remodeling and Additions**

This Ordinance shall apply to new construction, additions, and major alterations. The following types of work shall be defined as major alterations or additions:

- a. Adding any new story, including a basement or other below-grade structure. Raising a structure to meet the required headroom in a basement is considered the same as creating a basement.
- b. Increasing or replacing 50% or more of the exterior wall area on any floor. If the subflooring under an exterior wall is removed, it shall be treated as if a wall were removed. Applicant must accurately represent scope of work to be performed since many major remodels technically qualify as new construction due to the lack of adherence to the removal of 50% roof and walls.

### **California Environmental Quality Act Applicable**

CEQA requires assessment of the cumulative impact of similar projects within an area. Current processes have completely failed to fulfil this legal obligation, both in terms of the impacts of the development as built and the construction impacts. The City has not, but must, consider the cumulative impacts of projects viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

As just one revision to address this oversight, the 17,500 sq. ft. FAR limit requiring review should include exempt habitable area (conditioned space) or basements but exclude garage area and all new construction and additions that requested a variance to increase total RFA or total height or any other parameter by more than 15% above the maximum allowed by codes shall be subject to CEQA review and cannot qualify for a categorical exemption.

### **Enforcement & Penalties**

Written Notice of an application for a discretionary project shall be given to all properties within 1,000 feet of a proposed project. Posting of permits shall be maintained until project completion and COO issued. Violations shall be addressed accordingly.

Deputy grading inspectors shall be assigned by LADBS (use of contracted third parties is acceptable) and reported to LADBS.

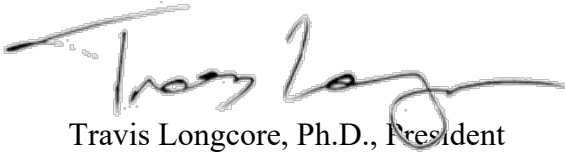
Haul Bond funds shall be appropriately assigned to specific street funds instead of reverting to the City General Fund, and shall be used to repair respective streets and infrastructure. We recognize that this may require changes to BSS funding.

In compliance with LADBS advice, a specific measure shall be created to ensure performance of each HCR requirement giving enforcing agencies authority to ensure compliance.

Documentation shall be consistent with the intent and purposes of the General Plan, the Community Plan and the HCR-SUD, as reflected in the recommendations of the BABCNC and we respectfully request that it be prepared and submitted to City Council within 120 days of delivery of this motion to the City.

This letter was considered at a regularly scheduled meeting of the Board of Directors of the Bel Air-Beverly Crest Neighborhood Council on May 25, 2022 and was approved with the unanimous consent of the Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Longcore", with a stylized flourish at the end.

Travis Longcore, Ph.D., President  
Bel Air-Beverly Crest Neighborhood Council  
[tlongcore@babcnc.org](mailto:tlongcore@babcnc.org)



**Attachment A**  
**Email Regarding Envelope Height and Slope Banding**

1-17-2017

SLOPE BAND CLARIFICATION

SERIOUS URGENCY

THE INTENT OF THE HILLSIDE ORDINANCE FROM ITS INCEPTION HAS BEEN TO DOWNSIZE THE CONSTRUCTION IN THE HILLSIDE AREA.

THE SLOPE BANDING PORTIONS OF THE BHO NEED TO BE CLARIFIED IMMEDIATELY SO THAT THE CUMULATIVE TOTAL HEIGHT OF A PROJECT IS CAPPED AT NO MORE THAN 36 FEET. SEE TABLE 12.21.C.10.4 BHO 2011

IT APPEARS THAT MEMBERS OF THE PLANNING DEPARTMENT ARE AUTHORIZING, COMBINATIONS OF SLOPE BANDS THAT EXCEED THE MAXIMUM HEIGHT INTENDED TO BE BUILT IN A RESIDENTIAL AREA IN THE HILLSIDE.

