

PACIFIC PALISADES CIVIC LEAGUE

GUIDELINES FOR SINGLE FAMILY RESIDENCES IN TRACT 9300

FLAT LOTS

Revised January 19, 2013 draft
Approved January 28, 2013

GENERAL STATEMENT:

The Board of Governors retains full authority to review all aspects of Outward Appearance and Design. These Guidelines are limited to those aspects of Outward Appearance and Design relating to height, area, setback and lot coverage.

DEFINITIONS:

Flat Lot:

A lot having a slope between the front property line and the rear of the buildable area which is no greater than 9% (9 ft. vertical for each 100 ft. horizontal).

Building Height:

Height shall be measured from **two datums** which are:

1. The average grade as measured from the four corners of the building footprint.
2. The front setback average grade as measured from the two points of the front setback line which intersect the sideyard setbacks.

Height shall be measured from the datum to the top of roof or top of parapet, whichever is greater in height. Chimneys shall be excluded from building height requirements, except that chimney heights which exceed minimum code requirements shall be subject to review.

Building Area:

Building area shall include the area within the exterior walls, mechanical, garage, multi-story volume spaces are counted twice (where first floor interior height exceeds 14 ft.), stairways are counted once, and basements. Roofed exterior spaces (terraces, porches, terraces/decks, and balconies etc.) shall be counted as building area.

Exceptions:

1. Areas not roofed or under an open trellis do not count as area.
2. Basements will not count as area if both of the following conditions are met:
 - a. The elevation above natural grade of the first floor or roof above subject basement does not exceed two feet (2'-0") for a minimum of fifty percent (50%) of the perimeter of the basement.
 - b. The remainder of the first floor level does not exceed six feet (6'-0") in height above natural or finish grade. The garage door, light wells, and basement exit stairs may exceed these height

requirements.

3. Up to the first 100 sq. ft. of space over 14 ft. high is not counted.
4. Up to the first 400 sq. ft. of garage or covered parking area is not counted
5. Up to the first 250 sq. ft. of covered porches is not counted when open at least on 2 sides.

GUIDELINES

Maximum Site Coverage:

50% of the lot area. This shall include the sum of the building footprint areas of dwellings, accessory buildings, garages, carports, and areas under solid roof or building.

Maximum Total Building Area (including second floor):

Base area: 50% of lot area for lots less than 7,500 sq. ft. or (45% of the lot area or 3,750 sq. ft, whichever is greater) for lots 7,500 sq. ft. or larger.

Bonus area: 20% max. x Base area bonus if one of these options is met.

25% of the length of the front façade must be set back 20% of the bldg depth or
the second floor shall be max 75% of the area of the first floor plus the garage.

Maximum Second Floor Area:

Maximum second floor area: 43% of the Maximum Total Building Area (including the bonus, if applicable, and the area of the covered parking or garage)

Roof Decks:

Roof decks above the second floor shall be set back a minimum of 7 ft - 6 inches from the building perimeter. Access stairs and/or stair enclosure must be no higher than permitted per the height guidelines.

Front Yard Setback:

As per CC&Rs or City of Los Angeles Department of Building & Safety, whichever is greater.

Sidyard Setback:

As per CC&Rs on street side of a corner lot, or City of Los Angeles Dept. of Building & Safety, whichever is greater, and shall be additionally set back per the Articulation section of these guidelines.

Rear Yard Setback for One Story Residences:

As per CC&Rs or City of Los Angeles Department of Building & Safety, whichever is greater.

Rear Yard Setback for Residences over One Story:

For that portion of a structure which is above the first story, the rear yard setback shall be the greater of:

- a. 20% of the lot depth, or
- b. 20 feet, or
- c. As required by the City of Los Angeles Department of Building & Safety.

However, in no case shall the rear yard setback be less than 15 feet.

For purposes of this section, lofts, covered decks or mezzanines shall be counted as an additional story.

Building Height Envelope:

- 1. Maximum building height shall be 28 ft. from average grade datum and 30 ft. from front setback average grade datum, whichever is less.
- 2. Structures shall be contained below a plane having a maximum height of 22 ft. as measured from average grade (see datum #1) at the setback line and then sloping toward the interior of the lot until the maximum building height is reached.

The slopes at the setbacks shall be 8 ft. vertical to 12 ft. horizontal.

Exception: Flat roof structures may be placed at the setback line and shall be contained within a vertical plane having a maximum height of 24 ft., provided that the maximum building height shall not exceed 24 ft. Height shall be measured from average grade (see Datum #1).

Building Height Envelope Tradeoffs:

- 1. Dormers and gables:

A portion of gables and dormers less than or equal to the maximum building height may exceed height envelope provided that the area over the envelope is less than or equal to one-fourth (1/4) the area under the envelope. Compliance will be verified by cutting a vertical plane through the envelope at the highest portion of each gable and dormer which exceeds the envelope.
- 2. The maximum building height and vertical plane height may be increase 1 ft. for each 5 ft. additional setback from all setback lines.

Mass of Building:

- 1. Side yard Articulation:

Twenty-five percent (25%) of the lineal footage of a two story elevation (at the second floor), forty feet (40'-0") or greater in length, must be set back a minimum of two feet

(2'-0") plus the setback required for a single story dwelling less than 18 ft. high. Fireplaces placed within setbacks shall not exceed fifteen percent (15%) of the wall length of any building elevation.

2. Garage:

Subterranean type garages which give the appearance of a three story building are not desired. Upper stories should be set back to mitigate the impact of the garage story.

Roof Appurtenances (Above Allowable Building Height):

All mechanical equipment shall not exceed four feet (4'-0") in height, shall be screened, and be set back a minimum of ten feet (10'-0") from any building elevation facing a street or yard. Chimneys not exceeding minimum required building department height requirements are permitted.

Landscape:

Landscaping is an important element in the review of your application. See Landscape Guidelines.

Neighborhood Standards:

Compliance with these criteria shall be presumed as conforming to neighborhood standards with respect to height, area, setbacks and lot coverage.

Variance:

Any party may petition the Board for a variance from these criteria, based on special circumstances of a particular project, as requiring or allowing for greater or lesser height, area, setback and/or lot coverage.

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