



# BHO and the D-Limitation

Baseline Hillside Code Amendment and  
Oaks D-Limitation

## Staff:

Christine Saponara, Katie Peterson, Giselle Corella, Tom Rothmann



# BACKGROUND

---

## ▪ D – LIMITATION (2010)

- Maximum Floor area Calculations
- Lot Coverage
- Building Height

## ▪ BHO (2011)

- Changed FAR Limits and calculations
- Changed Height Calculation to follow slope
- Grading
  - By right grading caps
  - Prohibition of grading extreme slopes
  - Created exempt and non-exempt grading



# HILLSIDE CONSTRUCTION IMPACTS



GRADING

- D-Limitation was overshadowed by BHO
- Cut/fill **under structures exempt** from maximums
- Results in virtually unlimited grading
- Oversized basements
- Dirt hauled up and down narrow hillside streets

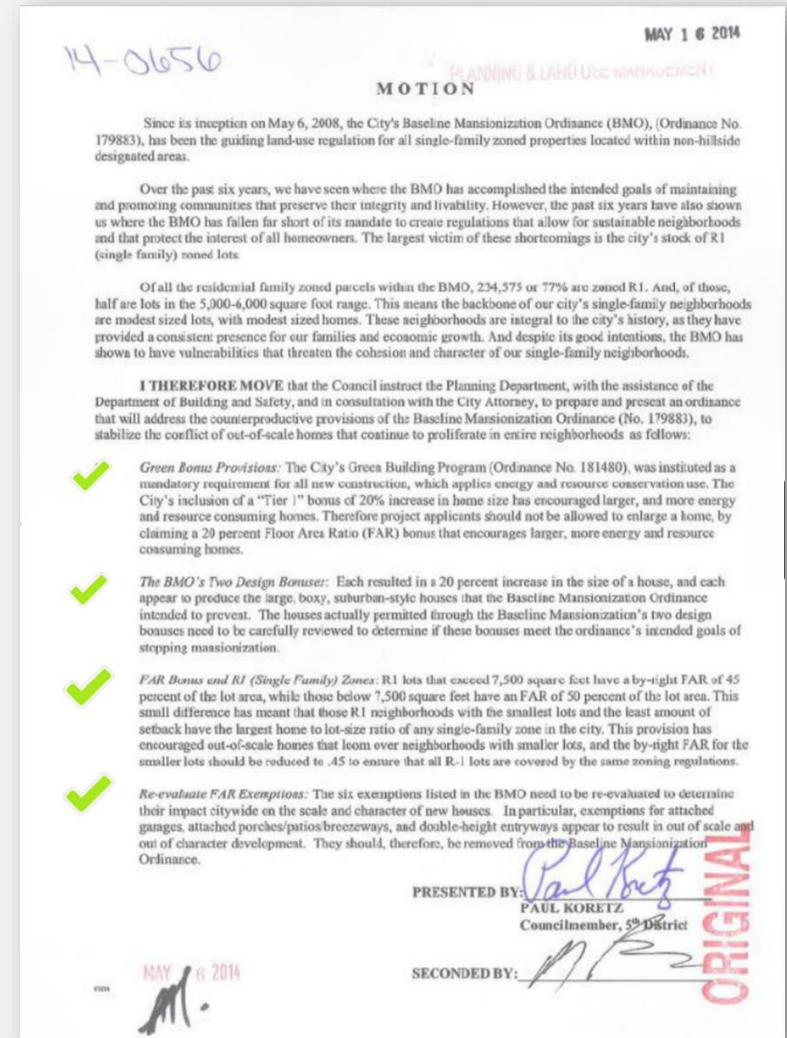




# 2014 CITY COUNCIL MOTION

## City Council direction:

- Re-evaluate Residential Floor Area exemptions
- Re-evaluate design bonuses
- Remove green building bonus
- Reduce R1-Zone Residential Floor Area

