



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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April 17, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mark Child
Advance Planning Division
Department of Regional Planning

Attention Susie Tae

FROM: Anthony Nyivih 
Land Development Division
Department of Public Works

DRAFT HILLSIDE MANAGEMENT AREA ORDINANCE MARCH 24, 2014, DRAFT

Thank you for the opportunity to review the Draft Hillside Management Area (HMA) Ordinance dated March 24, 2014 (attached). The purpose of the HMA Ordinance is to set comprehensive development standards to ensure that developments preserve the physical integrity and scenic value of HMAs, provides open space, and enhances community character.

For specific revisions, additions, or deletions of wording directly from the project document, the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.

Additions are represented by *italics* along with an underline.

Revisions are represented by a combination of the above.

Prior to Regional Planning's approval of the ordinance, the following items need to be addressed, updated, or revised:

Water Resources

1. Section 22.56.215, Hillside Management Areas—Additional Regulations, Subsection D, Permit Required, Item 5, page 6 of 15: Modify this item as follows:

"Development to be undertaken by or for the County, the Los Angeles County Flood Control District, or a other special district, provided that such development complies with subsection H."

2. Section 22.56.215, Hillside Management Areas–Additional Regulations, Subsection H, page 15 of 15: Modify the first two sentences of this item as follows:

"Development by the County, the Los Angeles County Flood Control District, or other special district. The lead County department, the Los Angeles County Flood Control District, or the other special district shall prepare a written report that documents substantial compliance with the Hillside Design guidelines."

If you have any questions regarding water resources comment Nos. 1 and 2, please contact Armond Ghazarian of Public Works' Watershed Management Division at (626) 458-7149 or aghazar@dpw.lacounty.gov.

Transportation

1. As previously requested as transportation comment No. 1 on the attached February 18, 2014, memo all references throughout the document that define an HMA as "any portion of a lot or parcel of land which contains terrain with a natural slope of 25 percent or greater" should be modified as follows:

"any portion of a lot or parcel of land which contains terrain with a natural slope gradient of 25 percent or greater steeper."

There is a chance that as it is currently described it can be perceived as a description of area or quantity not verticality of slope.

2. As previously requested as transportation comment No. 2 on the attached February 18, 2014, memo, Section 22.56.215, Hillside Management Areas–Additional Regulations, Subsection B, Definitions, page 2 of 15: Include a definition of natural slope. The following is suggested language:

"Natural Slope means: a. Slopes created through or by natural erosion processes; b. Slope not previously altered by anthropogenic activities such as cut slopes due to grading, fill slopes constructed with native or import materials, and excavation; or c. Slopes not created as part of developments."

Mark Child
April 17, 2014
Page 3

If you have any questions regarding transportation comment Nos. 1 and 2, please contact Brian Smith of Public Works' Geotechnical and Materials Engineering Division at (626) 458-7972 or bsmith@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

P:\dpub\SUBPCHECK\Plan\Zoning\Ord-Adv.\ORD Hillside Mgmt Ord\HMA 14-03-24\14-04-16, HMA Ord March 24, 2014 Draft version, DPW .doc

Attach.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the update of additional regulations for Hillside Management Areas.

SECTION 1. Section 22.08.080 is hereby amended to read as follows:

...

~~— Hillside Management Area, Nonurban. "Nonurban hillside management area (HMA)" means those areas any portion of a lot or parcel of land which contains terrain having with a natural slope of 25 percent or more greater included within the nonurban classification of the general development policy map of the General Plan.~~

~~— Hillside Management Area, Urban. "Urban hillside management area" means those areas having a natural slope of 25 percent or more included within the urban classification of the general development policy map of the General Plan.~~

...

SECTION 2. Section 22.56.215 is hereby repealed in its entirety.

SECTION 3. Section 22.56.215 is hereby added to read as follows:

22.56.215 Hillside Management Areas -- Additional Regulations.

A. Purpose.

1. This Section is established to ensure that development preserves the physical integrity and scenic value of Hillside Management Areas ("HMA"s), provides open space, and is compatible with community character. These goals are to be accomplished by:

- a. Locating development outside of HMAs to the extent feasible;
- b. Locating development in the portions of HMAs with the fewest hillside constraints; and
- c. Using sensitive hillside design techniques.

2. This Section does not determine maximum allowable density or intensity for a proposed development. Maximum allowable density or intensity for a proposed development shall be determined by the adopted Area, Community, Neighborhood, or Specific Plan. Where there is no adopted Area, Community, Neighborhood, or Specific Plan, the maximum density or intensity for a proposed development shall be determined by the Land Use Element of the General Plan.

B. Definitions. For purposes of this Section the following definitions apply:

1. "Development" means on-site or off-site activity as follows:
 - a. Construction or expansion of any structure or impervious surface, such as hardscape;
 - b. Construction or expansion of any street, highway, or other access road;
 - c. Construction or expansion of any infrastructure, such as water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines;
 - d. Grading, such as cut, fill, or combination thereof, including off-site grading;
 - e. Removal of any vegetation, including fuel modification;

- f. Subdivisions; or
 - g. Lot line adjustments.
2. "Hillside Constraints" mean topographic features such as slopes, hilltops, and ridgelines that may contain hazards and, when developed, cause visible alteration of the topographic feature and its views.
3. "Hillside Design Guidelines" means the document maintained by the Department, as approved by the Director, that provides guidance on best practices and recommended approaches for development in HMAs;
4. "Improved Open Space" means:
- a. Parks, playgrounds, golf courses, and other recreational facilities;
 - b. Riding, hiking, and mountain biking trails;
 - c. Community gardens;
 - d. Manufactured slopes;
 - e. Vegetated swales;
 - f. Water quality basins and debris basins, provided that such basins are not concrete; or
 - g. Any open space that is subject to fuel modification.
5. "Natural Open Space" means any open space that will remain in an undisturbed natural state or any area that will be restored to a natural state to the satisfaction of the Director.
6. "Rural Land Use Designation" means any designation in the General Plan or in any adopted Area, Community, Neighborhood, or Specific Plan, such

as Open Space and National Forest land use designations, that allows residential development at a maximum density of one dwelling unit per acre or less or rural commercial and industrial development.

7. "Rural Transition Site" means a project site where at least 51 percent of the project boundary adjoins land within a rural land use designation.

8. "Sensitive Hillside Design Techniques" means any site planning, engineering, landscaping, and/or architectural design technique(s) that, individually or combined, minimize horizontal and vertical cut or fill hillside disturbance; minimize the total volume of grading; minimize impact to scenic hillside views; and are compatible with community character. Such techniques may be found in the Hillside Design Guidelines.

C. Applicability.

1. Pending Applications. The following provisions shall apply to complete applications filed prior to the effective date of the ordinance updating this Section:

a. The applicant may choose whether the application will be reviewed for compliance with this updated Section or with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section. In either case, approval of the application is not guaranteed.

b. If an application is reviewed for compliance with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section, the applicant may modify the application prior to consideration by the Hearing Officer. The modification may necessitate the submittal of revised, updated, or additional

materials and reports. The modification may be reviewed for compliance with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section if it does not change the housing type (e.g. from single-family to two-family or multi-family) nor increase:

- i. The residential density;
- ii. The floor area or lot coverage of non-residential space;
- iii. The amount of grading; or
- iv. The area of ground disturbance.

c. A modification to an approved valid application, including modifications pursuant to Part 11 of Chapter 22.56, may be reviewed for compliance with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section, unless the development footprint is being expanded or the modified project is considered a new application. In such cases, a modification shall be reviewed for compliance with this Section.

D. Permit Required. A Conditional Use Permit shall be required for any development located wholly or partially in an HMA, except for:

1. Development on a single lot or parcel of land, provided that grading in connection with the development does not exceed 15,000 cubic yards of total cut plus total fill material. This exception shall not apply when two or more lots or parcels of land are developed in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the developments are applied for concurrently or through multiple successive applications.

2. Lot line adjustment(s) of property line(s) between two lots or parcels of land. This exception shall not apply to the adjustment of two or more property lines between three or more contiguous lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the adjustments are applied for concurrently or through multiple successive applications.

3. Development in one contiguous HMA, provided that the HMA is:

a. Within a rural land use designation, one half acre or less in size (as measured from base of slopes to slopes 25 percent or greater) and not contiguous with any other terrain with a natural slope of 25 percent or greater; or

b. Within a land use designation other than rural, one quarter acre or less in size (as measured from base of slopes to slopes of 25 percent or greater) and not contiguous with any other terrain with a natural slope of 25 percent or greater.

4. Development designed such that all HMAs on the development site remain in a natural state or are restored to a natural state to the satisfaction of the Director, and are designated as Open Space - Restricted Use Areas on a recorded final map or parcel map waiver, or on a recorded covenant if not associated with a land division.

5. Development to be undertaken by or for the County or a special district, provided that such development complies with subsection H.

6. Development located within any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan.

7. Development related to drilling for and production of oil and gas within the Baldwin Hills Community Standards District ("CSD"), provided that such development complies with the provisions of that CSD.

8. Any of the following activities required, requested, authorized, or performed by a governmental agency:

a. Removal or thinning of vegetation, including trees for fire/public/roadway/bridge safety (including under bridge hydraulic vegetation reduction) in response to an emergency;

b. Operations and maintenance of flood, water supply, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation, including trees; or

c. Hazard management activities in response to an emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways, bridges, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g. guardrail, rail and timber walls, head walls, etc.) located near or within dedicated public right of way or associated easements.

E. Application Materials. If a Conditional Use Permit is required by this Section, the applicant shall submit the following:

1. All materials and information required by Section 22.56.030 and a Burden of Proof statement that substantiates the findings required by subsection G.

2. Site Photographs. Six panoramic or composite color photographs taken from each corner of the development site and from the highest elevated points

within the development site, taken no more than 90 days prior to application submission, along with a photograph key. Additional photographs may be required if the Director determines such materials are necessary for adequate evaluation.

3. Proposed Development Exhibits. The following exhibits, each of the same size and scale, showing the natural topography of the site in accordance with the Hillside Design Guidelines:

a. A slope map that includes the following:

i. The land use designation(s) and all existing and proposed development as defined in subsection B.1;

ii. The following slope categories as determined by a licensed civil engineer, licensed land surveyor, or a registered geologist; and associated color for: Zero to 24.99 percent natural slope (green), 25 to 49.99 percent natural slope (yellow), and 50 percent or greater natural slope (red); and

iii. A table listing the number of gross and net acres, land use designation(s), proposed non-residential square footage and/or proposed number of units, and proposed grading amounts within each slope category and within the overall project boundary.

b. An open space exhibit that includes the following:

i. A site plan depicting proposed lot configuration, proposed streets, proposed grading design, and proposed open space areas. The site plan shall number and label each proposed open space area. The site plan shall also indicate natural open space or improved open space, and within an open space lot or

within an Open Space - Restricted Use Area. The site plan shall also depict and describe the type of improved open space within each improved open space area, and

ii. A table listing the acreage and percentage of natural open space areas and improved open space areas on each proposed lot, the total acreage and percentage of natural open space areas, and the total acreage and percentage of improved open space areas.

c. A map showing hillside constraints as defined in subsection B.2.

d. A vegetation exhibit showing existing groundcover, shrubs, and trees;

4. Information on Proposed Structures. If a new structure is proposed, exterior elevation cross sections at a scale satisfactory to the Director, indicating proposed building, retaining wall heights and proposed retaining wall construction materials; and

5. Additional Materials. The Director may request additional materials at the time of application submission or during review by the Department if the Director determines such materials are necessary for adequate evaluation. These materials may include the exhibits listed in the Hillside Design Guidelines, such as a site profile exhibit, a block elevation exhibit, a proposed landscape plan, a fuel modification plan, a viewshed analysis, or a line of sight exhibit.

F. Conditions of Approval. Every Conditional Use Permit required by this Section shall be subject to the following conditions. Each condition shall specify whether it applies to the entire development, to the portion of the development within

HMA(s), or to an individual lot or parcel of land. The Hearing Officer, in granting the HMA Conditional Use Permit may impose additional conditions. Other than as provided herein, any other modification to conditions required by this Section may be granted pursuant to Part 2 of Chapter 22.56:

1. Open Space Requirement.

a. Rural Land Use Designation.

i. Required Open Space. At least 70 percent of the gross area of the development site shall be provided as required open space.

ii. Type of Open Space. Up to 33 percent of total required open space may be provided as improved open space. The Hearing Officer may approve a greater percentage of improved open space if the Hearing Officer finds that improvement of open space is necessary for public safety or is aesthetically superior.

b. Other Land Use Designations.

i. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in a Residential Planned Development Zone shall also comply with open space requirements in accordance with Section 22.20.460.B.4.

ii. Type of Open Space. The Hearing Officer may approve up to 100 percent of total required open space as improved open space. In a Rural Transition site, up to 50 percent of the required open space may be improved open space. In determining the required amount of improved open space, the Hearing

Officer shall consider the characteristics of the development site and the surrounding area.

