

**MOTION**

On June 12, 2023, the Los Angeles City Council adopted a Zone Change Ordinance to establish a Hillside Construction Regulation (HCR) Supplemental Use District (SUD) for hillside residential neighborhoods within the Northeast Los Angeles Community Plan area (CF 16-1472-S7). The Council also initiated instructions requesting the City Attorney to prepare and present a Code Amendment Ordinance to amend the existing HCR SUD provisions in the Los Angeles Municipal Code to establish 2,500 square feet as the house size threshold to require Site Plan Review in the Northeast Los Angeles Community Plan area.

The Code previously had established 17,500 square feet as the threshold. The average size of existing houses in the Northeast Los Angeles Community Plan area is approximately 1,400 square feet, and the average lot size is an estimated 6,500 square feet. Data show that most newer houses are between 2,500 and 3,000 square feet. The 17,500 square-foot threshold prescribed in the HCR ordinance was developed with larger estate-size lots in mind. Northeast Los Angeles was largely subdivided in the 1890s and early part of the 20th century, including older smaller residential subdivisions with substandard or unimproved public roads. Hence, a lower threshold is appropriate.

For the first time, the HCR policy tool will apply to Northeast Los Angeles. The Code Amendment Ordinance with the revised Site Plan Review threshold will not return to the Council for final adoption until such time as a review of the proposed ordinance's form and legality has been completed. An interim legislative measure is necessary to provide additional hillside protections for residents and better construction practices within the hillside communities in Northeast Los Angeles, and protect the public safety, health and welfare.

**I THEREFORE MOVE** that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an Interim Control Ordinance (ICO) to prohibit the issuance of building permits for new construction of single-family residences with 2,500 square feet or more inclusive of accessory structures located in the Hillside Construction Regulation Supplemental Use District in the Northeast Community Plan area unless the proposed project completes the site plan review process.


**I FURTHER MOVE** that the ICO shall remain in effect until such time as the Code Amendment Ordinance to establish 2,500 square feet inclusive of accessory structures as the size threshold to require Site Plan Review in the Northeast Los Angeles Community Plan area is adopted and becomes effective.

**I FURTHER MOVE** that the ICO include an Urgency Clause, making it effective upon publication, and consistent with California Government Code § 65858, the ICO shall run for 45 days, with a 10 month and 15 days extension by Council Resolution, and can be further extended for an additional 1 year, or until the adoption of the appropriate land use regulatory controls have been prepared by the Planning Department, adopted by the Council and become effective, whichever occurs first.

SEP 19 2023

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PRESENTED BY:

  
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KEVIN DE LEÓN  
Councilmember, 14<sup>th</sup> District

SECONDED BY:

  
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**ORIGINAL**