THE INTENT OF THE HILLSIDE ORDINANCE IS TO CAP THE CUMULATIVE HEIGHT OF STRUCTURES IN A HILLSIDE PROJECT, NOT TO EXCEED 36 FEET. THE SLOPE BAND CONCEPT - IN CONNECTION WITH THE MAXIMUM HEIGHT ENVELOPE IS NOT TO PROVIDE THAT A PROJECT MIGHT INCLUDE AN INFINITE NUMBER OF BANDS STACKED ONE ON TOP OF ANOTHER, EACH OF WHICH BAND CONTAINS A STRUCTURE OF A MAXIMUM OF 36'.

TWO CASES WHICH HAVE BEEN OR ARE GOING TO BE PRESENTED TO THE BABNCN, VIOLATE THE INTENTION OF THE HILLSIDE ORDINANCE AND THEREFORE WATERFALL NUMEROUS BANDS OF STRUCTURES **TOTALING FAR MORE THAN** 36 FEET.

THIS MISCONCEPTION NEEDS TO BE CORRECTED IMMEDIATELY.

VINCE BERTONI

ERIC GARCTETTI

MICHAEL FEUER

PHYLLIS NATHANSON

ERIC LOPEZ.

CRAIG WEBBER

CHRISTINE SAPONARA

PAUL KORETZ

JOAN PELICO

FISAL ALSERRI

SHAWN BAYLISS

DAVID RYU

CATHERINE LANDERS

JULIA DUNCAN

Re: LETTER TO PLANNING 1-19-2016 - SLOPE BANDING\

## ATTACHMENT B

Recent Projects in CD 4 & CD 5 exceeding overall height( 36' or 45')

Legend

\*Note : Code BHO 2011 or 2017

Permit applied/or RTI

Obtained permits \*\*

Under construction

Obtained C of O

# Code\* Address ZV for Overall Height Overall Height

### Council District 4

|                                              |                      |
|----------------------------------------------|----------------------|
| 1 BHO 2011 1715 Beverly Drive                | No >43', states 36'  |
| 2 BHO 2011 9211 Readcrest                    | No >36'              |
| 3 BHO 2011 9360 Beverly Crest                | No >36'              |
| 4 BHO 2011 8368 Hollywood                    | No >62'-64'          |
| 5 BHO 2011 1380 Mockingbird Place            | No >45'              |
| 6 BHO 2011 8441 Carlton                      | No states 36' , >36' |
| 7 BHO 2011 8437 Carlton                      | No >50'              |
| 8 BHO 2011 8300 Grand View                   | No >45'              |
| 9 BHO 2011 1830 Blue Heights                 | No >60'              |
| 10 BHO 2011 7729 Granito- expired permit     | No >50'              |
| 11 BHO 2011 9312-9330 Flicker Way            | No >51'              |
| 12 BHO 2011 9210 Robin                       | No >50'              |
| 13 BHO 2011 2275 Sunset Plaza                | No >60'              |
| 14 BHO 2011 2251 Sunset Plaza                | No >70'              |
| 15 BHO 2011 1826 Crisler                     | No >45'              |
| 16 BHO 2011 1818 Crisler- intent to revoke** | No >49'              |
| 17 BHO 2011 1812 Crisler- intent to revoke** | No >59'              |
| 18 BHO 2011 1806 Crisler- intent to revoke** | No >50'              |
| 19 BHO 2011 1800 Crisler- intent to revoke** | No >51'              |
| 20 BHO 2011 8685 Franklin                    | No >45'              |
| 21 BHO 2011 8677 (8679,8681) Franklin        | No >45'              |
| 22 BHO 2011 8673 Franklin (1601 Mterest)     | No >45'              |
| 23 BHO 2011 1646 Blue Jay Way                | No >50'              |
| 24 BHO 2011 1627 Blue Jay Way                | No >57' est.         |
| 25 BHO 2011 1615 Blue Jay Way                | No >75'              |
| 26 BHO 2011 1540 Skylark                     | No >60'              |
| 27 BHO 2011 9132 Cordell                     | No states 36' , >36' |
| 28 BHO 2011 9126 Cordell                     | No >45', states 30'  |
| 29 BHO 2011 1680 Doheny                      | No >60'              |
| 30 BHO 2011 9416 Sierra Mar                  | No >50'              |
| 31 BHO 2011 9410 Sierra Mar                  | No >51'              |
| 33 BHO 2011 1410 Tanager Way                 | No >70'              |
| 34 BHO 2011 3712 Broadlawn                   | No >55'              |
| 35 BHO 2011 1622 Viewmont                    | No >45'              |
| 36 BHO 2011 1700 Viewmont                    | No 47' ?             |
| 37 BHO 2011 1640 Marlay                      | No > 58'             |
| 38 BHO 2011 7875 Granito                     | No >45'              |
| 39 BHO 2011 7661 Curson Terrace              | No >45'              |