2. Open Space Use and Configuration.

a. Required open space areas shall not be used for residential, commercial, industrial or agricultural activities, except community gardens and golf courses.

b. At least 51 percent of required natural open space shall be configured into one contiguous area. Land with hillside constraints shall be prioritized for inclusion as required open space.

c. A street may be placed within the contiguous natural open space area if Hearing Officer finds such street is necessary to ensure adequate circulation or access. Such a street shall not be counted as a portion of the total required open space provided.

d. The contiguous natural open space area shall be contiguous with dedicated natural open space area(s) on adjoining lots or parcels of land as feasible.

e. If the development is located on a Rural Transition Site, the contiguous natural space area shall also be contiguous with the portions of the site perimeter that adjoin land within a rural land use designation as feasible.

f. For a land division:

i. The following types of improved open space shall be configured into, or contained within open space lots, unless owned in common and maintained by a home owner's or property owner's association:

(a) Parks, playgrounds, golf courses, and other recreational facilities;

(b) Riding, hiking, and mountain biking trails; and

(c) Community gardens.

ii. Natural open space shall be configured into separate open space lots if the land division is a density-controlled development as defined by Section 22.08.040, or if the land division is in a rural land use designation with 20 or more dwelling units and residential lots of 15,000 square feet or smaller.

4. Open Space Recordation.

a. If the development is a land division, required open space areas shall be shown on the tentative map and the final map or parcel map waiver, and shall be subsequently recorded on the final map or parcel map waiver as a fee lot or as an Open Space – Restricted Use Area in the office of the County Registrar-Recorder/County Clerk.

b. If the development is not a land division, required open space areas shall be shown on the site plan or lot line adjustment exhibit. All required open space shall be labeled as Open Space – Restricted Use Area in a covenant recorded in the office of the County Registrar-Recorder/County Clerk.

5. Open Space Ownership and Management. If the development is a land division and open space lots are provided or required by subsection F.2.f, a condition of approval shall be provided for ownership and management of the open space lots. This may be established through one or more of the following:

a. Dedication to a government entity, such as a county, city, state, federal, or joint powers authority;

b. Dedication to a non-profit land conservation organization that meets the Statement of Qualifications of Non-Profits Requesting to Hold Mitigation Land according to Government Code Section 65965;

c. A conservation easement that requires the open space to remain in perpetuity and extinguishes all future development rights; or

d. A maintenance agreement with a Home Owners' Association or Property Owner's Association where demonstrated that dedication to the entities above or a conservation easement is infeasible.

6. Design. The Hearing Officer may impose additional conditions pertaining to sensitive hillside design techniques.

7. Land Division. For a land division, the conditions may specify that any subsequent applications to modify the Conditional Use Permit pursuant to Part 11 of Chapter 22.56 need only relate to the lots or parcels of land affected by such modification.

G. Findings. The Hearing Officer shall approve an application for a Conditional Use Permit if the Hearing Officer finds that the application substantiates, in addition to those required by Section 22.56.090, the following findings:

1. That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in the least amount of impact to hillside resources, by:

a. Locating development outside of HMAs to the extent feasible,

b. Locating development in the portions of HMAs with the fewest hillside constraints, and

c. Using sensitive hillside design techniques;

2. That the proposed development preserves the scenic value of HMAs to the greatest extent feasible, resulting in the least amount of impact to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic features of the hillside, by:

a. Locating development outside of HMAs to the extent feasible,

b. Locating development in the portions of HMAs with the fewest hillside constraints, and

c. Using sensitive hillside design techniques;

3. That the proposed development is compatible with community character, and provides required open space compatible with the characteristics of the development site and the surrounding area. Where modified:

a. For development in a rural land use designation, a greater percentage of improved open space is necessary for public safety or is aesthetically superior,

b. For streets within a natural open space area, such street is necessary to ensure adequate circulation or access, or

c. For ownership and maintenance by a home owner's or property owner's association, dedication or a conservation easement as provided herein is infeasible; and

4. That the proposed development is in substantial compliance with the Hillside Design Guidelines.

H. Development by the County or special district. The lead County department or the district shall prepare a written report that documents substantial compliance with the Hillside Design Guidelines. This report shall be included as part of the development's publicly available documents and included as part of any subsequent project reports to the Board of Supervisors and its attendant commissions. A report shall not be required for maintenance or operations activities or any activities listed in subsection D.8 above.



COUNTY OF LOS ANGELES

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February 18, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mark Child
Advance Planning Division
Department of Regional Planning

Attention Susie Tae

FROM: Anthony Nyivih 
Land Development Division
Department of Public Works

SB

DRAFT HILLSIDE MANAGEMENT AREA ORDINANCE OCTOBER 17, 2013, DRAFT

Thank you for the opportunity to review the Draft Hillside Management Area (HMA) Ordinance dated October 17, 2013 (attached). The purpose of the HMA Ordinance is to set comprehensive development standards to ensure that developments preserve the physical integrity and scenic value of HMAs, provides open space, and enhances community character.

For specific revisions, additions, or deletions of wording directly from the project document, the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.

Additions are represented by *italics* along with an underline.

Revisions are represented by a combination of the above.

Prior to Regional Planning's approval of the ordinance, the following items need to be addressed, updated, or revised:

General Comments

1. As previously commented on, further discussion between Public Works and Regional Planning should take place regarding the applicability and enforcement of this ordinance as it relates to public facilities. This comment also applies to other ordinances currently being processed by Regional Planning.

If you have any questions regarding the general comment, please contact Steve Burger of Public Works' Land Development Division at (626) 458-4943 or sburger@dpw.lacounty.gov.

Water Resources

1. There may be aspects of the Army Corps of Engineer vegetation guidelines/requirements for debris and other facilities that may conflict with this ordinance. Further discussion is necessary.

If you have any questions regarding water resources comment No. 1, please contact Steve Sheridan at (626) 445-7630, ssheridan@dpw.lacounty.gov, or Jemellee Cruz at (626) 458-4170, jcruz@dpw.lacounty.gov, of Public Works' Flood Maintenance Division.

2. Section 22.56.215, Hillside Management Areas—Additional Regulations, Subsection D, Permit Required, Item 2d, page 7 of 15: Modify this item as follows:

"d. Development to be undertaken by the County or the Los Angeles County Flood Control District (District), provided that such development complies with the following procedure: The lead County department or the District shall prepare a written report that documents substantial compliance with the Hillside Design Guidelines. This report shall be included as part of the development's publicly available documents and included as part of any subsequent project reports to the Board of Supervisors and its attendant commissions. A report shall not be required for maintenance activities or any activities listed in Subsection i, below."

If you have any questions regarding the water resources comment No. 2, please contact Armond Ghazarian of Public Works' Watershed Management Division at (626) 458-7149 or aghazar@dpw.lacounty.gov.

3. Further clarification is necessary if work within already started sediment placement sites, such as May and Lincoln, will be subject to the CUP requirements outlined within this ordinance.
4. Further assurance is necessary regarding the process that would need to be followed for establishing a brand new sediment placement site on a piece of property the Board recently acquired from the Skyline Development in the Santa Clarita Area.

5. Further clarification is necessary if all interim fill plans of a sediment placement site would need to meet the requirements outlined in this ordinance or just the ultimate fill plan.

If you have any questions regarding water resources comment Nos. 3 and 4, please contact Pat Wood of Public Works' Water Resources Division at (626) 458-6131 or pwood@dpw.lacounty.gov.

Transportation

1. All references throughout the document that define an HMA as "any portion of a lot or parcel of land which contains terrain with a natural slope of 25 percent or greater" should be modified as follows:

"any portion of a lot or parcel of land which contains terrain with a natural slope gradient of 25 percent or greater steeper."

There is a chance that as it is currently described it can be perceived as a description of area or quantity not verticality of slope.

2. Section 22.56.215, Hillside Management Areas—Additional Regulations, Subsection B, Definitions, page 2 of 15: Include a definition of natural slope. The following is suggested language:

"Natural Slope means: a. Slopes created through or by natural erosion processes; b. Slope not previously altered by anthropogenic activities such as cut slopes due to grading, fill slopes constructed with native or import materials, and excavation; or c. Slopes not created as part of developments."

3. Section 22.56.215, Hillside Management Areas—Additional Regulations, Subsection D, Permit Required, Item 1b, page 6 of 15: Further clarification (perhaps through the addition of a definition) is necessary as to what is meant by the "base of the hillside." It is unclear if this refers to a grade break of more than a certain amount within the project limits. What if the actual base of the hillside is not within the project area? Is "slope" meant to be used instead of "hillside"?
4. Section 22.56.215, Hillside Management Areas—Additional Regulations, Subsection D, Permit Required, Item 2c, page 7 of 15: Verification regarding the term "Restricted Use Areas" that is to be used on a final map is necessary to make sure it does not create a conflict with the Restricted Use Areas alluded to in Section 21.44.320 of the Los Angeles County Code. It is our understanding that

Restricted Use Areas placed on a final map are limited to areas that contain flood hazards, inundation, or geological hazards (slopes steeper than 4H:1V are not geologic hazards). The use of the term "Restricted Use Areas" is used in various sections within the HMA ordinance. It is suggested that these areas be designated as open-space lots or areas instead of Restricted Use Areas.

As reference, Section 21.44.320 of the Los Angeles County Code is copied below:

"21.44.320 Land subject to flood hazard, inundation, or geological hazard.

A. If any portion of the land within the boundaries shown on a tentative map of a division of land is subject to flood hazard, inundation or geological hazard, and the probable use of the property will require structures thereon, the advisory agency may disapprove the map or that portion of the map so affected and require protective improvements to be constructed as a condition precedent to approval of the map.

B. Approvals of land subject to flood hazard shall comply with the current federal floodplain management regulations.

C. If any portion of a lot or parcel of a division of land is subject to flood hazard, inundation or geological hazard, such fact and portion shall be clearly shown on the final map or parcel map by a prominent note on each sheet of such map whereon any such portion is shown. A dedication of building restriction rights over the flood hazard, inundation or geological hazard area may be required.

D. The provisions of this section shall not apply to divisions of land in which each resultant parcel has a gross area of 40 acres or more or is a quarter-quarter section of a government plat or larger."

5. Section 22.56.215, Hillside Management Areas—Additional Regulations, Subsection F, Open-Space Conditions Permit Required, Item 5a, page 13 of 15: Verification is necessary regarding whether the County will have the opportunity to review the open space prior to its dedication and have the option to refuse acceptance. There is concern that generous open spaces are actually the lots that have rock fall hazards, seismic slope instability issues, and/or landslides that could cause liability issues if a citizen gets injured.

6. Section 22.56.215, Hillside Management Areas–Additional Regulations, Subsection D, Permit Required, Item 1a, page 6 of 15: This is a run-on sentence. A suggested revision is as follows:

"D. Permit Required.

1. For purposes of this subsection, the definition of HMA in Section 22.08.080 shall not apply to:

~~a. Any area which contains terrain with a natural slope gradient of 25 percent or greater that is one half acre or less in size if located in a Rural Land Use Designation, or is one quarter acre or less in size if not located in a Rural Land Use Designation, and not contiguous with any other terrain with a natural slope of 25 percent or greater; and~~

a. Any area that meets all of the following criteria:

- i. Contains terrain with a natural slope gradient of 25 percent or steeper;
- ii. Is one-half acre or less in size (if located in a Rural Land Use Designation) or one-quarter acre or less in size (if not located in a Rural Land Use Designation);and
- iii. Is not contiguous with any other terrain with a natural slope gradient of 25 percent or steeper.

7. Further discussion is necessary as to the extent of liability (if any) the County will be exposing itself to if development of open space for the purposes of trails and other recreational activities is required under this ordinance. The issue of Americans with Disabilities Act access may be a concern.

If you have any questions regarding transportation comment Nos. 1 through 7, please contact Brian Smith of Geotechnical and Materials Engineering Division at (626) 458-7972 or bsmith@dpw.lacounty.gov.

8. Section 22.56.215, Hillside Management Areas–Additional Regulations, Subsection D, Permit Required, Item 2i, page 8 of 15: Modify the proposed subsection as follows:

a. "H. Any of the following activities required, requested, or permitted by a governmental agency:

1. Removal or thinning of vegetation/trees for fire/roadway/bridge safety (including under bridge hydraulic vegetation reduction) or in response to an emergency;
2. Operations and maintenance of flood, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation/trees; or
3. Hazard management activities in response to emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways, bridges, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g., guardrail, rail and timber walls, head walls, etc.) located near or within dedicated public right of way or associated easements."

In addition, further discussion is necessary regarding whether the definition of "Development" on page 2 of 15 of this ordinance would need to be revised to better reflect and take into account Public Works' ongoing maintenance operations.

