

MOTION

PLANNING & LAND USE MANAGEMENT

On January 18, 2017 the Planning and Land Use Management (PLUM) Committee considered a report and draft ordinance to amend the Municipal Code to establish a Hillside Construction Regulation (HCR) Supplemental Use District (SUD), to regulate the construction of single family homes in hillside areas, (Council File No. 16-1472-S1).

In addition, the report recommended approval of a proposed Zone Change Ordinance to apply the proposed SUD to the Bel Air-Beverly Crest community to provide tailored and context sensitive regulations for single family dwelling units within the Bel Air-Beverly Crest community.

Similarly two neighborhoods in Council District 4, *Laurel Canyon* and the *Bird Streets*, would benefit from the proposed hillside construction SUD, inasmuch as in recent years there has been an increasing number of large, single-family homes being constructed on the substandard lots of the Hollywood Hills area due to the great demand for such homes therein. In turn, this over development is resulting in significant infrastructure impacts including landslides and water main breaks.


The proposed new "Hillside Construction Regulation" SUD represents context sensitive zoning meant to establish hauling operation standards, construction activity standards, grading limits, and discretionary review process for large scale single-family dwelling units. As such, the two Hollywood Hills neighborhoods of *Laurel Canyon* and the *Bird Streets*, would benefit from this land use regulatory control, inasmuch as these neighborhoods are located in areas that are narrow, often unpaved, and substandard even according to the City's standards for hillside streets.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present a Zone Change Ordinance to apply the proposed Hillside Construction Regulation (HCR) Supplemental Use District (SUD) to two neighborhoods in Council District 4, as was done for the Bel Air-Beverly Crest Community (Council File No. 16-1472-S1), to regulate the construction of single family homes in hillside areas as follows: (1) the *Laurel Canyon* neighborhood, generally bounded by West Hollywood to the South and West; Hollywood to the East; and Studio City to the North, and (2) the *Bird Streets* neighborhood, generally bounded by the Trousdale Estates neighborhood of Beverly Hills to the West; Sunset Plaza and the rest of the Hollywood Hills to the North and East; and the Sunset Strip and West Hollywood to the South.



MAR 22 2017

PRESENTED BY:


DAVID E. RYU
Councilmember, 4th District

SECONDED BY:



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