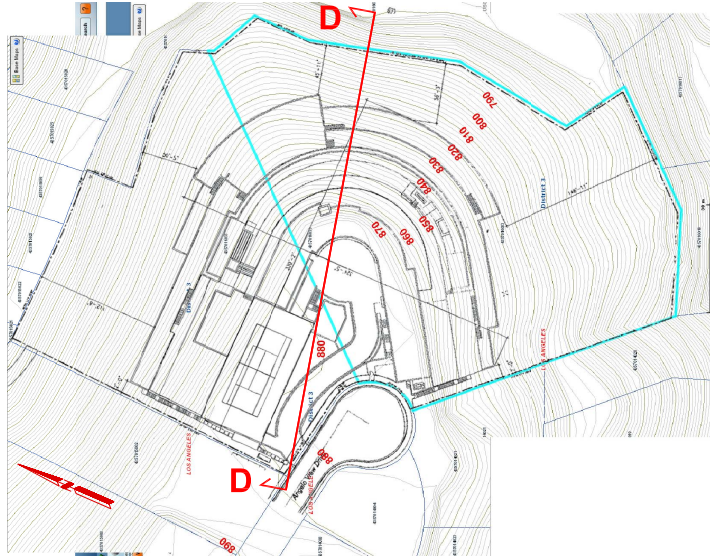
|                                                |                         |
|------------------------------------------------|-------------------------|
| 40 BHO 2011 8201 Bellgave                      | No >45', states 27'     |
| 41 BHO 2011 1894 Stanley Ave.                  | No >47'                 |
| 42 BHO 2011 1871 Stanley Ave.                  | No >48'                 |
| 43 BHO 2017 8148 Gould                         | No >45'                 |
| 44 BHO 2011 9650 Cedarbrook ( permit says 65') | No >70'+                |
| 45 BHO 2011 8436 Carlton                       | No >50'                 |
| 46 BHO 2011 8757 Hollywood                     | No >65'                 |
| 47 BHO 2011 6825 Mulholland                    | No states 36', see site |
| 48 BHO 2011 8399 Wynhdam- remodel              | No >45' (50)            |
| 49 BHO 2011 8790 Appian                        | No >55'                 |
| 50 BHO 2011 8693 Franklin                      | No >57'                 |
| 51 1992 H.O. 7691 Mulholland                   | No >47'-61'             |
| 52 BHO 2011 8145 Willow Glen                   | No >47'                 |
| 53 BHO 2011 8149 Willow Glen                   | No states 36' , >36'    |
| 54 BHO 2011 2040 Davies Way                    | No >45'                 |
| 55 BHO 2011 9366 Flicker Way- Guest house      | No >48'                 |
| 56 BHO 2011 9366 Flicker Way-Main house        | No >54'                 |
| 57 BHO 2011 9127 Thrasher                      | No >45'                 |
| 58 BHO 2011 9199 Thrasher                      | No >49'                 |