If you have any questions regarding transportation comment No. 8, please contact Lani Alfonso of Public Works' Road Maintenance Division, Maintenance District No. 3, at (310) 348-6448 or lalfonso@dpw.lacounty.gov. Similar concerns regarding County maintenance activities for flood control facilities were also previously expressed by Hector Bordas, formerly of Public Works' Flood Maintenance Division; Armond Ghazarian of Public Works' Watershed Management Division; and David Sharkey of Road Maintenance Division, Maintenance District No. 4.

Development Services

1. Further clarification is necessary as to the timing behind the adoption of the HMA ordinance and the SEA ordinance. Revised wording within Section 22.52.2910, Applicability, Subsection C, Exemptions, Items 2 and 3 of the December 5, 2013, Draft SEA ordinance (page 8 of 46 of Draft 4) currently references Section 22.56.215 of the Los Angeles County Code as it exists today, which addresses both Hillside Management and Significant Ecological Areas. Therefore, if the HMA ordinance, which is repealing Section 22.56.215 in its entirety and replacing it with a new Section 22.56.215 that addresses just HMA's, is adopted first, the reference within the proposed SEA ordinance will not serve its intended purpose.

Mark Child
February 18, 2014
Page 7

If you have any questions regarding the development services comment, please contact Mr. Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb

P:\dpub\SUBPCHECK\Plan Check\Zone\Ord.\ORD Hillside Mgmt Ord\HMA 2013-10-28\2014-02-10, HMA Ord Oct 17, 13 Draft , DPW Comments.doc

Dubiel, Matthew

From: Dubiel, Matthew
Sent: Friday, February 21, 2014 4:41 PM
To: 'Connie Chung'; 'Susan Tae'; 'Alyson Stewart'; 'Bruce Durbin'; Morgan, Jason; Hernandez, Bella; Sharkey, David; Rothman, Dayna; Bordas, Hector; Lafferty, Dan; Lee, Rudy; Cline, Craig; 'Thuy Hua'; 'Brianna Menke'; 'Emma Howard'; Rehman, Waqas; 'Jones, Jill M.'; Even, Greg; Cruz, Jemellee; Wood, Pat; Nyivih, Anthony; Sarda, Juan; Burger, Steve; Moynihan, Niall; Alfonso, Lani; Castaneda, Ronald; Sheridan, Steve; Vander Vis, Art; Darensbourg, Charles
Cc: Smith, Brian; Pachano, Fabrizio
Subject: FW: Updated Draft Ordinances

Thank you for attending Tuesday's (2/18/14) meeting that was held between Public Works and Regional Planning. As you know the meeting was to discuss DPW's concerns on the General Plan as well as other ordinances that are currently being processed. The documents listed below were discussed using DPW's comment memos as a guide. The following is a summary of discussion items and follow-up actions (as Steve Burger, Juan Sarda, and I recall it) agreed upon by both Departments. Should there be something written below that has been misinterpreted or is missing please let everyone know by 2/26/14 so the information below can be deemed final.

Not everyone signed the sign-in sheet however I believe I have included everyone in attendance (those listed in the "To" section of this email were in attendance). If you notice that I missed someone please let me know.

I apologize for the length of the email, but given that our meeting was over 5.5 hours long there are a lot of meeting minutes.

Thank you.

General Plan (DPW Comment memo Dated January 2, 2014)

Link to latest Draft released to the Public by DRP:

<http://planning.lacounty.gov/generalplan/draft2014> .

Link to DPW Comment Letter dated 01/02/14: <P:\ldpub\General\DRP - DPW Coordination>

<Meeting\General Plan Comments\2014-01-02 LA County Draft General Plan Oct 2013 version-DPW Comments.pdf>:

General Comment #1:

- DRP indicated that the proposed land use designations outlined in the General Plan should not impact Operations at PW facilities. The land-use designations are simply further defining the uses that are currently found in the 1980 General Plan.
- Discussions took place regarding simply changing the "OS-W" designation in table 6.2 of the latest General Plan (page 79 <http://planning.lacounty.gov/generalplan/draft2014>) to "W". Steve Burger (DPW-LDD) indicated that the designation of "OS" for something that is not intended to be "Open Space" (as we all think of it) could be misconstrued by developers, the planning commission, and the Board offices which is why the designation of "W" may be better. Patricia Wood (DPW-WRD) indicated that the designation should not preclude our maintenance activities.

- Dayna Rothman indicated her concerns regarding surplus properties being sold and what impact these designations would have. **Dayna** we don't recall if any follow-up is necessary regarding this item. Please let everyone know.

Action Items:

DPW: Patricia Wood (WRD) to look further at the actual designations to see if any changes need to be made beyond the change of designation from OS-W to W for all drainage channels, floodways, etc. and provide any applicable comments to Matthew Dubiel (LDD) by **2/26/14**.

DPW: All Divisions that have properties (maintenance yards, field offices, etc) provide a listing of APN's to Matthew Dubiel (LDD) by **2/26/14** so that they can be transmitted to DRP to double check and ensure that no adverse impacts will occur as the result of proposed Land Use Designations or Zoning Changes.

DPW: Dayna Rothman (S/MPM) to report back if any further concerns still exist from your end.

DRP: Adjust all OS-W designations to "W" and incorporate any additional suggestions from DPW regarding this item.

DRP: Double check all APN's provided to ensure that no adverse impacts will occur to DPW owned facilities as a result of proposed Land Use Designations or Zoning Changes.

Development Services Comment #1:

- Steve Burger indicated that Policy S2.4 as originally written in the October 2013 version (i.e. Policy S2.4 Consider climate change adaptation strategies in flood and inundation hazard planning) should remain even though DPW's comment memo contained a comment from Toan Duong of LDD indicating otherwise.

Action Item:

DRP: Make adjustment accordingly.

Development Services Comment #2:

- Steve Burger indicated that Policy S2.6 as originally written in the October 2013 version (i.e. Policy S2.6 Ensure that the mitigation of flood related property damage and loss limits impacts to biological and other resources) should remain even though DPW's comment memo contained a comment from Toan Duong of LDD indicating otherwise.

Action Item:

DRP: Make adjustment accordingly.

Development Services Comment #3:

- DRP indicated comment was addressed as noted. DPW Commenter (Matthew Dubiel - LDD) satisfied.

Development Services Comment #4:

- DRP indicated comment was addressed as noted. DPW Commenter (Matthew Dubiel - LDD) satisfied.

Development Services Comment #5:

- DRP indicated comment was addressed as noted. DPW Commenter (Matthew Dubiel - LDD) satisfied.

Development Services Comment #6:

- DRP indicated comment was addressed as noted. DPW Commenter (Matthew Dubiel - LDD) satisfied.

Development Services Comment #7:

- DRP indicated comment was addressed as noted. DPW Commenter (Matthew Dubiel -LDD) satisfied.

Development Services Comment #8:

- DRP indicated comment was addressed as noted, however Patricia Wood of DPW-WRD requested that the reference to “flood control” be renamed as “flood protection” not only in this particular paragraph but throughout the entire document.

Action Item:

DRP: Make adjustment accordingly.

Development Services Comment #9:

- DRP indicated comment was addressed as noted. DPW Commenter (Matthew Dubiel - LDD) satisfied.

Development Services Comment #10:

- DRP (Connie Chung) indicated that the way they addressed this comment was to add in “...including the cost implications to County capital projects”. DPW Commenter (Steve Burger - LDD) recommended that DRP follow-up with the CEO (Jan Takata).

Action Item:

DRP to follow up with Jan Takata (CEO)

Development Services Comment #11:

- DRP (Connie Chung) indicated that they have addressed this comment by identifying DPH as the lead agency instead of DPW. Matthew Dubiel of DPW-LDD indicated that the intention of Steve Burger’s comment was to only identify the first bullet (“Continually review and update the County’s water conservation ordinance with appropriate enforcement procedures, such as instituting a water conservation hotline and other measures”) as DPH’s responsibility. Dan Lafferty of DPW-WWD indicated that the second bullet (“Study the feasibility of instituting a conservation water rate structure for the Los Angeles County Waterworks Districts that supply water to the unincorporated areas”) has already been completed and therefore should be deleted from the Program Description for PS/F-2.

Action Item:

DRP: Delete the second bullet of PS/F-2 (“Study the feasibility of instituting a conservation water rate structure for the Los Angeles County Waterworks Districts that supply water to the unincorporated areas”). Once this is done the lead agency of “DPH” should remain (with no mention of DPW) as the first bullet is DPH’s responsibility.

Water Resources Comment #1:

- DRP indicated comment was addressed as noted with the exception of the word “the” (“...of the runoff”) which will be added in upon the next Draft . DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #2:

- DRP indicated that Policy M7.1 was removed in its entirety instead of being modified as noted in the DPW comment memo. DPW Commenter (Charles Darensbourg - WMD) satisfied with revision made.

Water Resources Comment #3:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #4:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #5:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #6:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #7:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #8:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #9:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #10:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #11:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #12:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #13:

- DRP indicated that comment was inadvertently not addressed. DPW Commenter (Charles Darensbourg - WMD) indicated that he would double check to see if this modification (deletion) as noted in this comment should actual take place.

Action Items:

DPW: Charles Darensbourg (WMD) to re-review this comment and double check to see if this comment/modification/deletion should still occur and notify Matthew Dubiel of LDD by 2/26/14.

DRP: Make change if necessary.

Water Resources Comment #14:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #15:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #16:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #17:

- DRP indicated comment was addressed as noted with the exception of the "EPA" being identified as the "US EPA". DPW Commenter (Charles Darensbourg - WMD) satisfied if minor change is made.

Action Items:

DRP: Make minor adjustment accordingly.

Water Resources Comment #18:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #19:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #20:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #21:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #22:

- DRP indicated comment was addressed as noted. DPW Commenter (Charles Darensbourg - WMD) satisfied.

Water Resources Comment #23:

- DRP indicated comment was addressed as noted. DPW Commenter (Brian Smith - GMED) or another GMED representative was not present at meeting however Patricia Wood of DPW-WRD wanted to revisit this language with Charles Darensbourg of WMD to see if any additional information should be added in regarding how LID does not alleviate the need for flood protection.

Action Items:

DPW: Patricia Wood (WRD) and Charles Darensbourg (WMD) to provide any additional modifications to the LID language in Chapter 9 and provide to Matthew Dubiel of LDD by **2/26/14**.

DRP: To make adjustments accordingly.

Water Resources Comment #24:

- DRP indicated comment was addressed as noted. DPW Commenter (Brian Smith - GMED) or another GMED representative was not present at meeting however suggested language appeared to be incorporated.

Transportation Comment #1:

- DRP indicated comment was addressed as noted. DPW Commenter (Julian Garcia – T&L) satisfied.

Transportation Comment #2:

- DRP indicated comment was addressed as noted and indicated that this item was further discussed through the IEC process. DPW Commenter (Julian Garcia – T&L) satisfied.

Transportation Comment #3:

- DRP (Connie Chung) acknowledged that the Screencheck DEIR has not been finalized and circulated for DPW's review. Julian Garcia of DPW – T&L verified with DRP that comments could still be made on the Traffic Impact Study through the Screencheck DEIR review process. DRP (Connie Chung) concurred. DPW Commenter (Julian Garcia – T&L) satisfied.

Action Items:

DRP: To send DPW Screencheck DEIR for review when it becomes available.

Transportation Comment #4:

- DRP indicated comment was addressed as by modifying Policy 5.4 to add in "Support and pursue funding". DPW Commenter (Waqas Rehman – PDD) satisfied.

Waste Management Comment #1:

- DRP indicated comment was addressed. DPW Commenter (Dave Nguyen - EPD) was satisfied however I believe there was one additional comment regarding an update in the date of the source data? **Dave** can you please provide specifics on that?

Action Items:

DPW: Dave Nguyen (EPD) to provide specifics on what needs to be updated on Table 13.1.

DRP: To change table as indicated by DPW.

R-5U, High Density, Multiple Residence Zones Ordinance **(DPW comment memo dated November 20, 2013):**

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/gp_zoning_R-5_20140127.pdf

Link to DPW Comment Letter dated 11/20/13:- [P:\ldpub\General\ORDINANCE UPDATES\ORD High Density Multiple Residence Zone \(R-5U\)\2013-11-20 R-5-\(\)U - DPW Comments.pdf](P:\ldpub\General\ORDINANCE UPDATES\ORD High Density Multiple Residence Zone (R-5U)\2013-11-20 R-5-()U - DPW Comments.pdf) Please note these comments are for the August 14, 2013 Draft Ordinance.

General Comment #1:

- DRP (Bruce Durbin) indicated that the proposed zone change should not impact Operations at PW facilities however if additional comfort is necessary then DPW should provide DRP with a listing of APN's of the properties in question so that they can double check and further verify that no impacts will occur to those properties as a result of the proposed Ordinance.

Action Items:

DPW: All Divisions that have properties (maintenance yards, field offices, etc) provide a listing of APN's to Matthew Dubiel (LDD) by **2/26/14** so that they can be transmitted to DRP to double check and ensure that no adverse impacts will occur as the result of proposed Land Use Designations or Zoning Changes.

