

JUL 30 2014

14-1059
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PLANNING & LAND USE MANAGEMENT

MOTION

Since its inception on May 9, 2011, the City's Baseline Hillside Ordinance (BHO) (No.181624,) has been the guiding land-use regulation for single family residential zoned properties (R1, RS, RE (9, 11, 15, 20, and 40), and RA properties located within the hillside designated areas.

Over the past four years, we have seen where the BHO has accomplished the intended goals of maintaining and promoting communities that preserve their integrity and livability. However, the past four years, and in more recent times, it has also shown us where the BHO has fallen far short of its mandate to create regulations that allow for sustainable neighborhoods that protect the interest of all homeowners.

The BHO's grading requirement as denoted in Section 12.21 C.10.(f) of the Los Angeles Municipal Code, coupled with haul routes set forth by Department of Building and Safety, have proven to be a noble tool in protecting the city's aging infrastructure and insuring the safest way to extract dirt from our hillside neighborhoods.

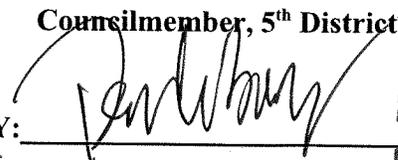
The inclusion of exemptions in the grading requirements increases the possibility for unsafe conditions when haul routes and construction occurs. Large construction projects adversely impact hillside communities after the hauling of dirt is complete, inasmuch as they can sometimes last 5+ years, causing a hardship on the community and the city's aging infrastructure.

To ensure the safety of city residents, these large scale development projects must be held to a higher standard, by examining the cumulative impacts on our aging infrastructure and communities, by amending the grading requirements set forth by the Baseline Hillside Ordinance.

I THEREFORE MOVE that the Council instruct the Department of Building and Safety and the Bureau of Street Services, with the assistance of the Planning Department, and in consultation with the City Attorney, to prepare a report in 90 days that provides recommendations relative to the following directives to keep the residents of hillside neighborhoods safe:

1. The feasibility of modifications to the exemption process for hillside grading.
2. The feasibility regarding the inclusion of cement trucks into the haul route hearing process to provide Council offices with a mechanism to monitor and insure safety.
3. The feasibility of requiring a full completion bond on hillside projects and best practices.
4. The feasibility of increasing the notification for haul route hearings to include residents within a 500 square foot radius along with those residents living along the haul route, excluding those living along highways.
5. The feasibility of a street bond increase for haul routes.

PRESENTED BY: 
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: 

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