#### Council District 5

|                               |          |
|-------------------------------|----------|
| 1 BHO 2011 10690 Somma Way    | No >48'  |
| 2 BHO 2011 457 Cuesta Way     | No >62'  |
| 3 BHO 2011 1376 Angelo Drive  | No >76'  |
| 4 BHO 2011 1690 Summitridge   | No >86'  |
| 5 BHO 2011 10101 Angelo View  | No >80'  |
| 6 BHO 2011 865 Stradella      | No >50'+ |
| 7 BHO 2011 911 Tione          | No >50'+ |
| 8 BHO 2011 901 Strada Vecchia | No >91'  |
| 9 BHO 2011 10905 Chalon       | No >50'  |
| 10 BHO 2011 10710 Chalon      | No >48'  |
| 11 BHO 2011 10697 Somma Way   | No >70'  |
| 12 BHO 2011 822 Sarbonne      | No >61'  |
| 13 BHO 2011 10979 Chalon      | No >52'  |
| 14 BHO 2011 908 Bel Air Road  | No >49'  |
| 15 BHO 2011 833 Stradella     | No >65'  |
| 16 BHO 2011 11490 Orum        | No >60'  |
| 17 BHO 2011 944 Airole Way    | No >52'  |
| 18 BHO 2011 924 Bel Air Road  | No >48'  |
| 19 BHO 2011 250 Delfern       | No >45'  |
| 20 BHO 2011 301 Carolwood     | No >55'  |
| 21 BHO 2011 454 Cuesta Way    | No >89'  |
| 22 BHO 2011 2170 Bowmont      | No >57'  |
| 23 BHO 2011 1315 Laurel Way   | No >45'  |

# ATTACHMENT C

## EXCESSIVE HEIGHT PERMITTED BY SLOPE BANDING



**SITE PLAN**

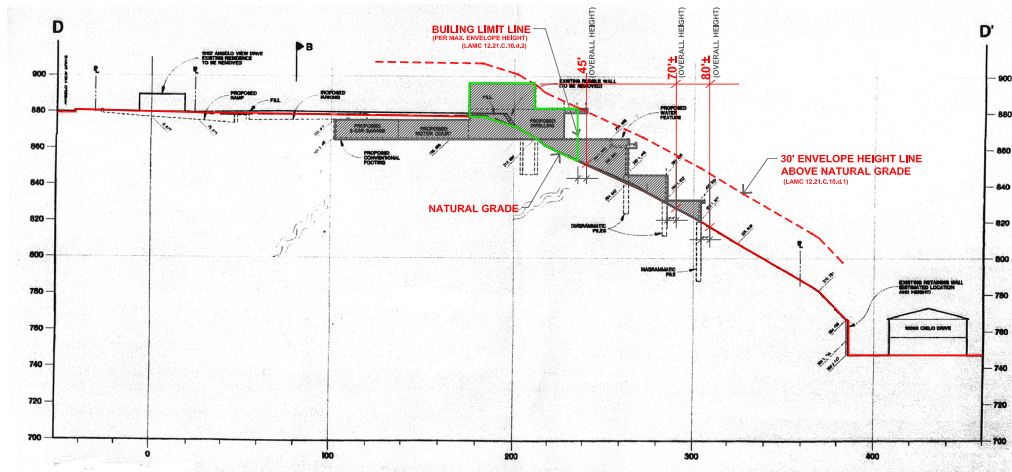
SCALE: 1" = 40' (±1')

PROJECT: SINGLE FAMILY RESIDENCE: ANGELO VIEW DRIVE

HEIGHT ANALYSIS PER BHO 2011 ORDINANCE LAMC 12.21 C.10.(d)(1) AND 12.21 C.10.(d)(2)

SHEET:

DATE: SEPTEMBER 2017



**SECTION D-D**

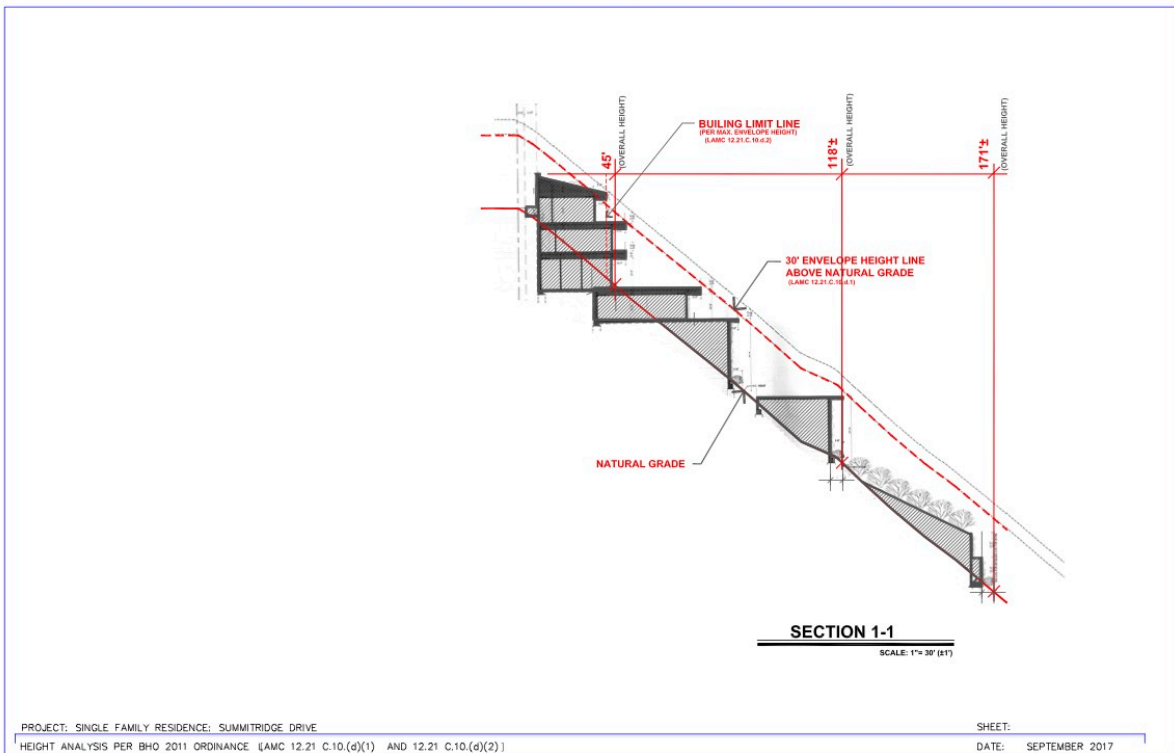
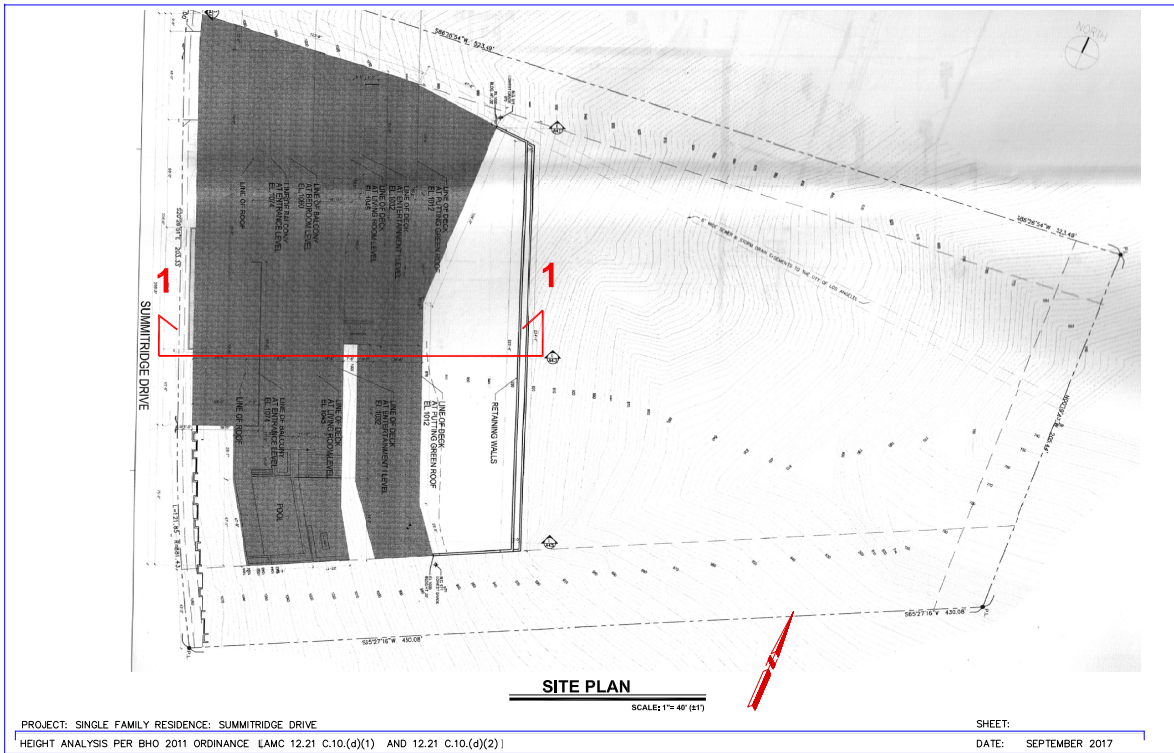
SCALE: 1" = 40' (±1')