DRP: Double check all APN's provided to ensure that no adverse impacts will occur to DPW owned facilities as a result of proposed Land Use Designations or Zoning Changes.

Development Services Comment #1:

- A general discussion occurred between DPW-LDD (Steve Burger and Matthew Dubiel) and DRP (Bruce Durbin) regarding the need to add language to the zoning code that would address the potential need for developer-funded infrastructure upgrades at the time development is constructed. Proposed language should allow for sewer upgrades and the ability to analyze traffic impacts and request potential upgrades.

Action Items:

DRP: Provide draft language for DPW to review and concur with.

DPW: Once draft language is received, review.

Development Services Comments #2 through #13 and Transportation Comment #1:

- As we began to have a discussion about the Development Services Comments, DRP (Bruce Durbin) indicated that DRP did not feel that the current project (Zoning Consistency Code Updates) was the appropriate place to address DPW's concerns. Matthew Dubiel of DPW-LDD indicated that it was of his opinion that if the code is being updated that it should be updated to include enough information for DPW to be able to point to a codified section regarding certain design aspects (sight distance, parking standards, locations of trash enclosures, etc) when challenged by an applicant. DRP (Bruce Durbin) indicated that although valid points, they will be put into DRP's file to be addressed at a later date (timeframe unknown), through other ordinances/updates. Steve Burger of DPW-LDD indicated that since most of the comments on this ordinance (and other proposed zoning consistency ordinances) were DPW-LDD related that a separate meeting would be set up with DRP (Bruce Durbin) to discuss these issues further.

- Chris Sheppard of DPW - EPD also indicated to DRP (Bruce Durbin) that additional info should be added to the Development Standards Section of the Ordinance to address recycling requirements that would allow compliance with State Law. DRP (Bruce Durbin) indicated that this request was out of the scope of the current project (Zoning Consistency Code Updates). Chris Sheppard of DPW-EPD disagreed.
- Steve Burger of DPW-LDD went on to state that for now DPW will need to go on record indicating that DPW does not recommend proceeding with the Zoning Consistency Code Updates without addressing DPW comments.

Action Items:

DPW: Matthew Dubiel (LDD) to set up meeting with DRP (Bruce Durbin) to discuss Zoning Consistency Ordinances in more detail.

Water Resources Comment #1:

- DRP (Bruce Durbin) indicated that the “Water reservoirs, dams, treatment plants...” statement was added in to this ordinance because it is listed as a use subject to permits in other existing zones in Title 22 and therefore for consistency it was added here. In addition, it was indicated that there may be some private water projects that may be subject to DRP’s purview and that DRP will address the “clean-up” items as part of a later ordinance amendment after the Technical Update is adopted.
- Discussions then took place between Dan Lafferty (DPW-WWD), Greg Even (DPW-WWD) and Jill Jones (County Council) regarding the application of this item in the zoning code given the exemption that is listed in Section 53091 of the California Government Code.

Action Items:

DPW - WWD/DRP/County Council: Our recollection was that resolution regarding this item was not agreed upon.

Dan, Greg, Bruce, Jill: Do further discussions need to take place on how best to capture the exemption listed in Section 53091 of the California Government Code in the current zoning ordinance?

Industrial Zones Ordinance (DPW Comment Memo dated November 25, 2013):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/gp_zoning_industrial-zones_20140127_draft.pdf

Link to DPW Comment Letter dated 11/25/13:- <P:\ldpub\General\ORDINANCE UPDATES\ORD Industrial Zone Ordinance\2013-11-25 Industrial Zones DPW Comments.pdf> . Please note these

comments were for the July 29, 2013 Draft Ordinance.

- Not discussed in detail since the same general concerns that are prevalent in the R-5U zone (see above) exist.

Action Items: The same Action Items as noted in the R-5U zone above apply to this Ordinance.

C-RU, Rural Commercial Zones Ordinance (DPW Comment Memo dated November 20, 2013):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/gp_zoning_C-RU_20140127_draft.pdf

Link to DPW Comment Letter dated 11/20/13: [P:\ldpub\General\ORDINANCE UPDATES\ORD Rural Commercial Zone \(C-RU\)\2013-11-20 C-RU Rural Commercial Zone - DPW Comments.pdf](P:\ldpub\General\ORDINANCE UPDATES\ORD Rural Commercial Zone (C-RU)\2013-11-20 C-RU Rural Commercial Zone - DPW Comments.pdf)

Please note these comments were for the July 16, 2013 Draft Ordinance.

- Not discussed in detail since the same general concerns that are prevalent in the R-5U zone (see above) exist.

Action Items: The same Action Items as noted in the R-5U zone above apply to this Ordinance.

C-MJ, Rural Commercial Zones Ordinance (DPW Comment Memo dated November 20, 2013):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/gp_zoning_C-MJ_20140127_draft.pdf

Link to DPW Comments dated 11/20/13:- [P:\ldpub\General\ORDINANCE UPDATES\ORD Major Commercial Zone \(C-MJ\)\2013-11-20 C-MJ Zone DPW Comments.pdf](P:\ldpub\General\ORDINANCE UPDATES\ORD Major Commercial Zone (C-MJ)\2013-11-20 C-MJ Zone DPW Comments.pdf) Please note these comments are for the August 14, 2013 Draft Ordinance.

- Not discussed in detail since the same general concerns that are prevalent in the R-5U zone (see above) exist.

Action Items: The same Action Items as noted in the R-5U zone above apply to this Ordinance.

MXD, Mixed-Use Development Zones Ordinance (DPW Comment Memo dated November 20, 2013):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/gp_zoning_MXD_20140127_draft.pdf

Link to DPW Comment Letter dated 11/20/13:- [P:\ldpub\General\ORDINANCE UPDATES\ORD Mixed Use Development \(MXD\)\2013-11-20 MXD Mixed-Use Zone - DPW Comments.pdf](P:\ldpub\General\ORDINANCE UPDATES\ORD Mixed Use Development (MXD)\2013-11-20 MXD Mixed-Use Zone - DPW Comments.pdf) Please note these comments are for the August 14, 2013 Draft Ordinance.

- Not discussed in detail since the same general concerns that are prevalent in the R-5U zone (see above) exist.

Action Items: The same Action Items as noted in the R-5U zone above apply to this Ordinance.

MXD-RU, Rural Mixed-Use Development Zones Ordinance (DPW Comment Memo dated November 20, 2013):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/gp_zoning_MXD-RU_20140127_draft.pdf

Link to DPW Comments dated 11/20/13:- [P:\ldpub\General\ORDINANCE UPDATES\ORD Rural Mixed-Use Development Zone \(MXD-RU\)\2013-11-20 MXD-RU Rural Mixed Use Zone - DPW Comments.pdf](P:\ldpub\General\ORDINANCE UPDATES\ORD Rural Mixed-Use Development Zone (MXD-RU)\2013-11-20 MXD-RU Rural Mixed Use Zone - DPW Comments.pdf) Please note these comments are for the July 16, 2013 Draft Ordinance

- Not discussed in detail since the same general concerns that are prevalent in the R-5U zone (see above) exist.

Action Items: The same Action Items as noted in the R-5U zone above apply to this Ordinance.

Significant Ecological Areas (SEA) Ordinance (DPW Draft Comment Memo dated February 18, 2014):

Link to latest Draft released to the Public by DRP:

<http://planning.lacounty.gov/assets/upl/sea/SEA Ordinance Draft 4 Final Public Release Version.pdf>

Link to SEA Program Guide:

[http://planning.lacounty.gov/assets/upl/sea/SEA Program Guide Prelim Draft Dec2013 \(3\).pdf](http://planning.lacounty.gov/assets/upl/sea/SEA Program Guide Prelim Draft Dec2013 (3).pdf)

Link to DPW Draft Comment Letter dated 02/18/14: <P:\ldpub\General\DRP - DPW Coordination Meeting\Significant Ecological Area SEA Ordinance\2014-02-18, SEA Ordinance Draft 4, DPW Comments.pdf>

Please note these comments are for the December 5, 2013 Draft Ordinance (Draft 4) which DPW received for review on January 15, 2014.

General Comment #1:

- A general discussion took place regarding DPW's concerns regarding potential issues with exemption eligibility for existing County maintenance activities and what may be considered as maintenance activities per the proposed SEA Ordinance. The proposed Ordinance does not specifically define what maintenance activities are, but rather defines which activities will trigger a review under the proposed SEA Ordinance.
- DRP (Emma Howard) anticipates presenting the SEA Ordinance to the RPC around late March or early April 2014.
- DRP indicated that the SEA Ordinance establishes how potential projects being proposed within an SEA will be reviewed by DRP and that it is not the intention that DRP would review every small project that the County has in the pipeline.
- DRP indicated that projects that already require CEQA documents and oversight by other regulatory agencies (eg. RWQCB, DFW), such as many of the FMD activities, would not necessarily be scrutinized by DRP again but DRP requests that they be made aware of the project.
- The intention of the SEA Ordinance is to establish two distinct processes regarding project reviews: County projects and non-county projects. Draft 4 of the Ordinance outlines a review process for County projects to be streamlined per section 22.52.2955. Non-County projects are to follow a general review process per SEA Ordinance.
- Future Drafts of the SEA Ordinance will outline a clearer picture of the County process to take into account DPW's concerns regarding maintenance facilities. The Draft will be re-worded by DRP (in consultation with DPW) to eliminate any confusion about the County needing to gain a CUP (Type A or B) and identify a more defined, specific County process.
- DPW and DRP agreed that the SEA Ordinance would have a broad approach in establishing requirements for County projects and any exemptions. Specific guidelines applicable to DPW

activities would be addressed through the SEA Program Guide. This will provide the ultimate flexibility to have a dynamic Ordinance in which modifications, revisions, and incorporations could be made (to the Program Guide) without changing the original Ordinance.

- DRP and DPW agreed that establishing a systematic approach on processing and reviewing County projects for SEA Ordinance compliance is the best way of streamlining any review/consultation process. In the beginning, DPW may need to dialog with DRP on many of its maintenance activities to make sure they are in compliance with the SEA Ordinance however; if the same types of activities are being deemed as a “non-issue” these can be documented in the Program Guide as activities that may not need to be vetted each time.
- DPW (Patricia Wood – WRD) expressed concern regarding previously purchased property (by the Board) for Sediment Placement Sites (SPS) and how the SEA Ordinance and reviews by SEATAC would affect this. DRP indicated that SEATAC’s recommendations go to DRP for consideration. DRP also indicated that it would be better to be made aware of SPS sites (APN’s) now so that they can see if there is potential for conflict but it may just be a matter of indicating (to the Board) that due to the importance of flood protection on the previously purchased property these sites need to be used.

Action Items:

DRP: Revise ordinance to incorporate vetted comments that will support the generalized ordinance approach discussed and redistribute through the e-consultation process for DPW to re-review.

Revise ordinance to clarify which Sections will govern the initial project appraisal under Section 22.52.2955-B. Currently, it presumes that every project will be a CUP.

DPW – All Divisions: Review the Program Guide draft located here [http://planning.lacounty.gov/assets/upl/sea/SEA_Program_Guide_Prelim_Draft_Dec2013_\(3\).pdf](http://planning.lacounty.gov/assets/upl/sea/SEA_Program_Guide_Prelim_Draft_Dec2013_(3).pdf) and provide recommendations (**to LDD by 2/26/14**) to incorporate information that addresses specific concerns or establishes specific guidelines pertinent to each reviewing Division. A separate email will be sent to DPW Divisions formally soliciting Divisional Comments however the above link leads to the document so your review can commence. As discussed at the meeting, comments on the Program Guide should take into consideration providing a listing of DPW activities that would be considered “Emergency Activities”, and also recommend procedures that can be established for when projects need to go through the SEA process and be submitted to DRP for review. In addition, the program guide would be a good place to expand on the design/maintenance responsibilities of the wildlife crossings.

DPW – (Patricia Wood – WRD): Provide DRP/LDD by **2/26/14** with a listing of the APN’s associated with SPS sites that there are concerns about.

Waste Management Comment #1:

- DRP (Emma Howard and Susie Tae) confirmed that once a landfill CUP expires the renewal would not be required to comply with SEA Ordinance if the renewal is for the same use and

within the same footprint of the original CUP. The expansion of any landfill facility or change in use, would need to go through the County process outlined in the SEA Ordinance.

Waste Management Comment #2:

- DRP (Emma Howard) confirmed that Third party projects that the County has a vested interest in, such as composting facilities, will need to go through the review process for non-county projects.

Waste Management Comment #3:

- DRP (Emma Howard) indicated that she was not aware of any agreements that landfills would be excluded from the SEA boundaries. If there was any documentation to this effect, DRP has requested that it be sent along to them.
- See Waste Management Comment #1 above for more information on how CUP's for Landfills would be processed.
- DRP (Emma Howard) informed DPW to provide her with a listing of the APN's for County Landfill facilities that have been flagged as being a potential issue.