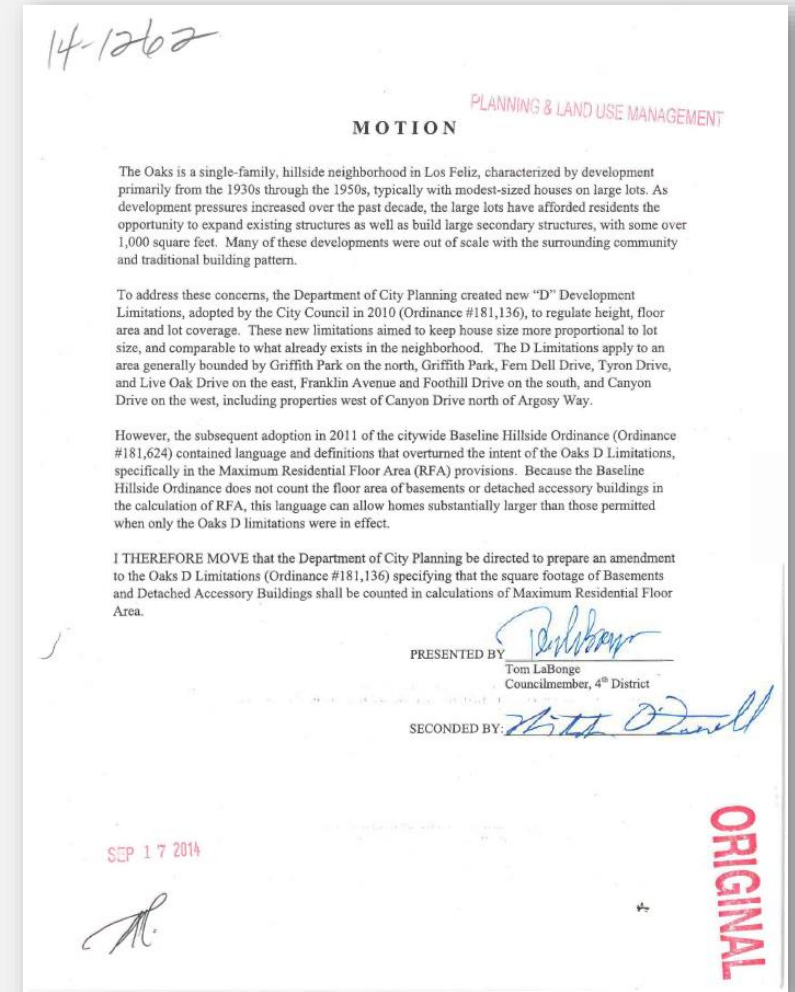




# 2014 CITY COUNCIL MOTION

## City Council direction:

- Inclusion of basement and detached accessory structures in the calculation of Residential Floor area.
- Instruction to correct inconsistencies with the intent of and the way regulations for lot coverage was calculated. *(included in a subsequent direction)*





# BHO Amendments



# BHO CALCULATION OF RESIDENTIAL FLOOR AREA

## Exemptions – all zones:

- Reduce exemption for covered porches, patios, breezeways from 250 sf to **150 sf**
- Eliminate exemption for over-in-height ceilings
- Retain other existing exemptions

## 20% Bonus Options for R1 Zone:

- **Eliminate all bonuses**

## 20% Bonus Options for RA, RE, RS Zones:

- Keep all existing bonuses, except one
- **No bonus for meeting additional “green building” standards**







# GRADING

## Remove exemption for cut & fill underneath structures

- Adjust formula for maximum grading:  
[~~500~~ **1000** cubic yards + numeric value equal to ~~5~~ **10**% of lot size in cubic yards]

example: R1, 5000 SF Lot

$$1000 + (10\% \text{ of } 5000) = 1500$$

- Adjust maximum “by-right” quantities
- ZAD needed to exceed “by-right” maximum

Maximum “By-Right” Grading Quantities	
Zone	Maximum Grading (cubic yards)
R1	<del>1,000</del> <b>2,000</b>
RS	<del>1,100</del> <b>2,200</b>
RE9	<del>1,200</del> <b>2,400</b>
RE11	<del>1,400</del> <b>2,800</b>
RE15	<del>1,600</del> <b>3,200</b>
RE20	<del>2,000</del> <b>4,000</b>
RE40	<del>3,300</del> <b>6,600</b>
RA	<del>1,800</del> <b>3,600</b>







# HAULING

## Remove exemption for cut & fill underneath structures

- Regulate import & export as a combined quantity
- Adjust “by-right” maximum hauling allowance:
  - **Standard Hillside Limited Streets or Larger:** Up to maximum “by-right” grading quantities
  - **Substandard Hillside Limited Streets:** Up to 75% of the maximum “by-right” grading quantities
- ZAD needed to exceed maximum “by-right” hauling

Maximum “By-Right” Grading Quantities	
Zone	Maximum Grading (cubic yards)
R1	1,000 <b>2,000</b>
RS	1,100 <b>2,200</b>
RE9	1,200 <b>2,400</b>
RE11	1,400 <b>2,800</b>
RE15	1,600 <b>3,200</b>
RE20	2,000 <b>4,000</b>
RE40	3,300 <b>6,600</b>
RA	1,800 <b>3,600</b>





# Does this address the issues in the Oaks? (Let's Discuss)





# THANK YOU!

Christine Saponara: [Christine.Saponara@lacity.org](mailto:Christine.Saponara@lacity.org) , (213) 978-1363