PROJECT: SINGLE FAMILY RESIDENCE: ANGELO VIEW DRIVE

HEIGHT ANALYSIS PER BHO 2011 ORDINANCE LAMC 12.21 C.10.(d)(1) AND 12.21 C.10.(d)(2)

SHEET:

DATE: SEPTEMBER 2017





## APPENDIX D

### Section 12.22C20

### Retaining walls in A or R Zones located in Hillside Areas

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
INTRA-DEPARTMENTAL CORRESPONDENCE

DATE: December 14, 2005

TO: Department of City Planning Staff  
Structural Plan Check Engineers and Building Inspectors

FROM: Daniel Green, Acting Chief Zoning Administrator   
Department of City Planning

Ken Gill, Zoning Engineer   
Department of Building and Safety

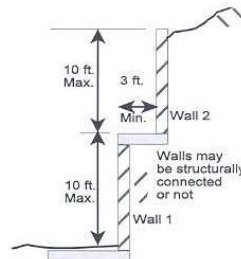
SUBJECT: **RETAINING WALLS IN HILLSIDE AREAS, ORDINANCE NO. 176,445, EFF. 3/9/05**

Hereby a previous memo titled "RETAINING WALLS IN HILLSIDE AREAS, ORDINANCE NO. 176,445" by Peter Kim is reproduced and amended to provide clarifications on how to determine number of retaining walls.

In order to establish regulations to control the proliferation of massive concrete retaining walls on residential lots within the Hillside Area the City Council recently passed Ordinance No. 176,445 which places limitations on the height and the number of retaining walls on a lot and requires landscaping or screening in front of these walls. The Ordinance, which adds Section 12.21 C8 to the Zoning Code, becomes effective on March 9, 2005. Until the revised Zoning Code page inserts are distributed, please attach the Ordinance to your Code.

The Ordinance applies to retaining walls in the A or R Zones (including the RA Zone) within the Hillside Area. These limitations do not supercede the height limitations of walls within required yards.

The Ordinance defines retaining walls as "a freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building". According to the City Attorney's Office, the phrase "not attached to a building", is intended to exempt retaining walls that are structurally integrated as part of the building foundation, such as a basement wall.



In Summary, the following restrictions apply:

**Maximum Retaining Wall Height of 12ft:**

A total of **one** freestanding retaining wall with a height of more than 10 ft, but not to exceed 12 ft may be built on any lot.

(Note: height is measured from the top of the wall to the lower side of the adjacent ground elevation).

(Q:\OEC\Zoning\Tallgate memos\2005\retaining walls in hillside areas-intra.wpd)

**Maximum Retaining Wall Height of 10ft:**

A total of **two** retaining walls with a maximum height of 10 ft each (which may be stacked for a maximum of 20 ft in vertical height) may be built on any lot, provided that they are separated/offset horizontally by a minimum of 3ft, as shown in the diagram to the right. (Note: the height of each retaining wall section is measured from the top of the wall to the lower side of the adjacent ground elevation).

Subsequent to the adoption of the ordinance, the administration of its provisions has required numerous interpretations by staff in the Department of Building and Safety and the Department of City Planning on a case-by-case basis consistent with the intent of the ordinance. This is due to the seemingly infinite range of properties affected either by pre-existing retaining walls constructed with or without valid building permits, irregular shaped lots, so-called "garden" walls less than 4 feet in height which do not require building permits, additions to existing walls, walls that extend from basements beyond the main building, and other situations brought about by unusual topography.

