

**ORDINANCE NO.** \_\_\_\_\_

An ordinance amending Section 12.04, 12.32, 13.20, and 16.05 of Chapter the Los Angeles Municipal Code in order to authorize the establishment of a “HCR” Hillside Construction Regulation Area that may be applied to regulate the construction of single-family homes in hillside areas.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**SECTION 1.** Subsection D of Section 12.04 of the Los Angeles Municipal Code is hereby amended to read:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provisions of Article 3 of this chapter.

“O”	Oil Drilling District
“S”	Animal Slaughtering District
“G”	Surface Mining District
“RPD”	Residential Planned Development District
“K”	Equinekeeping District “CA” Commercial and Artcraft District
“POD”	Pedestrian Oriented District
“CDO”	Community Design Overlay District
“MU”	Mixed Use District “FH” Fence Height District
“SN”	Sign District
“RFA”	Residential Floor Area District
“NSO”	Neighborhood Stabilization Overlay District
“CPIO”	Community Plan Implementation Overlay District
“RIO”	River Improvement Overlay District
“CUGU”	Clean Up Green Up Overlay District
“RG”	Rear Detached Garage District
<u>“HCR”</u>	<u>Hillside Construction Regulation District</u>

The “Zoning Map” is amended to indicate these districts and the boundaries of each district.

Land classified in an “O” Oil Drilling District, “S” Animal Slaughtering District, “G” Surface Mining District, “RPD” Residential Planned Development District, “K” Equinekeeping District, “CA” Commercial and Artcraft District, “POD” Pedestrian Oriented District, “CDO” Community Design Overlay District, “MU” Mixed Use 4 District, “FH” Fence Height District, “SN” Sign District, “RFA” Residential Floor Area District, “NSO”, “CPIO” Community Plan Implementation Overlay District, or “RIO” River Improvement Overlay District, “CUGU” Clean Up Green Up Overlay District, “RG” Rear Detached Garage District or “HCR” Hillside Construction Regulation District is also classified in one or more zones, and land classified in the “P” Automobile Parking Zone may also be classified in an “A” or “R” Zone.

These classifications are indicated on the “Zoning Map,” with a combination of symbols, e.g., R2-2-O, C2-4-S, M1-3-G, M1-1-P and R2-O, C2-G, etc., where height districts have not been established.

**SECTION 2.** Subsection S of Section 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code shall be amended to add a new “HCR” Hillside Construction Regulation Supplemental Use District.

2. Districts. In order to carry out the provisions of this article the following districts are established:

“O”	Oil Drilling District
“S”	Animal Slaughtering District
“G”	Surface Mining District
“RPD”	Residential Planned Development District
“K”	Equinekeeping District “CA” Commercial and Artcraft District
“POD”	Pedestrian Oriented District
“CDO”	Community Design Overlay District
“MU”	Mixed Use District “FH” Fence Height District
“SN”	Sign District
“RFA”	Residential Floor Area District
“NSO”	Neighborhood Stabilization Overlay District
“CPIO”	Community Plan Implementation Overlay District
“RIO”	River Improvement Overlay District
“CUGU”	Clean Up Green Up Overlay District
“RG”	Rear Detached Garage District
“HCR”	<a href="#">Hillside Construction Regulation District</a>

**SECTION 3.** The first unnumbered list at the beginning of Section 13 of Article 3 of the Los Angeles Municipal Code shall be amended as follows:

Section

- 13.01 “O” Oil Drilling Districts.
- 13.02 “S” Animal Slaughtering Districts.
- 13.03 “G” Surface Mining Operations Districts.
- 13.04 “RPD” Residential Planned Development Districts.
- 13.05 “K” Equinekeeping Districts.
- 13.06 Commercial and Artcraft Districts.
- 13.07 Pedestrian Oriented District.
- 13.08 “CDO” Community Design Overlay District.
- 13.09 Mixed Use District.
- 13.10 Fence Heights District.
- 13.11 “SN” Sign District.
- 13.12 “NSO” Neighborhood Stabilization Overlay District.
- 13.13 “RFA” Residential Floor Area District.
- 13.14 “CPIO” Community Plan Implementation Overlay District.

- 13.15 "MPR" Modified Parking Requirement District.
- 13.16 "HS" Hillside Standards Overlay District.
- 13.17 "RIO" River Improvement Overlay District.
- 13.18 "CUGU" Clean Up Green Up Overlay District.
- 13.19 "RG" Rear Detached Garage District
- 13.20 "HCR" Hillside Construction Regulation District
- ~~13.20~~ 13.21 Violation.

**SECTION 4.** Section 13.20 of the Los Angeles Municipal Code shall be renumbered to Section 13.21 and a new Section 13.20 shall be included as follows:

~~SEC. 13.20~~ SEC. 13.21. **VIOLATION.** The violation of any condition imposed by a Zoning Administrator, Director of Planning, the Area Planning Commission, City Planning Commission or City Council in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this article shall constitute a violation of this Code.

**SEC. 13.20. "HCR" HILLSIDE CONSTRUCTION REGULATION DISTRICT.**

**A. Purpose.** This section sets forth procedures and guidelines for the establishment of Hillside Construction Regulation "HCR" District in residential areas of the City. The purpose of the "HCR" District is to permit grading limits and hauling operation standards to be more restrictive than normally permitted by this Code in areas where the proposed district will further reduce construction impacts and where these changes will be consistent with the policies and objectives set forth in the applicable Community Plan.

