

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
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