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PLANNING

MOTION

The City's Slope Density Ordinance No. 162,144 was adopted by the Council on April 1, 1987 (Council File No. 86-1933). The slope density regulations were established to reduce the density of housing in hillside areas. The regulations reduce the number of lots per acre allowed by the Municipal Code in relation to the steepness of the property. Generally, the steeper the slope, the fewer the number of permitted lots.

Various Community Plans mandate the use of slope density regulations. However, some Community Plans are silent on this very important land use policy. The Planning Department needs to address this issue and take the necessary actions to add slope density language to the appropriate areas in the Silver Lake-Echo Park-Elysian Valley Community Plan.

Slope Density regulations are a valuable land use tool because it protects hillside residential neighborhoods by preserving aesthetics and community feel. The Planning Department should explore the feasibility of replicating the slope density regulations contained in the Hollywood Community Plan as part of the Silver Lake-Echo Park-Elysian Valley Community Plan, as detailed below:

Hollywood Community Plan Slope Density language:

Policy LU.1.30: Limit density in hillside areas. Notwithstanding any land use designation maps to the contrary, all projects with average natural slopes in excess of 15 percent, including both Tract Maps and Parcel Maps, shall be limited to the minimum density housing category for the purposes of enforcing the slope density formula of LAMC Section 17.05C and 17.50E.

Policy LU.1.30A: Condition the approval of lot line adjustments, where either lot is subject to the Slope Density Ordinance prior to the lot adjustment, to document existing average natural slopes for the entire parcel and maintaining overall density restrictions pursuant to the intent of the slope density formula of Section 17.05.

I THEREFORE MOVE that the Council instruct the Planning Department to take the necessary actions to add slope density regulations to the appropriate areas in the Silver Lake-Echo Park-Elysian Valley Community Plan, and explore the feasibility of replicating the slope density regulations contained in the Hollywood Community Plan as part of the Silver Lake-Echo Park-Elysian Valley Community Plan.

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PRESENTED BY: *[Signature]*
MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY: *[Signature]*