Action Items:

DPW (Chris Sheppard – EPD): Provide an APN listing to DRP/LDD by **2/26/14** of any Landfills in question.

Development Services Comment #1:

- DPW expressed concerns about the maintenance and design of required wildlife crossings.
- DRP (Emma Howard) indicated that the Program Guide may be a good place to elaborate on wildlife crossing design and maintenance.
- DRP will consult with those (biologists?) that typically look at and require wildlife crossings and what their recommendations are.

Action Items:

DRP: Will work on revised language in the Program Guide addressing maintenance/design concerns.

DPW – All Divisions: Review the Program Guide draft located here [http://planning.lacounty.gov/assets/upl/sea/SEA Program Guide Prelim Draft Dec2013 \(3\).pdf](http://planning.lacounty.gov/assets/upl/sea/SEA Program Guide Prelim Draft Dec2013 (3).pdf) and provide recommendations (to LDD by **2/26/14**) to incorporate information that addresses specific concerns or establishes specific guidelines pertinent to each reviewing Division. A separate email will be sent to DPW Divisions formally soliciting Divisional Comments however the above link leads to the document so your review can commence. As discussed at the meeting, comments on the Program Guide should take into consideration providing a listing of DPW activities that would be considered “Emergency Activities”, and also recommend procedures that can be established for when projects need to go through the SEA process and be submitted to DRP for review.

In addition, the program guide would be a good place to expand on the design/maintenance responsibilities of the wildlife crossings.

Development Services Comment #2:

- DRP indicated that both the SEA Ordinance and the Hillside Ordinance would be adopted together and that Section 22.56.215 as it existed prior to the adoption of the Ordinance would still remain “on the books” at DRP and therefore the wording in the new Ordinance makes sense. DPW Commenter (Matthew Dubiel – LDD) satisfied.

Development Services Comment #3:

Action Items:

DRP: will address this comment in Version 5 of the Ordinance.

Development Services Comment #4:

- DRP indicated they will address this comment in Version 5 of the Ordinance taking into consideration the discussions that were held at the meeting regarding the County not being subject to a CUP process.

Action Items:

DRP: will address this comment in Version 5 of the Ordinance.

Transportation Comment #1:

- DPW and DRP agreed that the SEA Ordinance would have a broad approach in establishing requirements for County projects and any exemptions. Specific guidelines applicable to DPW activities would be addressed through the SEA Program Guide. This will provide the ultimate flexibility to have a dynamic Ordinance in which modifications, revisions and incorporations could be made (to the Program Guide) without changing the original Ordinance.
- Although it was noted that the Ordinance should have a broad approach, the group agreed that the following activities should be listed as being exempted in Section 22.52.2910:
 1. Removal or thinning of vegetation/trees for fire/**Public/roadway/bridge** safety or in response to an emergency;
 2. Operations and maintenance of flood, **water supply**, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation/trees; or
 3. Hazard management activities in response to emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways, bridges, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g., guardrail, rail and timber walls, head walls, etc.) located near or within dedicated public right of way or associated easements.
 4. **Operation and maintenance of a public water system, including replacement of facilities.**
- In addition, Section 22.52.2915, Permitted Uses, Subsection D, page 14 of 46 should be modified as follows:

D. Development to be undertaken by the County *the Los Angeles County Flood Control District, or other Special District* excluding maintenance activities, in accordance with the procedures provided in Section 22.52.2955.

Action Items:

DRP: will address these comments in Version 5 of the Ordinance.

Transportation Comment #2:

- DRP (Emma Howard) reported that she doesn't have a response yet and will follow-up when she does.

Action Items:

DRP: Will follow-up with response to DPW's concern.

Transportation Comment #3:

- **DPW – Ron Castaneda:** I don't recall that there was a conclusion reached on this item. Were you satisfied with the discussions that took place regarding this?

Hillside Management Ordinance (DPW Comment Memo dated February 18, 2014):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/HMA_Ordinance_Draft_Oct2013.pdf -

Link to DPW Draft Comment Letter dated 02/10/14: <P:\ldpub\General\DRP - DPW Coordination Meeting\Hillside Management Ordinance\2014-02-18, Draft Hillside Management Area Ordinance - DPW COMMENTS.pdf> Please note these comments are for the October 17, 2013 Draft Ordinance

General Comment #1 (Discussion regarding how this affects Public Facilities):

- DRP (Brianna Menke) indicated that DPW activities/projects would only need to be in substantial compliance with the Hillside Design Guidelines which indicates that two Best Practices in each Section (for projects less than 10 acres) and three Best Practices in each Section (for projects more than 10 acres). She also indicated that DRP has already begun to revise the October 2013 Draft to indicate that if any of the sections of the Guidelines do not apply to a particular project or activity, this can be regarded as compliance with that particular Section (A Sediment Placement Site will not need to comply with the BMP's listed under "Building Design" Section of the Guidelines.).
- DRP (Susie Tae) indicated that the Guidelines are also being revised to state that hillside project should meet the BMP's instead of the current draft which indicates that hillside projects must meet the BMP's listed in the Guidelines.
- DRP (Brianna Menke) indicated that DRP would be open to the idea of DPW suggesting BMP's that could be met for Public Works projects so that they could be added into the Guidelines.

Action Items:

DPW: All Divisions that would like to add in BMP's to the Hillside Guidelines Manual that would benefit your Divisions projects please send them to Matthew Dubiel of Land Development Division by **2/26/14**.

Water Resources Comment #1

- This was a comment from DPW-FMD. Art Vander Vis of DPW-FMD indicated that Army Corps regulations require certain facilities, mainly levees and debris dams, to be vegetation free and therefore there is concern regarding meeting the BMP requirements in the Landscaping Section of the Guidelines. DRP (Brianna Menke) indicated that the Landscaping Section in the guidelines contains other requirements that could possibly be met such as avoiding oak tree encroachments. DPW Commenter (FMD) was satisfied.

Water Resources Comment #2

- In addition to the modifications listed in the comment memo it was suggested by Dan Lafferty of DPW-WWD that “Special Districts” be added to modification in the Comment memo. Therefore the revised paragraph should read:

"d. Development to be undertaken by the County, *the Los Angeles County Flood Control District, or other Special District* provided that such development complies with the following procedure: The lead County department *or District* shall prepare a written report that documents substantial compliance with the Hillside Design Guidelines. This report shall be included as part of the development’s publicly available documents and included as part of any subsequent project reports to the Board of Supervisors and its attendant commissions. A report shall not be required for maintenance activities or any activities listed in Subsection i, below."

Water Resources Comment #3

- DRP (Brianna Menke and Susie Tae) indicated that work within already-started sediment placement sites such as May and Lincoln that already have fill plans approved through a CUP process would NOT be required to comply with this new ordinance.
- DPW Commenter (Art Vander Vis – FMD and Patricia Wood – WRD) were satisfied.

Water Resources Comment #4

- DPW (Patricia Wood-WRD) expressed concern that recently Board acquired land for the purpose of establishing SPS sites would need to comply with the Hillside Guidelines.
- DPW (Steve Burger-LDD) indicated that Skyline would need to comply but in looking at the lists in the guidelines it should be doable. In addition Art Vander Vis of FMD indicated that since some of the categories of the Guidelines don’t apply to a SPS site (such as Building Design) it is not expected that SPS sites would need to comply with this given the information DRP presented.

Water Resources Comment #5

- Art Vander Vis of DPW-FMD provided a description (to DRP) of the process behind the timing of the filling of a SPS.
- DRP (Susie Tae) indicated that the ultimate fill plans would be the plan that would need to comply with the Guidelines (not the interim fill plans). This is similar to the process at landfills.
- DPW Commenter (Art Vander Vis – FMD and Patricia Wood – WRD) were satisfied.

Transportation Comment #1

- DRP (Brianna Menke) indicated this comment will be addressed as noted in next Draft. DPW Commenter (Brian Smith – GMED) was not present but the group was satisfied.

Transportation Comment #2

- DRP (Brianna Menke) indicated this comment will be addressed as noted in next Draft. DPW Commenter (Brian Smith – GMED) was not present but the group was satisfied.

Transportation Comment #3

- DRP (Brianna Menke) indicated this comment will be addressed through the use of a figure/graphics being added to the document materials. DPW Commenter (Brian Smith – GMED) was not present but the group was satisfied.

Transportation Comment #4

- After discussion between Steve Burger of DPW-LDD and Susie Tae of DRP this comment would no longer apply.

Transportation Comment #5

- DRP (Brianna Menke) indicated that we would have the opportunity to review the open spaces proposed on a project since DPW would be reviewing the site plan/map for the project. DPW Commenter (Brian Smith – GMED) was not present but the group was satisfied.

Transportation Comment #6

- DRP (Brianna Menke) indicated this comment will be addressed as noted in next Draft. DPW Commenter (Brian Smith – GMED) was not present but the group was satisfied.

Transportation Comment #7

- Steve Burger of DPW-LDD indicated that this item was taken care of through our discussion regarding Transportation Comment #5 above. All present were satisfied.

Transportation Comment #8

Discussions took place as to if the definition of “maintenance” would need to be further defined in the Hillside Management Area Ordinance. It was mutually decided that it should and Comment 8 should still apply with the additions as noted below:

5. Removal or thinning of vegetation/trees for fire/**Public/roadway/bridge** safety (including under bridge hydraulic vegetation reduction) or in response to an emergency;
6. Operations and maintenance of flood, **water supply**, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation/trees; or
7. Hazard management activities in response to emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways, bridges, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g., guardrail, rail and timber walls, head walls, etc.) located near or within dedicated public right of way or associated easements."

Development Services Comment #1

- DRP indicated that both the SEA Ordinance and the Hillside Ordinance would be adopted together and that Section 22.56.215 as it existed prior to the adoption of the Ordinance would still remain “on the books” at DRP and therefore the wording in the new Ordinance makes sense. DPW Commenter (Matthew Dubiel – LDD) satisfied.

Overall Action Item:

DRP: Revise HMA Ordinance/Guidelines given DPW comments and resubmit through the e-consultation process for further DPW review.

Hillside Design Guidelines (DPW Comment Memo dated February 10, 2014):

Link to latest Draft released to the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/HMA_DesignGuidelines_Draft_2013Oct.pdf

Link to DPW Draft Comment Letter dated 02/10/14: P:\ldpub\General\DRP - DPW Coordination Meeting\Hillside Design Guidelines\2014-02-10, Hillside Design Guidelines_2013 Draft version, DPW DRAFT Comments.pdf

Please note these comments are for the 2013 Draft Hillside Guidelines

General Comment #1 (Discussion regarding how this affects Public Facilities):

- DRP (Brianna Menke) indicated that DPW activities/projects would only need to be in substantial compliance with the Hillside Design Guidelines which indicates that two Best Practices in each Section (for projects less than 10 acres) and three Best Practices in each Section (for projects more than 10 acres). She also indicated that DRP has already begun to revise the October 2013 Draft to indicate that if any of the sections of the Guidelines do not apply to a particular project or activity, this can be regarded as compliance with that particular Section (A Sediment Placement Site will not need to comply with the BMP's listed under "Building Design" Section of the Guidelines.).
- DRP (Susie Tae) indicated that the Guidelines are also being revised to state that hillside project should meet the BMP's instead of the current draft which indicates that hillside projects must meet the BMP's listed in the Guidelines.
- DRP (Brianna Menke) indicated that DRP would be open to the idea of DPW suggesting BMP's that could be met for Public Works projects so that they could be added into the Guidelines.

Action Items:

DPW: All Divisions that would like to add in BMP's to the Hillside Guidelines Manual that would benefit your Divisions projects please send them to Matthew Dubiel of Land Development Division by **2/26/14**.

Water Resources Comment #1

- This was a comment from DPW-FMD. Art Vander Vis of DPW-FMD indicated that Army Corps regulations require certain facilities, mainly levees and debris dams, to be vegetation free and therefore there is concern regarding meeting the BMP requirements in the Landscaping Section of the Guidelines. DRP (Brianna Menke) indicated that the Landscaping Section in the guidelines contains other requirements that could possibly be met such as avoiding oak tree encroachments. DPW Commenter (FMD) was satisfied.

Water Resources Comment #2 through #6, Transportation Comments #1 through #8, Development Services Comments 1 through 8:

- DRP indicated that they will take these comments and mesh them in with other comments received.

Development Services Comment #9:

- Steve Burger of DPW-LDD indicated that this comment shouldn't apply anymore because a caveat does exist in the Guidelines that indicates "if approved by Los Angeles County Department of Public Works".

Overall Action Item:

DRP: Revise HMA Ordinance/Guidelines given DPW comments and resubmit through the e-consultation process for further DPW review.

