ANALYSIS

An ordinance amending Section 22.56.215 of Title 22 – Planning and Zoning of the Los Angeles County Code (Zoning Code) to make the hillside management provisions of the Zoning Code consistent with the concurrently proposed update to the Santa Clarita Valley Area Plan.

JOHN F. KRATTLI
County Counsel

By
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:vn

Requested: 07-24-12

Revised: 11-19-12

ORDINANCE NO. 2012-0054

An ordinance amending Section 22.56.215 of Title 22 – Planning and Zoning of the Los Angeles County Code (Zoning Code) to make the hillside management provisions of the Zoning Code consistent with the concurrently proposed update to the Santa Clarita Valley Area Plan.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.56.215 is hereby amended to read as follows:

22.56.215 Hillside ~~m~~Management and ~~s~~Significant ~~e~~Ecological ~~a~~Areas-Additional ~~r~~Regulations.

. . .

E. Calculation of Thresholds in Nonurban Hillside Management Areas. Density thresholds for residential uses in nonurban hillside management areas shall be calculated using the analysis of slope categories required by ~~S~~subsection D2b, as follows:

1. Low-density Threshold. The low-density threshold for a proposed development shall be determined by:

a. Multiplying the number of acres to the nearest tenth acre in ~~each of~~ the following slope categories by the density threshold indicated as follows:

i. One dwelling unit per five acres of land within the zero to 24.99 percent natural slope category~~.~~;

ii. One dwelling unit per 10 acres of land within the 25 to 49.99 percent natural slope category~~.~~; and

iii. ~~One~~Zero dwelling units ~~per 20 acres of land~~for any acreage within the 50 percent and above natural slope category~~;~~.

b. The resulting total number of dwelling units to the nearest tenth acre obtained by adding ~~all three~~the above categories is then divided by the total acreage of the project~~,~~ to the nearest tenth acre, and rounded down to obtain~~ing~~ the low-density threshold applicable to such project.

2. Determination if Conditional Use Permit Required. If the density per acre of the proposed development exceeds the low-density threshold of such development obtained in subsection E1 above, a conditional use permit is required.

3. Maximum Density Permitted. The maximum density for a proposed development shall be that permitted by the adopted areawide, community, or specific plan for the area in which the proposed development is located. Where there is no adopted areawide, community, or specific plan, the maximum density shall be that established by the land use element of the General Plan. ~~However, in no event shall the maximum overall density permitted for a proposed development exceed a total of one dwelling unit per acre for slopes of less than 50 percent, plus one dwelling unit per 20 acres for slopes of 50 percent or greater.~~

. . .

[2216230EMCC]

SECTION 2. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chairman

ATTEST:

Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of November 27, 2012 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Gloria Molina	Supervisors	None
	Mark Ridley-Thomas		
	Zev Yaroslavsky		
	Don Knabe		
	Michael D. Antonovich		

Effective Date: December 27, 2012

~~Operative Date:~~

Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
JOHN F. KRATTLI
County Counsel

By _____
Richard D. Weiss
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2012\2012-0054