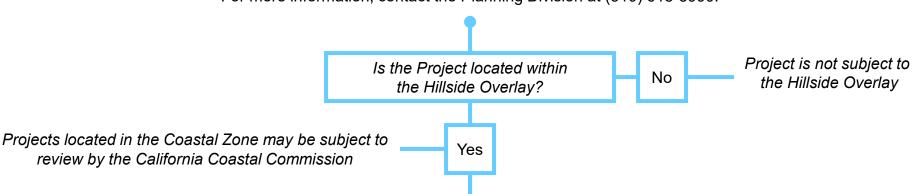
Hillside Overlay Flowchart

The flowchart provides an overview of the permitting process for development in the Hillside Overlay. For more information, contact the Planning Division at (310) 618-5990.



Residential Zone

Does the Project involve any of the following?

- Remodeling or enlargement of a residential building, including the area of the garage, where the net interior area will exceed 50% of the lot area?
- Residential structure greater than two stories in height?
- Remodeling or enlargement where the roof will be used as a deck, sun-deck or patio, or have equipment or appurtenances mounted or protruding the roof? (except for ordinary plumbing, heating vents, and chimneys)
- New construction, remodeling or enlargement of a residential structure that exceeds 14 feet in height measured from finished grade, or exceeds the height of the lowest portion of the remainder of the structure? (except for ordinary plumbing, heating vents, and chimneys)
- Have the potential to cause an adverse effect to view, light, air, or privacy of other properties in the vicinity?

Commercial Zone

Does the Project involve any of the following?

- Remodeling or enlargement of a commercial structure where the net interior area will be increased by more than 50%?
- Remodeling or enlargement of a commercial structure at the second floor or above?
- Remodeling or enlargement of a commercial structure that adjoins a residentially zone lot and where the roof will be used as a deck, sun-deck or patio, or have equipment or appurtenances mounted or protruding the roof? (except for ordinary plumbing or heating vents)
- New construction, remodeling or enlargement of a commercial structure that exceeds 14 feet in height measured from finished grade, or exceeds the height of the lowest portion of the remainder of the structure? (except for ordinary plumbing or heating vents)
- Have the potential to cause an adverse effect to view, light, air, or privacy of other properties in the vicinity?
- ♦ The following are exempt from the Hillside Overlay and only require a Building Permit: replacement of water heater, air conditioner, and heater; plumbing vents and chimneys; re-roof and solar panels; in-ground pools and spas; fences and block walls < 36 inches in height; retaining walls < 30 inches in height subject to Planner discretion; interior remodels involving no additional floor area and no new exterior openings; accessory dwelling units; and SB 9 two-unit projects and urban lot splits.