Renewable Energy Ordinance (DPW Comment Memo dated November 18, 2013):

Link to the latest Draft released the Public by DRP:

http://planning.lacounty.gov/assets/upl/project/REOV7_public100313.pdf

Link to DPW Comment Letter dated 11/18/13: - <P:\ldpub\General\ORDINANCE UPDATES\ORD>

<Renewable Energy Ordinance\2013-11-18 Renewable Energy Ordinance - July 2013 DPW>

<Comments.pdf> Please note these comments are for the July 2013 Draft Ordinance. The October 2013 Draft that was released to the Public does NOT incorporate DPW comments however we have been informed that DRP plans to incorporate our comments into a February/March 2014 Draft release.

Transportation Comment #1:

- DRP indicated that they believe the Ordinance already addresses this comment. Although the DPW Commenter (Jason Morgan – AVI) was not present at the meeting during this particular discussion item, LDD staff (Matthew Dubiel) informed DRP that this item would need to be added in to further define what is already in the Ordinance. The Ordinance should indicate what the requirements for the FAA rules are ---simply just sending it to the FAA for comment is not enough.

Waste Management Comment #1

- DRP indicated there was no intention of adding the individual types of renewable energy types but rather just add in “any future technologies”. It was agreed by the group that the known technologies would be listed along with “or any other future renewable technologies”. DPW Commenter (Chris Sheppard – EPD) satisfied.

Development Services Comment #1 through #5

- DRP indicated they will implement comments as written. DPW Commenter (Matthew Dubiel – LDD) satisfied.

Development Services Comment #6

- After group discussion this comment should be modified to:

"H. Transmission lines: Transmission lines shall be placed underground to the satisfaction of Public Works and Regional Planning except where above-ground ~~right-of-way~~ crossings are required. *A franchise agreement will be required for distribution/transmission facilities within the public right of way.*"

Development Services Comment #7 through #9:

Action Item:

DRP: After group discussion DRP will work on definition of Grading and propose something that addresses concern. Steve Burger (DPW-LDD) indicated that the definition should mention that any mechanical disturbance that removes the root system (with the exception of access roads, debris basins, and inverter pads) would be

considered grading (within the context of this Ordinance) but this should be run by
DRP's biologist.

Development Services Comment #10

- DRP indicated they will implement comments as written. DPW Commenter (Matthew Dubiel – LDD) satisfied.

Overall Action Item:

DRP: Revise Renewable Energy Ordinance given DPW comments and resubmit through the e-consultation process for further DPW review.

Matthew Dubiel, P.E.
County of Los Angeles Department of Public Works
Land Development Division, Subdivision Mapping Section,
CUP/CEQA/B&T Planning Unit
☎ (626) 458-4921 ☎(626)458-4949

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GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

April 17, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mark Child
Advance Planning Division
Department of Regional Planning

Attention Susie Tae

FROM: Anthony Nyivih 
SB Land Development Division
Department of Public Works

DRAFT HILLSIDE DESIGN GUIDELINES MARCH 24, 2014, DRAFT

Thank you for the opportunity to review the draft 2014 Hillside Design Guidelines (attached). The Hillside Design Guidelines are intended to assist those who are preparing plans for development projects within hillside areas to ensure that they are designed in a manner that is consistent with the goals and policies of the General Plan and the intent and purpose of the Hillside Management Ordinance.

For specific revisions, additions, or deletions of wording directly from the project document, the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.

Additions are represented by *italics* along with an underline.

Revisions are represented by a combination of the above.

Prior to Regional Planning's approval of the guidelines, the following items need to be addressed, updated, or revised:

Water Resources

1. Sensitive Hillside Design Measures, Subsection 2, Grading and Facilities, page 7: Add the following Item:

"2.13. Provide a water supply system and/or water source to assist in the maintenance of vegetated slopes to prevent hillside erosion."

If you have any questions regarding water resources comment No. 1, please contact Greg Even of Public Works' Waterworks Division at (626) 300-3331 or geven@dpw.lacounty.gov.

Transportation

1. Footnote 7 on page 7 should be modified to read, "Subject to (but not limited to) the sight distance, signing, striping, and marking requirements of the County of Los Angeles Department of Public Works."

If you have any questions regarding transportation comment No. 1, please contact Andrew Ngumba of Public Works' Traffic and Lighting Division at (626) 300-4851 or angumba@dpw.lacounty.gov.

2. As previously requested as transportation comment No. 2 in the attached February 13, 2014, memo; Applicability Section, page 2 of 23: Modify the second sentence of the first paragraph as follows:

"The County formally defines an HMA as *an area or development that contains a natural slope with a gradient of 25 percent* having ~~25%~~ (4 horizontal: 1 vertical) or ~~greater natural slopes~~ *steeper*. Development within an HMA triggers the ordinance requirements. When a project is determined to be subject to the ordinance, all areas of the project site are subject to the ordinance and not just those portions containing *natural slopes with a gradient of 25% percent or steeper*. ~~greater natural slopes.~~"

If you have any questions regarding transportation comment No. 2, please contact Brian Smith of Public Works' Geotechnical and Materials Engineering Division at (626) 458-7972 or bsmith@dpw.lacounty.gov.

3. As previously requested as transportation comment No. 9 in the attached February 13, 2014, memo, Appendix G, Screening Plant Materials Table, page 19: Prior to the screening plant materials table being finalized, please consult with Public Works' Architectural Engineering and Road Maintenance Divisions for input and their concurrence on the species used.

If you have any questions regarding transportation comment No. 3, please contact Joe Young of Public Works' Road Maintenance Division, Maintenance District No. 3, at (310) 348-6448 or jyoung@dpw.lacounty.gov. Mary Ann Bennett of Public Works' Architectural Engineering Division had similar comments. She may be reached at (626) 458-2573 or mbennett@dpw.lacounty.gov.

Development Services

1. Footnote 6 on page 7 should be modified to read, "May be a private roadway or fire lane but shall be ungated, accessible by the public, and of sufficient width to meet Los Angeles County Fire Department requirements. If a public roadway, it shall meet the minimum roadway and right-of-way standard widths that are outlined in Section 21.24.090 of the Los Angeles County Code.
2. Footnote 8 on page 7 should be modified to read, "Subject to the maximum allowed street grade requirements of Los Angeles County Public Works defined in Section 21.24.100 of the Los Angeles County Code."

Section 21.24.100 of the Los Angeles County Code is copied below for reference:

"21.24.100 Street grades.

No highway or street shall have a grade of more than six percent, except for short stretches where the topography makes it impracticable to keep within such grade, and in no event shall the grade exceed 10 percent, except where evidence, which is satisfactory to the advisory agency, is given that a lower grade is not possible."

3. Glossary, page 22: Modify the definition of "Development" as follows to remain consistent with the definition shown in the HMA Ordinance:

"Development – The construction or expansion of any structure or impervious surface such as hardscape; construction or expansion of any street, highway, or other access road; construction or expansion of any infrastructure such as pipes, water and sewerage lines, drainage facilities,

Mark Child
April 17, 2014
Page 4

telephone lines, and electrical power transmission and distribution lines; grading such as cut, fill, or combination thereof, including off-site grading; removal of any native vegetation including fuel modification; subdivisions; and lot line adjustments."

4. Delete the "Traffic Roundabouts" label on the Site Plan Example exhibit. The depiction is not a roundabout.

If you have any questions regarding development services comments, please contact Matthew Dubiel of Public Works' Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Juan Sarda of Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

P:\dpubi\SUBPCHECK\Plan\Zoning\Ord-Adv\ADV Hillside Mgmt\2014-03-24 Submittal\2014-04-16, Hillside Design 14 Draft version, DPW doc

HILLSIDE DESIGN GUIDELINES



2014

A Manual of Sensitive Design Measures for Hillside
Management Areas



2014 DRAFT FOR PUBLIC REVIEW

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

HILLSIDE DESIGN GUIDELINES

A MANUAL OF SENSITIVE DESIGN MEASURES FOR HILLSIDE MANAGEMENT AREAS

Contents

- OVERVIEW 2**
- PURPOSE 2**
- APPLICABILITY..... 2**
- SUBSTANTIAL COMPLIANCE 3**
- OTHER POLICIES AND STANDARDS..... 3**
- FACTORS AFFECTING RESIDENTIAL DENSITY 4**
- LAND DIVISIONS 4**
- SENSITIVE HILLSIDE DESIGN MEASURES 4**
 - 1. Site Planning4
 - 2. Grading and Facilities6
 - 3. Road Circulation.....7
 - 4. Building Design.....8
 - 5. Landscaping9
- APPENDICES 11**
 - A. List of Design Exhibits 11
 - B. HMA Ordinance Process..... 12
 - C. HMA Ordinance Findings 13
 - D. Hillside Project Design Checklist..... 14
 - E. Open Space Types..... 17
 - F. List of Countywide Hillside Management Policies..... 18
 - G. Screening Plant Materials Table..... 19
 - H. Earth Tone Color Palette 20
- REFERENCES 21**
- GLOSSARY 22**
- ACKNOWLEDGEMENTS 24**

OVERVIEW

The policies of the Los Angeles Countywide General Plan (General Plan) seek to preserve significant natural features in hillside areas. The Hillside Design Guidelines (Guidelines) are intended to implement these policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines will also help ensure that hillside development projects are designed in a manner that satisfies the findings of the Hillside Management Areas Ordinance (Ordinance). To accomplish this, the Guidelines include over 60 *specific and measurable design techniques* that can be applied to residential, commercial, industrial, and other kinds of projects. Below are a few project type examples:

- A subdivision of 20 single-family lots
- A 20,000 square-foot commercial office building with a parking lot
- A 150,000 square-foot warehouse building
- A three-acre equestrian center with 50 horse stables and outdoor training area
- A five-acre private camp site with a 10,000 square-foot retreat center
- A 10-acre vineyard with a 5,000 square-foot winery

Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, and site constraints. The Guidelines have been created so that several design techniques can be used with any hillside project.

The Guidelines are a living document that can be periodically reviewed and updated as needed, based on innovations in design techniques and changes in development review processes.

PURPOSE

The purpose of the Guidelines and the Ordinance is to:

- *Preserve the physical integrity and scenic value of HMAs;*
- *Provide open space; and*
- *Enhance community character.*

These can be accomplished by locating development outside of HMAs, and, when development within HMAs cannot be avoided, locating development in the lowest and flattest portions of the HMAs, using sensitive hillside design techniques. By using these broad techniques, significant natural features can be preserved - primarily steep hillside terrain, hilltops and ridgelines; unique geologic features (such as rock outcroppings); and natural vegetation.

APPLICABILITY

These Guidelines apply to all projects that are subject to the Ordinance. The County formally defines an HMA as having 25% or greater natural slopes. Development within an HMA triggers the Ordinance requirements. When a project is determined to be subject to the Ordinance, *all areas of the project site* are subject to the Ordinance and not just those portions containing 25% or greater natural slopes. To determine if

a project is subject to the Ordinance, please consult the text of the Ordinance online at <http://planning.lacounty.gov/ord/adopted>.

The Guidelines are optional but encouraged for all other hillside projects not subject to the Ordinance. As stated earlier, HMAs have 25% or greater natural slopes; however, development on 24% or “lesser” slopes can have negative impacts on hillside terrain that could be minimized by following these Guidelines. Using the Guidelines on hillside developments not subject to the Guidelines helps minimize all hillside impacts and maintain compatibility across different projects, enhancing community character. Community members and others are also encouraged to use the Guidelines as a reference tool to study their own neighborhoods for areas that could benefit from the use of sensitive hillside design techniques.

SUBSTANTIAL COMPLIANCE

For projects subject to the Ordinance, Finding 4 requires that the project “substantially comply” with the Guidelines (See the findings in Appendix C. A design review checklist which may be used to determine substantial compliance is found in Appendix D). The Guidelines are divided into five major design categories containing a variety of sensitive hillside design measures (DMs). The five major categories are:

- Site Planning
- Grading and Facilities
- Road Circulation
- Building Design
- Landscaping

For substantial compliance with the Ordinance, projects must use the DMs contained in the Guidelines that can be reasonably implemented in the project design. Due to the variety, size and complexity of development projects, there is no set number of DMs that a project must utilize. Instead, the project applicant should work with County staff to determine the most appropriate DMs for the site. In situations where it is unclear whether a DM is being fully utilized, County staff will use its recommendation for whole or partial DM “credit” towards satisfying the Ordinance findings. The Hearing Officer or Commission is the authority in determining whether a project meets Ordinance findings. County staff will also work with project applicants to determine which DMs can be implemented as project conditions of approval.

OTHER POLICIES AND STANDARDS

In addition to meeting Ordinance findings, hillside projects must also be evaluated by other factors such as General Plan policies, Healthy Design standards, and California Environmental Quality Act criteria. These factors could influence which DMs to use within a project. Projects are encouraged to use DMs that satisfy Ordinance findings in addition to these other factors. Lastly, hillside projects are to be reviewed by Regional Planning and all affected County departments, including Public Works, Fire, Parks and Recreation, and Public Health; and respective requirements may apply that affect project design.

