

Department of Building and Safety / City Planning  
Slope Analysis and Maximum Residential Floor Area Verification Form

**SECTION I.** Name Applicant(s) / Property Owner(s): Steve Alper  
Address: 6101 Mullholland Ave., Los Angeles, CA 90068 Phone Number: (818) 782-2788

**SECTION II.** Project Address: 6101 Mullholland Ave. Los Angeles, CA 90068  
Lot: 9 Tract: 6450, MB 106-28/37 APN: 606 - 501 - 6007

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.

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

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

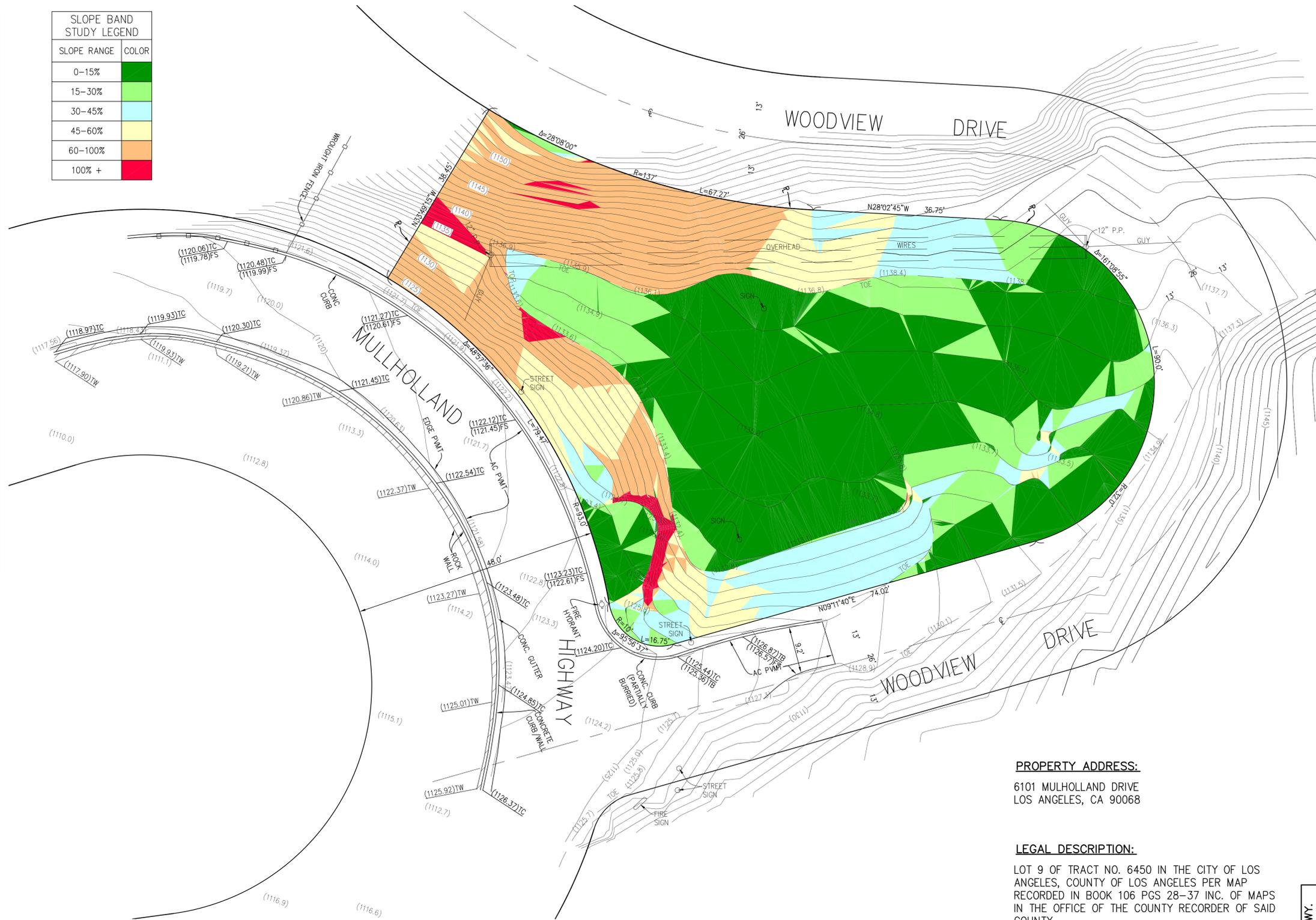
(A)	(B)	(C)	(D)
Slope Bands (%)	Lot Area within each Slope Band (sq. ft.) From survey/contour map.	FAR From the Zone circled in Table 1 or Table 2	Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99	4023.6	X 0.40	= 1609.44
15 - 29.99	1434.0	X 0.35	= 501.9
30 - 44.99	1086.9	X 0.30	= 326.07
45 - 59.99	907.1	X 0.25	= 226.775
60 - 99.99	1800.0	X 0.20	= 360
100 +	163.4	X 0.00	= 0
Maximum Residential Floor Area			3024.185

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

April 3, 2017

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SLOPE RANGE	COLOR
0-15%	Green
15-30%	Light Green
30-45%	Yellow
45-60%	Orange
60-100%	Red
100% +	Dark Red



6101 MULLHOLLAND DRIVE  
LOS ANGELES, CA 90068

TRACT 6450, MB 106-28/37 (SHTS 34-43)  
BLOCK 28, LOT 9

ZONING PER ZIMAS: RE9-1  
LOT AREA PER ZIMAS: 9,415.4 SQ. FT.

LEGEND:

- AC ASPHALT CONCRETE
- C CENTERLINE
- EP EDGE PAVEMENT
- FL FLOW LINE
- FS FINISHED SURFACE
- PVMT PAVEMENT
- P PROPERTY LINE
- P.P. POWER POLE
- TC TOP OF CURB
- TW TOP OF WALL

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PROPERTY ADDRESS:

6101 MULLHOLLAND DRIVE  
LOS ANGELES, CA 90068

LEGAL DESCRIPTION:

LOT 9 OF TRACT NO. 6450 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES PER MAP RECORDED IN BOOK 106 PGS 28-37 INC. OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

CITY OF LOS ANGELES BENCH MARK NO. 12-32575:  
WIRE SPK ELY CURB LEDGEWOOD DR.; 8 FT. S/O EC  
1ST HORSESHOE CURVE SLY OF MULLHOLLAND DR.;  
6 FT. S OF DRIVEWAY TO HOUSE #3370  
ELEV. =1044.498 2000 ADJ.

JOB NO. 8221.00	SCALE 1"=10'	DATE AUGUST 2018	REVISION	REVISION
<b>SPINDLER ENGINEERING, INC.</b> 16823 SATICOY STREET VAN NUYS, CA 91406 (818) 782-2788 (323) 873-1788 FAX: (818) 782-0111 RONALD W. SPINDLER R.C.E. 13194				
CLIENT: STEVE ALPER			SHEET OF 1 1	
PROJECT: 6101 MULLHOLLAND HIGHWAY - SLOPE BAND STUDY				

6101 MULLHOLLAND HWY. SLOPE BAND STUDY  
PROJECT: 8221.00  
DATE: AUGUST 2018