**B. Establishment of the District.** The procedures set forth in Section 12.32 S. of this Code shall be followed, however, each "HCR" Hillside Construction Regulation District shall include only properties in a residential zone. Boundaries shall be along Street Frontages and shall not split parcels. A "HCO" Hillside Construction Overlay District may encompass an area, which is designated, in whole or in part, as a Historic Preservation Overlay Zone and/or Specific Plan. The "HCR" Hillside Construction Regulation District shall include contiguous parcels, which may only be separated by public Streets, ways or alleys or other physical features, or as set forth in the rules approved by the Director of Planning. Precise boundaries are required at the time of application for, or initiation of, an individual overlay.

**C. Relationship to other Zoning Regulations.** Wherever the provisions of the HCR District is silent the base zone regulations shall prevail pursuant to Sections 12.03, 12.04, 12.05, 12.07.01, 12.07.1, 12.08, 12.21, 12.23 and 12.32. Where the provisions of a HCR District conflict with those of a Specific Plan or Historic Preservation Overlay Zone (HPOZ), then the provisions of the Specific

Plan or HPOZ shall prevail. If provisions of the HCR District conflict with any other City-wide regulations in the L.A.M.C. or supplemental use districts other than the Specific Plan or HPOZ, then the requirements of the HCR shall prevail.

**D. Development Regulations.** The Department of Building and Safety shall not issue a grading and/or building permit for any single-family home development within a HCR District unless the development complies with the Grading, Hauling and Cement Truck Trips and Hauling Operation Standards set forth in Subsections (1) to (7).

- 1. Maximum Grading.** The total cumulative quantity of Grading, or the total combined value of both Cut and Fill for the Import and Export of earth, or incremental Cut and Fill for Import and Export of earth, for any one lot shall be limited to the “by-right” maximum pursuant to Section 12.21 C.10 and shall not exceed 6,000 cubic yards.
- 2. Maximum Import and/or Export for Hillside Areas Fronting Substandard Streets.** For a lot which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75% of the “by-right” maximum pursuant to Section 12.21 C.10 and shall not exceed 6,000 cubic yards.
- 3. Hauling and Cement Truck Trips.** A maximum of four trucks is permitted to haul per hour per project site. A grouping or convoy of hauling and cement vehicles shall be not be allowed, only one hauling or cement vehicle per haul route is permitted at any one time.
- 4. Hauling and Cement Truck Operations.** As conditions of project approval for the issuance of a grading or building permit, the following hauling operation standards shall be met:
  - a) A copy of the approval letter, the approved haul route, and the approved grading plans from the City, shall be posted prominently on the job site at all times.
  - b) No grading shall be performed within any areas designated “hillside” unless a copy of the grading permit is prominently posted on the job site at all times.
  - c) All hauling and cement vehicles must be identified by a unique placard identifying the project address and prominently displayed on said hauling and/or cement vehicle.

**5. Equipment.** As conditions of project approval for the issuance of a grading or building permit, the following equipment standards shall be met:

- a) 10-Wheeler Dump trucks with a 10 cubic yard capacity are the only type of trucks permitted for hauling of earth in excess of 1,000 cubic yards. The Board of Building and Safety Commissioners may permit other types of hauling vehicles as deemed necessary.
- b) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

**6. Operating Hours and Construction Activity.** As conditions of project approval for the issuance of a grading or building permit, the following practices shall be met:

- a) Hauling operations shall be conducted between the hours of 9:00 a.m. and 3:00 p.m. Monday through Saturday. Hauling operations on Sundays or State designated holidays is strictly prohibited.
- b) Haul trucks shall be staged off-site and outside of the HCR District. As deemed necessary, the Board of Building and Safety Commissioners may permit staging on-site or staging on any street adjacent to the project by special condition during the Haul Route Approval process.
- c) Construction activity is permitted between the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday. Interior construction work is permitted 8:00 a.m. to 6:00 p.m. on Saturdays. Exterior construction work on Saturday is strictly prohibited. Excess exterior illumination of the site is strictly prohibited after 6:00 p.m. through the use of flood lights and similar lighting devices.
- d) A log noting the dates of hauling activity and the number of hauling and cement truck trips per day shall be available on the job site at all times.
- e) The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.

- f) Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.
- g) Streets shall be cleaned of spilled materials at the termination of each workday.
- h) “Truck Crossing” warning signs shall be placed 300 feet in advance of the exit in each direction.
- i) For projects requiring Haul Route approval, flag persons shall be required. Flag persons with radio control and warning signs shall be in compliance with the latest Edition of “Work Area Traffic Control Handbook.” Flag persons provided at the job site shall assist trucks in and out of the project area. Flag persons with radio controls are required at specific location(s) during hauling operations as determined by the Board of Building and Safety Commissioners.

**7. Review Procedures for single-family home developments larger than 17,500 square feet.** The construction, erection, addition to, enlargement of or reconfiguration of any one-family dwelling that has a cumulative Residential Floor Area of 17,500 square feet or larger shall submit an application for a Site Plan Review before the issuance of related permits and entitlements. Application procedures and processing of the application shall be pursuant to Section 16.05 of the Los Angeles Municipal Code (L.A.M.C.).

**SECTION 5. URGENCY CLAUSE.** The City Council finds that without the provisions of expiring Interim Control Ordinance 183,497, the proliferation of towering, out-of-character structures in certain residential neighborhoods will threaten the public welfare, including degradation of neighborhood character, loss of neighbors' privacy, curtailment of development potential, negative impacts to aesthetics, and general quality of life; and that without a context sensitive R1 zone adopted before the expiration of Interim Control Ordinance 183,497 would result in a threat to the public welfare.