FACTORS AFFECTING RESIDENTIAL DENSITY

Sensitive hillside design techniques can be used to achieve a better project design while still maintaining a desired number of dwelling units. The General Plan land use designation (“plan category”) establishes the appropriate residential density range for a project, including the density maximum. However, there are a number of other factors that can affect the project’s density, such as:

- Land division standards (minimum lot size, lot width, street frontage and access)
- Zoning designation (minimum lot size/lot area per dwelling unit)
- Zoning standards (building setbacks, maximum lot coverage)
- Other site constraints (such high fire hazard zones and wildlife habitat areas)
- Open space and parking requirements
- Public easements and dedications (such as for utilities)
- Community compatibility and neighbor concerns

Many factors can affect the number of dwelling units that may be feasibly developed. A good design can balance many of these factors while still achieving density goals. However, the final decision on the appropriate density will rest with the hearing body after a careful consideration of staff’s recommendation, public testimony, the applicant’s request, and the particular aspects of each project.

LAND DIVISIONS

Past development patterns within the unincorporated County suggest that the largest hillside projects involve land divisions. Land divisions often have large amounts of grading along with the creation of new infrastructure and landscaping. While it should be expected that more DMs will be applicable to land divisions, quantity should not be confused with quality. Smaller land divisions and non-land division projects should be evaluated not only by the number of DMs utilized but by how effectively they are used to achieve a sensitive hillside design.

SENSITIVE HILLSIDE DESIGN MEASURES

1. Site Planning

Conserve land area and form, link open spaces, and promote a more attractive pattern of development that complements the hillside terrain.

- 1.1. Locate 50% or more of the project’s buildings and developable lots within 500 feet (ft.) of existing sewer, water and roadway infrastructure.
- 1.2. Locate at least 50% of the development footprint on the flattest portions of the site¹ (i.e., those areas having slopes of less than 25%).

¹ “Site” referred to in the Design Measures means the “project site” or “subject property.”
3.24.14

- 1.3. Utilize all previously graded or disturbed areas on the site for new development to the greatest extent possible, before developing new areas, such that new development within undisturbed areas is reduced.
- 1.4. For new land divisions, contain at least 75% of developable lots within blocks that have a perimeter of ¼ mile (1,320 ft.) or less, measured from the roadway centerline. *(Note: The purpose of this design measure is to avoid unattractive “superblocks” of development on the hillside and instead use smaller block sizes that are more distinguishable from each other and can better fit in with the natural topography.)*
- 1.5. For new land divisions, where lot clustering is allowed and compatible with community character, reduce all single-family lot sizes to 15,000 square feet (sf.) or less.
- 1.6. For new land divisions, utilize a variety of small, medium and large lot sizes (such as 5,000, 10,000 and 20,000 sf.) in such a manner that it will produce different building layouts and sizes.
- 1.7. Differentiate pad elevations by 2 to 6 ft. throughout the site by street (or common driveway), by block and/or by lot.
- 1.8. Place the narrow side of the lot (or building pad) such that it allows the building façade to face the roadway.
- 1.9. Utilize terraced building pads in select areas within the site on slopes that exceed 50%.
- 1.10. Preserve the most prominent and unique slopes, hilltops and ridgelines² on the site for recreational uses within dedicated (or common) open space areas.
- 1.11. Exceed the minimum Ordinance open space acreage requirements by 10% or more.
- 1.12. Preserve contiguous undisturbed open space throughout the site, utilizing segments of land that are at least 150 ft. wide.
- 1.13. Utilize at least 25% of the overall project’s disturbed (improved) open space for recreational purposes.
- 1.14. Locate and design improved open space as a buffer (recommended at least 50 ft. wide) between undisturbed open space and development.
- 1.15. Create scenic vista points at prominent locations such as hilltops and ridgelines, providing amenities³ at the points and making them accessible to the public.
- 1.16. Provide private (connector) trails that link together all of the project’s open space areas (1 acre or larger) and connect to any onsite or offsite public trails.
- 1.17. For new land division blocks of development that exceed 800 ft. between intersections, design mid-block thru-paths that connect to intervening streets or open space areas, and make the paths accessible to the public.

² When ridgelines are mapped “significant ridgelines” by the County, the stricter regulations applicable to those ridgelines shall apply and staff shall determine whether it is appropriate to give credit for this Design Measure.

³ Such as decks, seating arrangements, overhead cover (trellis or gazebo), landscaping and shade trees, and information signs for landmarks or points of interest.

- 1.18. Use other innovative site planning techniques not listed in this section that promote the overall design Objective.

2. Grading and Facilities

Avoid mass landform alteration, preserve the physical shape of the hillside, and maintain pleasant views.

- 2.1. For projects with more than 100,000 cubic yards of onsite earthwork, avoid any mass cut and fill grading that would result a 25 ft. or greater elevation change from the existing natural grade to the finished manufactured grade anywhere over the site.
- 2.2. Use contoured grading lines that match or closely match the existing topography, generally avoiding lines that trace 45 to 90 degrees against the natural contour.
- 2.3. Utilize undulating banks for graded slopes in order to maintain the natural pattern of the topography to the greatest extent feasible.
- 2.4. Design the project's longer graded horizontal slope surfaces and slope increments (typically 300 or more ft. in length) to be variable in terms of height and spacing, in order to replicate natural topographical patterns.
- 2.5. Locate water tanks and other similar types of structures that are 20 or more ft. tall so that their highest point is at least 50 ft. below the crest of the highest hilltop or ridgeline located within 500 ft. on or off the site.
- 2.6. Locate visually intrusive structures (such as water tanks) so that they are hidden from public views, placing them behind hills, buildings, landscaping, existing trees or other more appropriate and attractive screening objects.
- 2.7. Avoid enclosing or surrounding new buildings with berms and block walls. Instead, locate and design the buildings in accordance with the other site planning, road circulation, building and landscaping design measures contained in these Guidelines.
- 2.8. Design drainage facilities as multi-purpose site features⁴ that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. *(Note: These features may be counted towards required open space acreage if designed to the County's satisfaction. However, they should not encourage additional grading impacts but rather should be located in areas already designated for improvement such as park sites, roadsides, or previously-graded flat areas.)*
- 2.9. Build retaining walls to be less than six ft. in exposed height, and terrace the walls where appropriate and in a manner that does not substantially increase visual impacts.
- 2.10. Use earth-tone colors and materials⁵ for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces and storm gutters.

⁴ Subject to the approval of Los Angeles County Public Works.

⁵ Subject to the approval of Los Angeles County Regional Planning.

3.24.14

- 2.11. Use more attractive designs and materials for any walls or fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations and/or are designed as “multi-purpose” site features. *(Note: Safety and security shall be maintained for the facilities when using a more attractive wall or fence design.)*
- 2.12. Use other innovative grading and public facility design techniques not mentioned in this section that promote the overall design Objective.

3. Road Circulation

Preserve the physical shape of the hillside, maintain good connectivity, and provide scenic roadway views.

- 3.1. Provide at least 2 points of paved roadway access⁶ to a County highway (major or secondary) for any project (or portion of development) greater than 50 dwelling units and 10 acres in size. *(Note: This practice should only be considered when the second road connection will not require a substantial amount of additional grading; special consideration may be given when connecting to an adjacent community or providing access to community services such as schools and parks.)*
- 3.2. Locate and design new roadways to follow the existing natural slope contours, avoiding mass landform alteration and excessive grading.⁷
- 3.3. Utilize private drives instead of public streets on 50% or more of the project road circulation system to allow slightly higher gradients (up to 15%) that result in less grading and better conformance to natural slope contours.
- 3.4. Use undulating patterns and varying grades⁸ for roadway segments exceeding 1,000 ft. in length.
- 3.5. Connect roadways to form blocks wherever feasible (2,000 sf. or less block perimeter), such that at least 75% of the development footprint (to include public facilities) is contained within blocks. *(Note: The purpose of this is to provide good access and connectivity for safety reasons, and to use roadways to buffer development from natural vegetated areas.)*
- 3.6. Use cul-de-sacs in limited instances, such as where road connections would require grading into 50% or greater slopes or grading into 25% or greater slopes for a distance of more than 500 ft.
- 3.7. Provide unpaved trail or paved pedestrian path thru-connections for all cul-de-sacs. *(Note: Fee-dedicated strips are recommended instead of easements on private lots.)*
- 3.8. Utilize “edge” (single-loaded) roads along at least 50% of the development perimeter, in areas with steep hillside terrain, and to buffer development from undisturbed open space.
- 3.9. Place all new roadways and paved driveways at least 100 ft. below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 ft. of the project boundary.

⁶ May be a private roadway or fire lane but shall be un-gated, accessible by the public, and of sufficient width to meet Los Angeles County Fire Department requirements.

⁷ Subject to the sight distance, signing, striping and marking requirements of Los Angeles County Public Works.

⁸ Subject to the maximum allowed street grade requirements of Los Angeles County Public Works.

3.24.14

- 3.10. Design “split” roadways or landscaped medians to preserve unique or important natural features (such as oak trees or rock outcroppings).
- 3.11. Use bridge design techniques that are attractive, maximize the preservation of natural watercourses, and allow easy wildlife migration beneath the bridge (minimum 6 ft. of vertical and horizontal clearance recommended).
- 3.12. Use private drives instead of public roadways when it will result in narrower roadway widths that create less grading. (*Note: Private drives should conform to the Los Angeles County Private Drives and Traffic Calming Manual, and should not eliminate sidewalks or reduce sidewalk connections throughout the development.*)
- 3.13. Use other innovative roadway circulation design techniques not mentioned in this section that promote the overall design Objective.

4. Building Design

Promote more attractive views through building siting and orientation, and use of building materials and colors that complement natural hillside features.

- 4.1. Place structures and/or limit their height so that their rooflines are equal to or below the elevation of the roadway grade of the development above.
- 4.2. Utilize terraced (split-level) or “cantilevered” building designs wherever feasible on 25% or greater slopes. (*Note: Split-level homes should have a second floor exterior that is visibly set-back from the first floor exterior so that a terraced profile can be seen from the public view.*)
- 4.3. Use a variety of house, garage and other building placements that better responds to the hillside terrain and created a more interesting and attractive streetscape.
- 4.4. Limit building heights to 2 stories (or 25 ft.) when sited on 25% or greater slopes or when the building pad elevation is located less than 50 ft. below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 ft.
- 4.5. Use a wider variety of architectural treatments and materials⁹ for the facades and exteriors of buildings that are located in highly-visible areas on the site (such as main entryways, higher elevations, and isolated lots or building pads surrounded by open space).
- 4.6. Use pitched roofs (at least 1.5:1) and shingles for new residences.¹⁰
- 4.7. Utilize architectural design techniques to screen rooftop mechanical equipment from public view.
- 4.8. Design building exteriors with stonework and/or woodwork that matches rock and tree varieties found in visible locations on the site or in the surrounding community within a distance of 1 mile.

⁹ Such as metal, stone, wood, brick, plaster, and concrete.

¹⁰ Subject to approval by the Los Angeles County Fire Department.

3.24.14

- 4.9. For business signs, use wood construction materials and painted lettering/logos, avoiding the use of metal and plastic, and with 18 sf. or less total sign surface area (10 sf. for blade signs) per business establishment.
- 4.10. Design monument signs to be constructed with wood, stone, brick and/or decorative concrete, and to be no more than 6 ft. in height. *(Note: The placement of all monument signs shall accommodate an adequate line of sight to the adjacent roadway.)*
- 4.11. Limit all signs so that they project upward no higher than the roofline of the building (or nearest adjacent building), and do not disrupt sightlines to the horizon.
- 4.12. Illuminate signs from the exterior, with downward-projecting, hooded light fixtures that minimize light trespass.
- 4.13. Use other innovative building design techniques not mentioned in this section that promote the overall design Objective.

5. Landscaping

Preserve existing vegetation, conserve water and provide more attractive and comfortable settings within the developed areas of the hillside project.

- 5.1. Retain and incorporate 50% or more of existing onsite trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan¹¹.
- 5.2. Avoid all healthy¹² oak tree encroachments and removals through the sensitive location and design of development.
- 5.3. Landscape all graded slopes and improved open spaces in an attractive manner that accomplishes at least 2 or more of the following beyond a State or County-required minimum (whichever is more restrictive): a) restores habitat; b) conserves water or improves water quality; c) provides shade for pedestrians and bicyclists; d) enhances slope stability (must landscape all slopes \geq 5 ft. high); e) increases fire protection; f) provides recreational opportunities.
- 5.4. Utilize native and drought-tolerant trees, shrubs and ground cover over all exposed graded areas.
- 5.5. Landscape at least 50% of all graded slopes and improved open spaces at a minimum ratio of 1 new shrub per 100 sf. and 1 new tree per 800 sf.
- 5.6. Vary the height, placement and color of appropriate landscaping materials throughout the site.
- 5.7. Use a wide variety of local and non-invasive plant species within the project's improved open space areas, matching or exceeding the variety found onsite and listed in the project's plant surveys and biota reports.
- 5.8. Plant new native and drought-tolerant trees and shrubs of a sufficient interval, size and height to screen hardscape surfaces and unadorned features such as garage doors and block walls.

