

HILLSIDE LOT PRE-OFFER WORKSHEET

Glendale ROS / R1R and Los Angeles hillside lots. One page. Fill it in before you waive contingencies.

1. The lot

Address _____

City or jurisdiction (Glendale / City of LA / other) _____

Zone printed on the zoning map (ROS, R1R, R1, RE, RA, RS) _____

Lot area, sq ft _____

2. Numbers only a survey or the city can give you

Average current slope, % (certified slope map: yes / no / date) _____

FAR district (Glendale only: I / II / III), confirmed by Planning on _____

Ridgeline sheet checked: primary / secondary / none Blue-line stream within 100 ft: yes / no _____

Existing retaining walls over 3 ft and distance to interior line, ft _____

Prior grading or slope work known? Permit number _____

3. Rough floor area, Glendale ROS / R1R (code Table 30.11-B)

First 10,000 sq ft of lot x district ratio (0.30 / 0.40 / 0.45; use 0.30 if slope is 40% or more) = _____

Lot area above 10,000 sq ft x 0.10 = _____ Estimated maximum floor area = _____ sq ft

Garage excluded from the ratio: up to 500 sq ft (house under 3,500 sq ft) or 700 sq ft (3,500 or more).

4. Rough floor area, City of Los Angeles R1 hillside (LAMC 12.21 C.10)

Slope band 0 to 14.99% _____ sq ft x 0.45 15 to 29.99% _____ x 0.45 30 to 44.99% _____ x 0.40

45 to 59.99% _____ x 0.35 60 to 99.99% _____ x 0.30 100% and over _____ x 0.00 Sum = _____

Guaranteed minimum instead: 25% of lot area or 800 sq ft, whichever is greater = _____

5. Height and stories

Glendale R1R / ROS: 2 stories and 32 ft (+3 ft for a 3:12 roof). Third story only where the building footprint sits on 40% slope.

Glendale R1: 25 ft. Los Angeles hillside: envelope height under LAMC 12.21 C.10(d), check the zone suffix on ZIMAS.

6. Before removing the inspection contingency

- ☐ Certified slope map obtained, or quote for one in hand
- ☐ Planning Division confirmed the zone, FAR district and any overlay in writing
- ☐ Ridgeline and blue-line stream sheets checked for this parcel
- ☐ Grading permits and geotechnical reports for prior work located
- ☐ Fire hazard severity zone checked on the state viewer and the city map
- ☐ Intended pool, addition or ADU drawn against the slope map and setbacks

Notes

Full explainers: alla-novytska.com/journal/glendale-hillside-r1r-zone-building-rules/

alla-novytska.com/journal/encino-hillside-construction-rules/ Questions: alla-novytska.com/contact/

General information, not legal, engineering or land use advice. Confirm every figure with the city before relying on it. Equal Housing Opportunity.

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