

Joint Referral Form

Slope Analysis and Maximum Residential Floor Area Verification Form

Single Family Zone Hillside Ordinance No. 181,624 and 184,802

Instructions:

1. This form is used by the Department of Building and Safety and City Planning to determine a permitted maximum Residential Floor Area for a project (new construction or addition to existing construction) in the R1, R1H, RS, RA and RE zones located within the Hillside Area as defined in Section 12.03 of the Code.
2. Proposed construction subject to Hillside Area Requirements will be accepted for Plan Check by the Department of Building and Safety, only if the Slope Analysis Verification Form has been verified and signed by the City Planning staff.
3. Complete Section I, II and III on page 2 and submit this form along with two copies of the Slope Analysis map prepared by a State of California registered Civil Engineer or Licensed Surveyor that includes the following information for the proposed construction site to the Department of City Planning at one of the locations listed below (item No. 4).
 - a. A slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a State of California registered Civil Engineer or Licensed Land Surveyor. The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with two-foot intermediates. The map shall also indicate the datum, source and scale of topographic data used in the slope analysis, and **shall attest to the fact that the slope analysis has been accurately calculated.**
 - b. The Slope Analysis Map shall clearly delineate/identify the Slope Bands (i.e., with contrasting colors or hatching), and shall include a tabulation of the total area in square-feet within each Slope Band, as well as the RFAR and Residential Floor Area value of each corresponding Slope Band as shown on Table 12.21 C.10-2c.
 - c. The Slope Analysis Map shall be prepared using CAD-based, or other type of software specifically designed for such purpose.
4. City Planning staff are located at the following locations:

Downtown Office City Planning Counter (Station 7) 201 N. Figueroa St., 4 th Floor Los Angeles, CA 90012 (213) 482-7077	Van Nuys Office City Planning Counter 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 (818) 374-5050	West LA Office City Planning Counter 1828 Sawtelle Blvd., 2 nd Floor Los Angeles, CA 90025 (310) 231-2912
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Department of Building and Safety / City Planning
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SECTION I. Name Applicant(s) / Property Owner(s): _____
 Address: _____ Phone Number: _____

SECTION II. Project Address: _____
 Lot: _____ Tract: _____ APN: _____

Proposed Project Description: (describe proposed work in detail)

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]								
Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]				
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]					
(A)	(B)		(C)		(D)
Slope Bands (%)	Lot Area within each Slope Band (sq. ft.) From survey/contour map.		FAR From the Zone circled in Table 1 or Table 2		Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99		X		=	
15 - 29.99		X		=	
30 - 44.99		X		=	
45 - 59.99		X		=	
60 - 99.99		X		=	
100 +		X		=	
Maximum Residential Floor Area					

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

Department of Building and Safety / City Planning
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I _____, the licensed professional Land Surveyor or Registered Civil Engineer in the
(Print Name)
State of California (License Number: _____, Expiration Date: _____), Certify that all of
the above information is correct.
Signature: _____ Date: _____

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: _____ (sq. ft.)

Property Information:

Lot: _____ Tract: _____

Assessor Parcel number: _____

City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes No

Name (Please Print): _____

Signature: _____ Date: _____

Notes: _____

