

ORDINANCE NO. 181136

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

**SECTION 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on properties shown upon portions of the zoning maps titled "Zone Change Ordinance Map The Oaks Hillside Height District Change" and the table for Section 1 below and incorporated herein by this reference, **Table for SECTION 1** and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

| Existing Zone: | New Zone: |
|----------------|-----------|
| RE15-1         | RE15-1D   |
| RE11-1         | RE11-1D   |
| RE9-1          | RE9-1D    |
| R1-1           | R1-1D     |

**SECTION 2.** Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "D" Development Limitations. Where the zone symbols of the new zoning designation as shown in the table for Section 1, are followed by the symbol "D" in the suffix, the conditions and limitations imposed by the new "D" Development Limitation are set forth as follows:

**A. All properties located within the Zone Change Ordinance Map The Oaks Hillside Height District Change shall be subject to the following [D] Development Limitations:**

**1. 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            |

**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.

| <b>Lot Size Interval (Square feet)</b> | <b>FAR Multiplier</b> |
|--|-----------------------|
| 0-4,000                                | 0.37                  |
| 4,000 – 8,000                          | 0.27                  |
| 8,000 – 12,000                         | 0.13                  |
| 12,000 and greater                     | 0.1                   |

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.

2. **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.

3. **BUILDING HEIGHT.**

a) **For lots with a Slope of less than 45 percent**

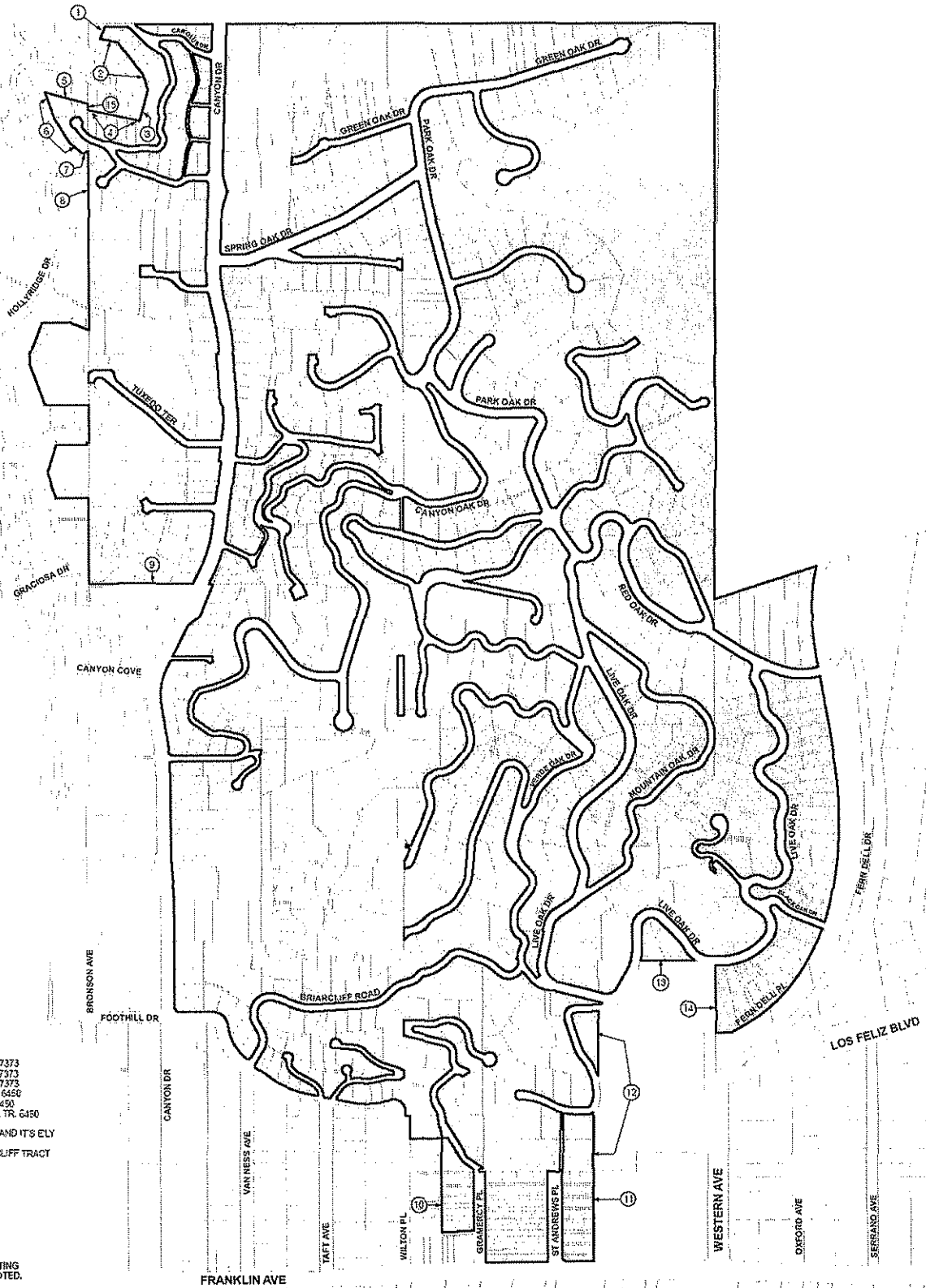
- 1) In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 26 feet in height from adjacent grade, measured as the vertical distance from the adjacent grade of the site to an imaginary plane located above and parallel to grade.

- 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 45 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 vertical distance between the lowest point where a foundation meets grade and the lowest floor line of a structure shall not exceed six feet. This regulation shall not prohibit attached stories above the first story with cantilevered underpinnings which are not grounded in the adjacent hillside.
- d) No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. This regulation shall not prohibit attached decks with cantilevered underpinnings which are not grounded in the adjacent hillside.

# THE OAKS "D" DEVELOPMENT LIMITATIONS



**FROM R1-1 TO R1-1D**  
**FROM RE11-1 TO RE11-1D**  
**FROM RE15-1 TO RE15-1D**  
**FROM RE9-1 TO RE9-1D**



NOT TO SCALE

CPC 2009-2949-HD

AA 11/20



Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 12 2010.

JUNE LAGMAY, City Clerk

By  Deputy

Approved MAR 26 2010

 Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on December 10, 2009, recommended this ordinance be adopted by the City Council.

  
James Williams, Commission Executive Assistant I  
City Planning Commission

File No. 10-0291

## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 181136 – Relative to “D” Development Limitations regulating height, floor area, and lot coverage for the Oaks Neighborhood** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **March 12, 2010**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **April 1, 2010** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **April 1, 2010** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **1st** day of **April 2010** at Los Angeles, California.

  
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Maria Vizcarra, Deputy City Clerk

**Ordinance Effective Date: May 11, 2010**

**Council File No. 10-0291**