In an effort to establish uniform treatment of the ordinance, the following clarifications are to be followed by all staff involved in processing cases that are, or may be, subject to the ordinance, and to staff who provide information about the ordinance to the general public.

**Clarification:**

When a continuous retaining wall as viewed from a plan view creates more than one terrace (paved or unpaved) at different elevations, the retaining wall shall be considered multiple retaining walls.

When two continuous retaining walls as viewed from a plan view are joined approximately at 90 degrees by a fence wall or a retaining wall built with the only purpose to join the retaining walls, the retaining walls shall be considered multiple retaining walls.

When multiple retaining walls that are connected by a basement retaining wall(s) of a building and appears as a continuous retaining wall as viewed from a plan view, these multiple retaining walls shall count as one retaining wall.

Retaining walls that do not require building permits per LAMC Section 91.105.5 do not have to comply to the requirements of this ordinance.

Retaining walls which are maximum six inches above the natural or finished grade (whichever is lower) on one side of the retaining wall and provide access to basement openings not more than five feet wide do not have to comply to the requirements of this Ordinance.

Retaining walls which were issued building permits prior to the effective date of this Ordinance are exempt from this Ordinance.

(O:\DEC\Zon&trn\Tailgate memos\2005\retaining walls in hillside areas-intra.wpd)

**All Others** (More than two new retaining walls on any given lot or walls that exceed the maximum allowable retaining wall heights), require approval from the Zoning Administrator ("ZA")

The Ordinance also requires that a landscaping plan be approved by the Director of Planning for walls more than eight feet in height.

If you have any questions, you may call Ken Gill, Zoning Engineer at (213) 482-0473.



**APPENDIX E**  
**Applications, Forms and Bulletins**

**LADBS INFORMATION BULLETIN / PUBLIC – BUILDING CODE.**

<https://www.ladbs.org>

**GRADING/RETAINING WALL/SHORING PLAN CHECK Correction Sheets (2020 LABC)**

[https://www.ladbs.org/docs/default-source/forms/plan-check-2020/pc\\_grad\\_corr-lst-11-\(rev-12-27-2019\)-\(1\).pdf?sfvrsn=73a1c953\\_8](https://www.ladbs.org/docs/default-source/forms/plan-check-2020/pc_grad_corr-lst-11-(rev-12-27-2019)-(1).pdf?sfvrsn=73a1c953_8)

**GUIDELINES FOR SUBMITTING HAUL ROUTE APPLICATIONS WITH IMPORT OR EXPORT AMOUNTS GREATER THAN 1,000 CUBIC YARDS**

[https://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/p-bc-2020-134-guidelines-for-submitting-haul-route-applications.pdf?sfvrsn=eeff753\\_6#:text=P%2FBC%202020](https://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/p-bc-2020-134-guidelines-for-submitting-haul-route-applications.pdf?sfvrsn=eeff753_6#:text=P%2FBC%202020)

**LADBS SINGLE FAMILY DWELLING/DUPLEX PLAN CHECK SHEETS**

<https://www.ladbs.org/docs/default-source/forms/plan-check-2017/single-family-dwelling-duplex-plan-review-list.pdf?sfvrsn=14>

**LADBS R1 AND R2 OCCUPANCIES PLAN CHECK CORRECTION SHEETS**

[https://www.ladbs.org/docs/default-source/forms/plan-check-2014/apartment-plan-review-list-pc-str-corr-lst18-2020.pdf?sfvrsn=b2fbeb53\\_22](https://www.ladbs.org/docs/default-source/forms/plan-check-2014/apartment-plan-review-list-pc-str-corr-lst18-2020.pdf?sfvrsn=b2fbeb53_22)

**FERNDAL Haul Route Agreements. Chapter 12.30**

<https://www.codepublishing.com/WA/Ferndale/html/Ferndale12/Ferndale1230.html>