

Hillside Management Area (HMA) Ordinance

February 25, 2013



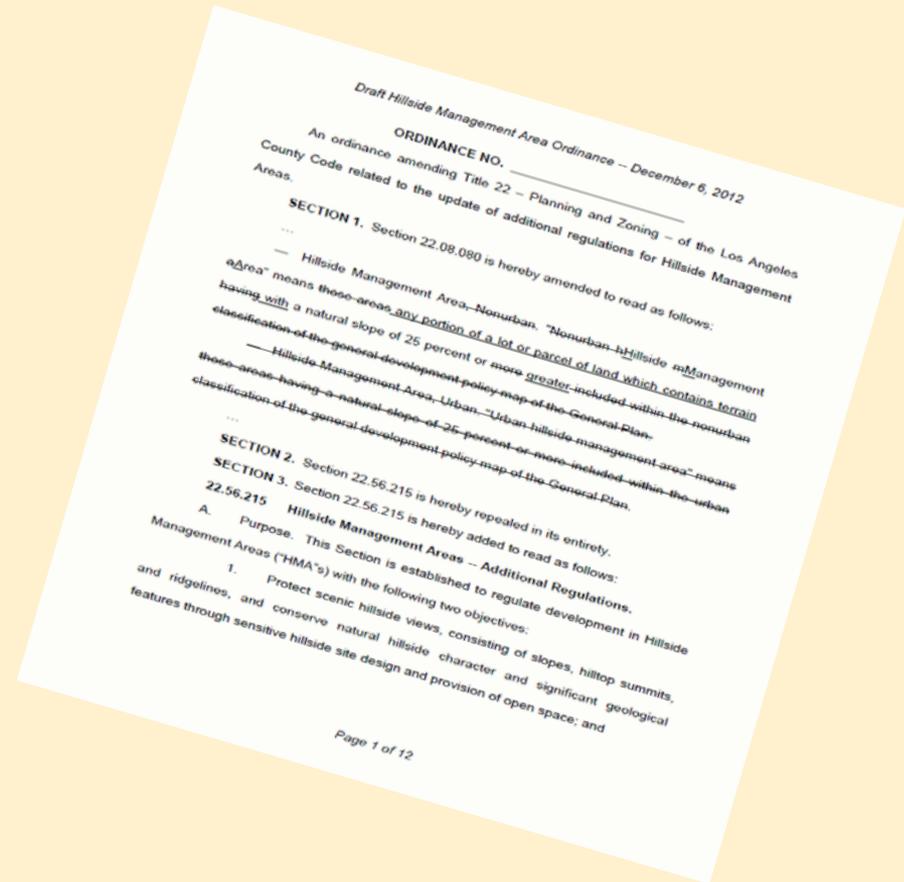
HMA/SEA Ordinance

- 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



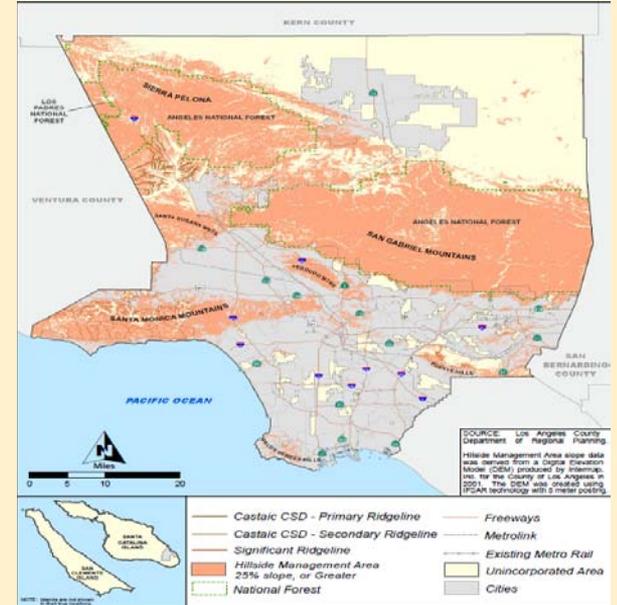
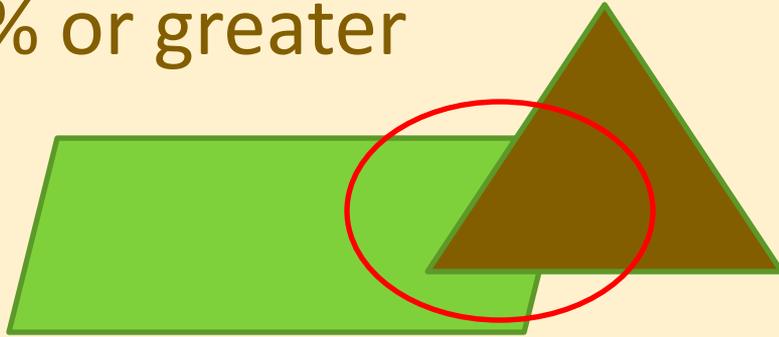
December HMA Draft: Purpose

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
 - $\geq 50\%$: 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



December Draft HMA: Design Standards

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.gov/hma>



Questions?

