

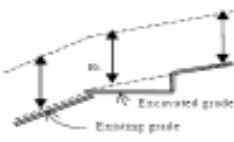
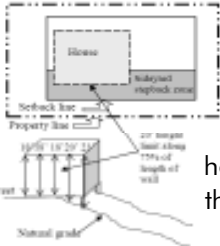



Summary of Hillside Development Regulations

Floor Area Calculations

	Factor(s) Used to Regulate Square Footage	Method of Calculating Maximum Square Footage
City of Los Angeles Hillside Ordinance	Net lot area	Maximum 300% of the net lot area, excluding required yards
Northeast ICO	Total lot area	Ranges from 27% of total lot area to 50% of total lot area (including required yards), depending on lot size
Mt. Washington /Glassell Park Specific Plan	Total lot area	Ranges from 27% of total lot area to 50% of total lot area (including required yards), depending on lot size
Proposed Baseline Mansionization Ordinance for Flat Lots in City of LA	Total lot area, Zone	Ranges from 35% of total lot area to 50% of total lot area (including required yards), with 20% bonus available for horizontal or vertical articulation
City of Brea	Total lot area, Average slope, Maximum density	Ranges from 40% of total lot area to 70% of total lot area, based on average slope and maximum density
City of Beverly Hills	Total lot area, Area of level pad (finished grade), Average slope	Ranges from 20% of total lot area (small level pad area, average slope >20%), to 40% of area of level pad + 10% of area of slope
City of Pasadena	Total lot area, Average slope, Zone	Ranges from 20% of total lot area + 500 sq.ft., to 27.5% of total lot area + 500 sq.ft., if average slope of lot is less than 15%. Any portion of lot with slope of 50%+ is excluded from total lot area. For lots with an average slope over 15%, the allowable floor area is reduced by a function of steepness of the lot. For every 1% increase in average slope (over 15%), the maximum square footage is reduced by 0.5%.
City of San Rafael	Total lot area	Maximum 10% of total lot area + 2,500 sq.ft. (with overall cap of 6,500 sq.ft.). Excludes first 120 sq.ft. of garage/accessory building.
City of Santa Barbara	Total lot area, Building height, Average slope	Ranges from maximum of 2,200 sq. ft. (small lots under 4,000 sq.ft.) to 1,200 sq. ft. + 25% of Total Lot Area (medium-sized lots) to 2,500 sq. ft. + 12.5% of Total Lot Area (large lots). FAR is reduced to 85% of the above calculation for any of the following: Lots with average slope of 30%+, buildings with height greater than 25 feet, or for projects with 500+ cubic yards of grading outside the footprint of the main building. Total maximum square footage includes carports and accessory buildings.
City of South Pasadena	Total lot area	Maximum 35% of total lot area. Excludes garage of no more than 500 sq. ft., or carport of no more than 400 sq. ft.
City of Torrance	Total lot area	Maximum 50% of total lot area. Includes garage.
City of Rancho Palos Verdes	Height and Lot coverage limits	No fixed percentage of lot area or explicit square footage cap. Maximum building size is regulated through combination of height and lot coverage limitations.

Summary of Hillside Development Regulations Height Limitations

<p>City of Los Angeles Hillside Ordinance</p>	<p>36' (45' with a variance or if slope is >66%); except if lot is 33' higher than the front lot line at a midpoint 50 feet back on the lot, then max. height is 24' within first 20' of the front lot line. Height is measured from lowest point on lot within 5 feet of building.</p>
<p>Northeast ICO</p>	<p>same as L.A. Hillside Ordinance</p>
<p>Mt. Washington /Glassell Park Specific Plan</p>	<p>45', with building stepbacks required (max 15' height within first 6' back from front property line; max 24' height within 6'-12' back)</p>
<p>City of Brea</p>	<p>35' (measured as vertical distance from the existing or planned grade of the pad at the point of the building foundation to the mid-point of the roof. For split-level construction, each building component measured from its own site pad area)</p>
<p>City of Beverly Hills</p>	<p>26' (may exceed this height if structure is max 22' at the front setback line, increasing toward rear of site at 33° slope to max height of 30'. Also, for portion of structure located more than 40' from front setback line, max height = 22'. Special height rules apply for uphill lots, construction over fill, construction over slope, and small pad lots.)</p>
<p>City of Pasadena</p>	<div style="text-align: center;">  <p>Diagram illustrating height measurement: An 'Imaginary plane parallel to grade which determines maximum height' is shown above a building. The 'Maximum height' is the vertical distance from the 'Existing grade' to this plane. A secondary diagram shows a '6' Max.' height limit between the foundation and the lowest floor line.</p> </div> <p>28' (for any point on the site), with 35' max. when measured from the lowest elevation on the site where the structure touches the grade to the highest point of the roof. Height measured as the distance from the existing grade to a line located above and parallel to the grade. Also, max 6' height between point where foundation meets grade and the lowest floor line of structure.</p>
<p>City of San Rafael</p>	<div style="display: flex; justify-content: space-around;">    </div> <p>30' for dwelling, 15' for accessory structures. On a lot with a slope >25%, is measured vertically from the existing grade to the uppermost point roof edge or other feature perpendicular to that grade.</p>
<p>City of Santa Barbara</p>	<p>30'. Guidelines state that building should be set into the hillside, and house should be stepped up and down the hill, and height limited to prevent shading of neighboring lots. Vary height of building elements. Minimize areas of maximum height. The max. vert. height of a building or structure is based on natural grade.</p>
<p>City of South Pasadena</p>	<div style="text-align: center;">  <p>The height of the vertical walls matches the slope of the hill.</p> </div> <p>28' to 24' depending on slope of roof. Terrace building to match grade. Vert. building walls should be max. 15' above grade. Any vertical walls above 15' should be stepped back from adjacent lower walls by a min. distance of 10'. Flat building walls over 1 story in height and over 25' in horiz. dimension discouraged to minimize unarticulated wall mass.</p>
<p>City of Torrance</p>	<p>14', measured from the ground at finished grade.</p>
<p>City of Rancho Palos Verdes</p>	<p>16'. A variation permit to 26' may be granted after review of setbacks, views from neighboring lots, and the percentage of project that exceeds 16'. Height measured based on lot typology (upslope, downslope) and the extent to which a structure slopes with the lot.</p>

