

PACIFIC PALISADES CIVIC LEAGUE

GUIDELINES FOR SINGLE FAMILY RESIDENCES IN TRACT 9300

SLOPED LOTS

Revised February 25, 2013--draft

DEFINITIONS

Sloping Lot:

A lot having a slope greater than nine percent (9%) between the property lines (9 ft. vertical for each 100 ft. horizontal), shall be considered a sloping lot.

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.

Building Height Segment:

The site, between the sideyard setbacks, shall be divided into segments having a maximum length of twenty five feet (25'-0"). Start the segments at the front setback and continue until you reach the rear setback line. The average natural grade of the four corners of each segment shall be the height datum for that segment.

GUIDELINES:

Maximum Site Coverage:

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

Maximum Total Building Area (including all floors):

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 or area of covered parking).

Maximum Second Floor Area (Above street level):

Maximum second floor area: 43% of the Maximum Total Building Area (including the bonus if applicable) and the area of 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.

Sideyard Setback:

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

Rear Yard Setback:

For any portion of structures greater than one story (higher than 16 feet) above natural or finished grade, the rear yard setback shall be twenty percent (20%) of the lot depth or 20 feet (20'-0"), whichever is greater.

Building Height Envelope (for sloping lots):

1. Maximum building height shall not exceed twenty eight (28'-0") above the datum of each building height segment.

2. At each building height segment structures shall be contained below a plane having maximum height of twenty two feet (22'-0"), above its height datum, at the setback line (front,side and rear), and then sloping toward the center of the lot until the maximum height is reached.

The slope of the plane at the setback shall be eight feet (8'-0") vertical to twelve feet (12'-0") 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 twenty four feet (24'-0"), provided that the maximum building height does not exceed twenty four feet (24'-0"), as measured from the datum of each building height segment.

Building Height Segment Envelope Tradeoffs:

1. Dormers and gables:

At each building height segment, a portion of gables and dormers less than or equal to the maximum building height may exceed the height envelope, provided that the area over the envelope is less than or equal to twenty five percent (25%) of 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 increased one foot (1'-0") for each 5 feet (5'-0") additional setback from all setback lines.

Mass of Building:

1. 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. Stair penthouses to the roof shall not be permitted. Chimneys not exceeding minimum required building department height requirements are permitted.

Landscaping:

A landscaping plan is required for all applications for new construction. A landscaping plan MAY be required for approval of additions or remodels.

Tradeoffs:

Increased height tradeoffs will be considered as long as the average roof height does not exceed twenty eight feet (28'-0") above natural or finished grade.

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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