

# CITY OF LOS ANGELES

CALIFORNIA



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ANTONIO R. VILLARAIGOSA  
MAYOR

August 10, 2010

To All Interested Parties:

**City Attorney (w/ blue slip)**

The City Council adopted the action(s), as attached, under Council file

No. 10-1001, at its meeting held August 4, 2010.

City Clerk  
OS

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 10-1001

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a proposed ordinance amending the Los Angeles Municipal Code (LAMC) to establish new regulations for single-family zoned properties which are designated as Hillside Area.

Recommendations for Council action:

1. ADOPT FINDINGS of City Planning Commission (CPC) as the Findings of the Council.
2. REQUEST the City Attorney to prepare and present an ordinance amending the LAMC to establish new regulations for single-family zoned properties which are designated as Hillside Area to: reduce the existing Floor Area Ratio (FAR); amend the existing Single-Family Residential Floor Area definition; change the height limits and how they are calculated; create new grading regulations; create a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations; and include other technical changes as submitted by the Department of City Planning and attached to Council file No. 10-1001.

Fiscal Impact Statement: None submitted by the CPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At the hearing held on July 27, 2010 (continued from July 20, 2010), the Planning and Land Use Management (PLUM) Committee considered a CPC report and proposed ordinance relative to amending the Los Angeles Municipal Code (LAMC) to establish new regulations for single-family zoned properties which are designated as Hillside Area. During the discussion of this matter, an overview of the proposed ordinance was provided by Planning Department staff and testimony was heard from the public. After an opportunity for public comment, the PLUM Committee recommended that Council request the City Attorney prepare the final ordinance as recommended by the CPC, including the technical changes submitted by the Planning Department and attached to Council file No. 10-1001.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
KREKORIAN:	YES

PYL  
7-30-10  
10-1001\_rpt\_plum\_7-30-10

**ADOPTED**  
*\*as amended*  
AUG 4 2010  
*see attached motions*  
**LOS ANGELES CITY COUNCIL**

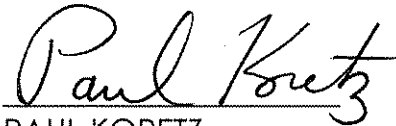
MOTION

In relation to the Hillside Development Standards, the current provisions as written does not take into consideration massive construction projects already underway in the Hillside region. Failure to do so would result in major waste, legal vulnerability for the City, and is generally bad policy.

I THEREFORE MOVE that the matter of the "PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a proposed ordinance amending the Los Angeles Municipal Code (LAMC) to establish new regulations for single-family zoned properties which are designated as Hillside Area.," item # 9 on today's City Council Agenda (CF# 10-1001), BE AMENDED by ADDING the following clause:

*Properties with active Remedial Grading permits for 100,000 cubic yards or more which have been issued by the Department of Building and Safety, Grading Division, before July 1st, 2010 are exempt from all subdivisions of this Article for all residential development purposes. Such properties are nevertheless subject to all other zoning and building regulations applicable at the time Building Permits are issued. This exception shall expire in sixty (60) months starting from the date of July 1, 2010."*

PRESENTED BY:



PAUL KORETZ  
Councilmember, 5th District

SECONDED BY:



AUG 4 2010

**ADOPTED**

AUG 4 2010

**LOS ANGELES CITY COUNCIL**

**ORIGINAL**



**VERBAL MOTION**

I HEREBY MOVE that Council AMEND the Planning and Land Use Management Committee Report, relative to amending the Los Angeles Municipal Code (LAMC) to establish new regulations for single-family zoned properties which are designated as Hillside Area, to:

1. REQUIRE the Department of Building and Safety (DBS) to increase the geotechnical analysis and reporting requirements to the most stringent level possible where slopes are greater than or equal to 100 percent.
2. REQUIRE inspection by a Deputy Grading Inspector, paid by the applicant per DBS P/BC 2002-34 which states that Section 91.1701.1 of the LAMC requires the use of a Registered (Licensed) Deputy Inspector for certain grading or foundation earthwork in hillside areas.
3. DIRECT the Planning Department to implement Q Conditions and Overlays to address the concerns expressed by Councilmember Koretz regarding modifying the Hillside Development Standards and grading on extreme slopes.

PRESENTED BY \_\_\_\_\_  
ED REYES  
Councilmember, 1st District

SECONDED BY \_\_\_\_\_  
PAUL KORETZ  
Councilmember, 5th District

August 4, 2010

CF 10-1001

**ADOPTED**

AUG 4 2010

**LOS ANGELES CITY COUNCIL**