Summary of Hillside Development Regulations

Lot Coverage Limitations

City of Los Angeles Hillside Ordinance	40% maximum
Northeast ICO	Same as L.A. Hillside Ordinance
Mt. Washington /Glassell Park Specific Plan	Same as L.A. Hillside Ordinance
City of Brea	35% maximum for all buildings, 30% of front yard except driveway, 50% of rear yard except a pool/spa.
City of Beverly Hills	Depends on the size of the lot and the graded building pad. The following figures regulate all buildings and structures: 20% lot coverage if pad is 0-750 square feet. For lots 15,000 sq.ft. or less, lot coverage is 40% of the pad area , plus 10% of the area of the slope.
City of Pasadena	35% maximum
City of San Rafael	Min. 25% of the lot area + the % of avg. slope, not to exceed a maximum of 85%, must remain in its "Natural State"
City of South Pasadena	40% maximum for structures. Also, 25% of the lot area + the % of average slope must remain in its natural state.
City of Torrance	50% , including garage
City of Rancho Palos Verdes	Varies by lot size: 52% max. (8,000 sq.ft.), 50% max. (10,000 sq.ft.), 45% max. (13,000 sq.ft.), 40% max. (20,000 sq.ft.). Includes all structures, interior courtyards, trellises, decks >30" high, and parking & driveway areas.

Summary of Hillside Development Regulations

Grading and Retaining Wall Regulations

	Grading	Retaining Walls
City of Los Angeles Hillside Ordinance	Extra review required for import/export of 1000+ cubic yards of soil	One 12-foot retaining wall allowed, or two 10-foot walls; landscaping required for any walls over 8 feet tall; ZA can allow higher walls or greater number of walls
Northeast ICO	Same as L.A. Hillside Ordinance	Same as L.A. Hillside Ordinance
Mt. Washington /Glassell Park Specific Plan	Same as L.A. Hillside Ordinance	Same as L.A. Hillside Ordinance
City of Brea	Grading prohibited on lots that exceed 30% slope over an acre in area, with any horizontal dimension of 50 feet. Grading is also prohibited within 100 feet of a recognized ridgeline. No specific limit to amount of import/export, but grading required to be sensitive to natural terrain.	Maximum cumulative height of retaining walls on a single slope is 6 feet, but "living wall systems" may be between 15 feet and 30 feet tall.
City of Beverly Hills	Formula used to determine maximum cut and fill for any site (including basements) over a 5-year period, with overall max of 3,000 cubic yards over a 5-year period	Not available.
City of Pasadena	Regulations limit height/width of cut slopes (20 feet tall, including retaining walls, and 20 feet max. width beyond the width of the dwelling), to ensure maximum concealment of cut slopes by a proposed structure. All cut slopes should be contoured to meet abutting slopes, and must undulate in a manner similar to natural topography in the vicinity. Drainage and terracing are also required.	Not available.
City of San Rafael	A minimum of 25% of the lot area + % of average slope of the lot, up to a maximum of 85%, must remain in its "natural state." Natural state is defined as undeveloped and undisturbed, with no construction allowed and no grading, excavating, or filling permitted, unless incidental to planting and landscaping which enhances the natural environment.	Not available.
City of Santa Barbara	Recommend minimizing the visual impact of grading by doing most of the cut under the buildings, and avoiding excessive removal & fill. Preserve slopes over 30% by avoiding grading and clearing. Grading immediately under the house is encouraged, with up to 500 cubic yards allowed beyond the footprint of the house without Planning Commission review.	Retaining walls limited to 50 feet long and 6 feet tall. Stepped or terraced retaining walls, with planting in between are encouraged. Additional review required for: 1) Retaining wall on a lot with average slope of 15% or more; 2) Multiple terracing retaining walls not separated by a building or horizontal distance of at least 10 feet where the combined height of the walls exceeds 6 feet.
City of Rancho Palos Verdes	Extra review required if grading more than 1,000 cubic yards of combined cut and fill. Construction on "extreme slope" (35%+ grade) requires special permit, with a few exceptions.	Not available.