Hillside Management Area (HMA) Ordinance

February 25, 2013
HMA/SEA Ordinance

- Current HMA Ordinance combined with the SEA Ordinance

- Currently revising SEA Program/Ordinance

- November 2011 HMA/SEA Draft still combined

- December 2012 HMA Draft stand alone ordinance
Differences in New Draft

- No slope density calculation
- Applicability
- Open Space guidelines/Design standards section
December HMA Draft: Purpose

1. Protect scenic hillside views and natural hillside character through sensitive design and provision of open space

2. Avoid excessive grading and landform alteration
HMA Definition

- Any portion of a lot or parcel of land with a slope of 25% or greater
December Draft HMA: Applicability

• Current HMA Ordinance: slope density calculation/low density threshold
  – Multiply number of acres in each slope category by density threshold:
    • 0-24.99%: 1du per 5 acres
    • 25-49.99%: 1du per 10 acres
    • ≥ 50%: 1du per 20 acres
December Draft HMA: Applicability

- Land division projects
- Development of two or more parcels in coordinated effort
- Relocation of property lines to create three or more lots in coordinated effort
- Private infrastructure projects
December Draft HMA: CUP Materials

- Site photographs
- Slope map
- Information on proposed structures
- Landscape plan
December Draft HMA: Design Standards

Open Space Requirement

• 70% in Non-Urban, Rural, and Open Space; 25% in all other designations
• Remain undisturbed; contiguous with adjacent open space
• Priority open space
Open Space Requirement

• Land divisions greater than 40 acres:
  – Separate lots
  – Owned/managed by government entity, non-profit, HOA

• Land divisions less than 40 acres and other projects:
  – Same lot, OS/Restricted Use Area
December Draft HMA: Design Standards

- Site Design
- Grading
- Street/Access Design
- Stormwater Runoff
- Retaining Walls
December Draft HMA: Findings

• Consistent with stated purpose of HMA Ordinance
Next Steps

• Draft released: December 6, 2012
• Comment deadline closed
• HMA Webpage: http://planning.lacounty.govhma
Questions?