

MOTION

On March 22, 2017, the Council adopted an enabling Ordinance to establish a Hillside Construction Regulation (HCR) Supplemental Use District (SUD), to regulate the construction of single family homes in hillside areas (Ordinance No. 184827, Council File No. 16-1472-S1). The purpose of HCR Districts is to impose more restrictive grading limits and hauling operation standards than what is generally permitted by the Municipal Code in areas where the proposed district is adopted, thus reducing construction impacts.

The Mount Washington community 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 substandard lots in the area due to the great demand for such homes therein. In turn, this over development is resulting in significant impacts on local infrastructure, and causing increased community concerns.

The HCR SUD enabling Ordinance 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.

The Mount Washington community would benefit from this land use regulatory control, inasmuch as it is located in a geographical area that is narrow, often unpaved, and substandard even according to the City's standards for hillside streets. The expansion of development in this hillside community has and continues to have impacts related to ingress/egress accessibility, safety, noise, infrastructure, grading, and slope stability.

In addition, while the COVID-19 emergency order is in effect, social distancing and other public safety protective measures will be adhered to, and in compliance, with the Department of Building & Safety's established guidelines to govern construction during the emergency order.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an Ordinance to establish a Hillside Construction Regulation Supplemental Use District to correspond to the geographical boundaries of the *Mount Washington - Glassell Park Specific Plan*, to regulate the construction of single family homes in the Mount Washington hillside community.

PRESENTED BY:


GILBERT CEDILLO
Councilmember, 1st District

SECONDED BY:

MITCH O'FARRELL (verbal)
Councilmember, 13th District

JUN 2 3 2020