

ORDINANCE NO. 176445

An ordinance amending Sections 12.21 and 12.24 of the Los Angeles Municipal Code to provide height limitations for retaining walls in Hillside Areas.

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

Section 1. A new Subdivision 8 is added to Subsection C of Section 12.21 of the Los Angeles Municipal Code to read:

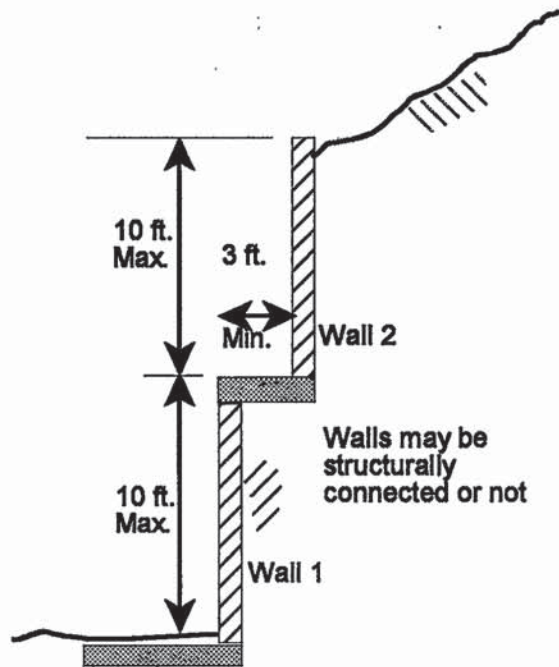
8. Retaining Walls in Hillside Areas. This subdivision applies to retaining walls that meet all of the following criteria: located in the A or R Zones (including the RA Zone), located on land designated as a Hillside Area on the Bureau of Engineering Basic Grid Map No. A-13372, and located on a lot developed or to be developed with dwelling units. For purposes of this subdivision, a "retaining wall" shall be defined as a freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building. Retaining walls are subject to the following restrictions:

(a) A maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet as measured from the top of the wall to the lower side of the adjacent ground elevation. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with the following:

(i) The minimum horizontal distance between the two walls is three feet,

ii) Neither of the two walls exceed a height of 10 feet measured from the top of each wall to the lower side of the adjacent ground elevation at each wall, and

iii) In no case shall the height of a wall located in a required yard exceed the height allowed by Section 12.22 C 20 (f) of this Code.



(b) **Landscaping.** For retaining walls of eight feet or greater in height, the applicant must submit a landscape plan designed to completely hide the retaining wall from view within a reasonable amount of time. The landscape plan shall be subject to the approval of the Director of Planning in accordance with Sections 12.40 through 12.43 of this Code and any Landscape Guidelines established by the City Planning Commission.

(c) **Zoning Administrator approval for taller walls or additional walls.** Retaining walls that exceed the heights or the maximum number allowed in paragraph (a) of this subdivision shall be subject to the approval of a Zoning Administrator under Section 12.24 X 26 of this Code.

(d) **Exception for public agency projects.** This subdivision does not apply to projects undertaken by a public agency.

(e) **Exception for prior approved retaining walls.** This subdivision does not apply to a retaining wall that received a final

discretionary approval, as determined by the Director of Planning, from the City under another provision of the Code prior to the effective date of the ordinance adding this new Subdivision 8 to Subsection C of Section 12.21 of the Los Angeles Municipal Code.

(f) Exception for retaining walls required by Building and Safety. The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

Sec. 2. A new Subdivision 26 is added to Subsection X of Section 12.24 of the Los Angeles Municipal Code to read:

26. Retaining Walls in Hillside Areas.

(a) A Zoning Administrator may, upon application, permit retaining walls that exceed the height or maximum number allowed in Section 12.21 C 8 (a) of this Code.

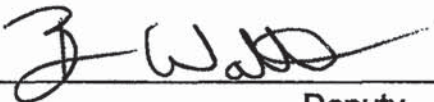
(b) **Procedures.** An application pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C 1-5 of this Code.

(103456dset#3)

Sec. 3. 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; 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 JAN 14 2005.

FRANK T. MARTINEZ, City Clerk

By 
Deputy

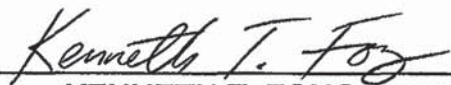
JAN 27 2005

Approved _____


Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
KENNETH T. FONG
Deputy City Attorney

Date: 1-7-05

File No. CF 03-0238; CPC 2004-0159-CA

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend it be adopted

Jan. 7, 2005

see attached report.


CON HOWE
Director of Planning