¹¹ May require consultation with the County biologist prior to conceptual landscaping plan approval.

¹² As determined by a qualified arborist. Only applies to oaks that are the minimum ordinance size or larger.

3.24.14

- 5.9. Use plant materials and irrigation systems that, combined, conserve water 20% or more beyond State and County requirements.
- 5.10. Reapply the graded topsoil to manufactured slopes and improved open space areas.
- 5.11. Use other innovative landscaping design techniques not mentioned in this section that promote the overall design Objective.

APPENDICES

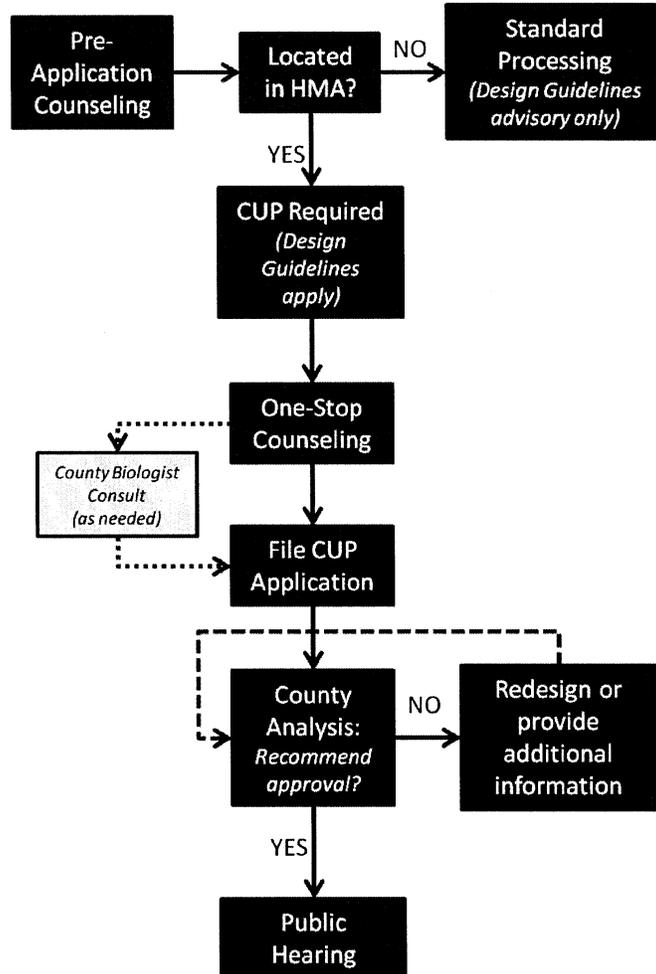
A. List of Design Exhibits

Design exhibits are necessary to evaluate the proposed development in accordance with County policies, code requirements and case processing procedures. Some projects may not need to provide all exhibits listed below, but rather on an as-needed basis at the discretion of County staff when applicable.

- Site Plan (Exhibit “A”) – A plan that shows existing contour intervals (10 ft. or less), existing development and proposed development, to include lots, structures, roadways, driveways, grading and building pads. Should also depict roadway and retaining wall cross sections.
- Site Profile – A scaled drawing that shows a cross-section view of the site from one edge to the other, showing the location of all development in the hillside and the overall extent of hillside encroachment and landform alteration. (*Note: More than one cross section may be required in order to accurately assess hillside impacts.*)
- Block Elevation – (For land divisions or larger multi-unit developments as applicable) A drawing that shows a row of multiple house (or other building) elevations as they would appear to the public from a lower vantage point on or adjacent to the site. May also include depictions of landscape screening.
- Landscape Plan – A color plan that shows all proposed landscaped areas, to include plant materials and any pedestrian and aesthetic features such as walkways, recreation equipment, fountains, gardens, etc. Should also depict existing vegetation that will be preserved, as well as oak or other mitigation trees (if known).
- Fuel Modification Plan – A specific type of landscape plan that shows all fuel modification zone boundaries, distances between boundaries, and types of vegetation, as required by the Los Angeles County Fire Department. (Please refer to the Fire Department’s separate guidelines when creating this plan.)
- Open Space Exhibit – A simplified site plan showing all proposed lots, roadways and grading only; also depicts, numbers and labels the restricted-use areas and separate lots to be preserved as OS; distinguishes between different types of OS and provides a legend that describes each type of OS; and provides a table listing the approximate acreage of the individual OS types and the quantity and percentage of improved (disturbed) and undisturbed OS within each lot, and for the overall project.
- Slope Map – A complete site plan (road and retaining wall cross sections excluded) that depicts the three different slope ranges (<25%, 25-49%, and ≥50%) according to a color scheme of green – yellow – red, respectively.
- Buildout Simulation – A color exhibit that shows how new development would impact existing hillside views. It typically depicts a “before” and “after” perspective view of the hillside(s), and includes realistic or semi-realistic photos or renderings of the actual buildings and landscaping that will be used in the development, showing how they will affect the hillside views.
- Viewshed Analysis – A site plan or cross section showing the specific degree angle of view from one or more vantage points on the site. The “sight-line” is drawn from the point of view (POV) to some object of observation (such as a road intersection or ridge-top) depicted at some distance from the POV on or off-site. The sight line will show any intervening features that may block the line of sight.

B. HMA Ordinance Process

The below process flowchart is for basic information only. Please consult with Regional Planning staff for a more detailed explanation of the entire process.



C. HMA Ordinance Findings

HMA CUP BURDEN OF PROOF

(Section 22.56.215 of the Los Angeles County Zoning Code)

For each item, on a separate sheet, please describe in detail how the project satisfies the specific Finding. Provide an explanation of how the project meets each hillside CUP Finding. (Note: The project must also satisfy the standard CUP Findings contained in Section 22.56.090.)

Finding 1: That the proposed development preserves the physical integrity of HMAs to the best extent feasible, resulting in the least amount of impact to hillside resources, by:

- A. Locating development outside of HMAs to the extent feasible;
- B. Locating development in the portions of HMAs with the fewest hillside constraints; and
- C. Using sensitive hillside design techniques.

Finding 2: That the proposed development preserves the scenic value of HMAs to the greatest extent feasible, resulting in the least amount of impact to on-site and offsite scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic features of the hillside, by:

- A. Locating development outside of HMAs to the extent feasible;
- B. Locating development in the portions of HMAs with the fewest hillside constraints; and
- C. Using sensitive hillside design techniques.

Finding 3: That the proposed development is compatible with community character, and provides required open space compatible with the characteristics of the development site and the surrounding area. Where modified:

- A. For development in a rural land use designation, a greater percentage of improved open space is necessary for public safety or is aesthetically superior;
- B. For streets within natural open space area, such street is necessary to ensure adequate circulation or access; or
- C. For ownership and maintenance by a home owner's or property owner's association, dedication or a conservation easement as provided in the Ordinance is infeasible.

Finding 4: That the proposed development is in substantial compliance with the Hillside Design Guidelines.

D. Hillside Project Design Checklist

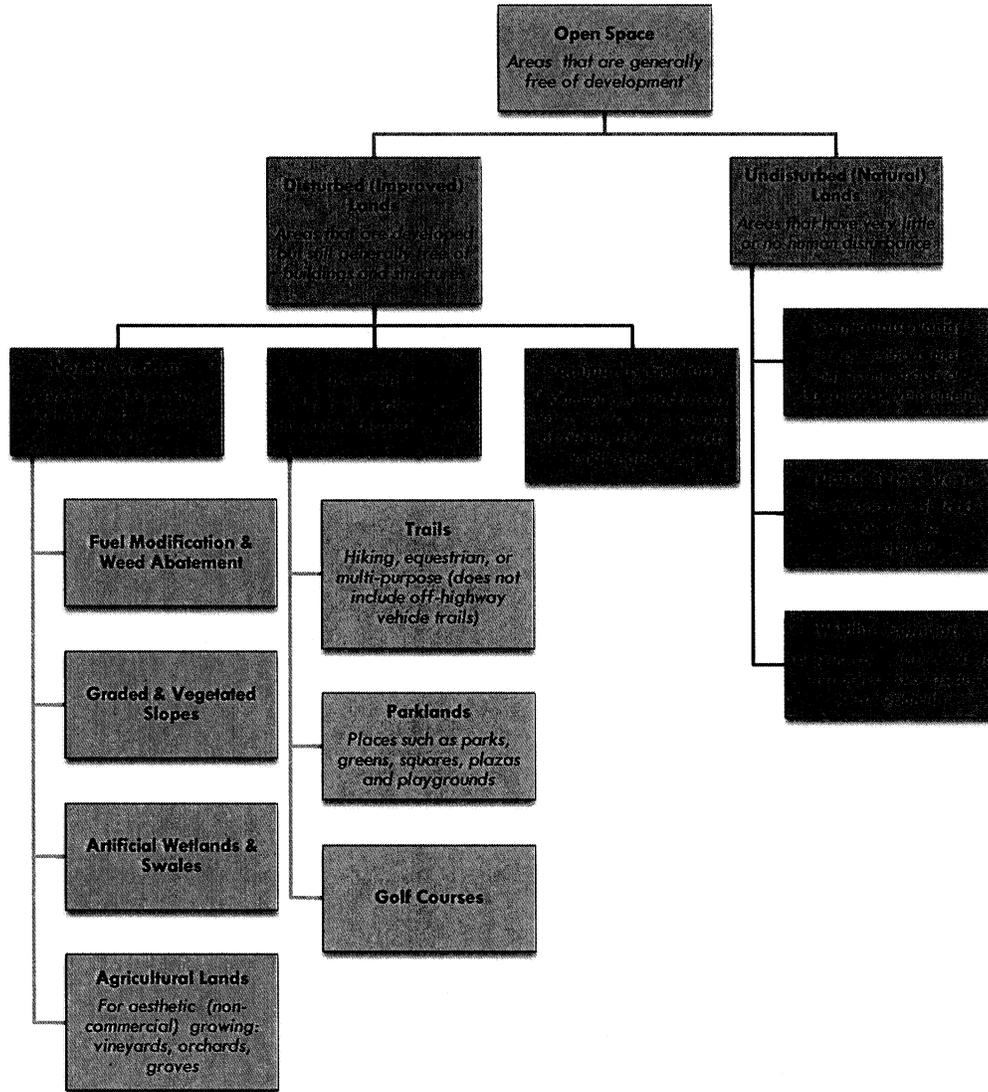
Use this checklist to evaluate a hillside development project. This checklist is intended as a summary only and does not replace the full text contained in the Hillside Design Guidelines. Please carefully read the full text of the Guidelines before completing.

HILLSIDE PROJECT DESIGN CHECKLIST			Date:		
			Project Number:		
	Design Measure	Description	Shown on plans	Does not apply	Notes (Provide information such as: which design measures are key to the project; which are only partially satisfied; and which will be satisfied through conditions of approval.)
SITE PLANNING	1.1	Locate development near existing infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	
	1.2	Locate development in flattest areas	<input type="checkbox"/>	<input type="checkbox"/>	
	1.3	Utilize previously graded or disturbed areas	<input type="checkbox"/>	<input type="checkbox"/>	
	1.4	Create smaller development blocks	<input type="checkbox"/>	<input type="checkbox"/>	
	1.5	Reduce lot sizes to <15,000 sf.	<input type="checkbox"/>	<input type="checkbox"/>	
	1.6	Vary lot sizes	<input type="checkbox"/>	<input type="checkbox"/>	
	1.7	Vary pad elevations	<input type="checkbox"/>	<input type="checkbox"/>	
	1.8	Place the narrow side of the lot or building facing the street	<input type="checkbox"/>	<input type="checkbox"/>	
	1.9	Utilize terraced building pads	<input type="checkbox"/>	<input type="checkbox"/>	
	1.10	Preserve hillside features for recreation	<input type="checkbox"/>	<input type="checkbox"/>	
	1.11	Exceed minimum OS requirements by ≥10%	<input type="checkbox"/>	<input type="checkbox"/>	
	1.12	Preserve contiguous undisturbed OS	<input type="checkbox"/>	<input type="checkbox"/>	
	1.13	Utilize ≥25% of improved OS for recreation	<input type="checkbox"/>	<input type="checkbox"/>	
	1.14	Provide OS buffers	<input type="checkbox"/>	<input type="checkbox"/>	
	1.15	Create scenic vista points	<input type="checkbox"/>	<input type="checkbox"/>	
	1.16	Provide private (connector) trails	<input type="checkbox"/>	<input type="checkbox"/>	
	1.17	Design mid-block thru-paths	<input type="checkbox"/>	<input type="checkbox"/>	
	1.18	Use other innovative site planning techniques	<input type="checkbox"/>	<input type="checkbox"/>	
GRADING AND FACILITIES	2.1	Avoid mass cut/fill grading with great elevation change	<input type="checkbox"/>	<input type="checkbox"/>	
	2.2	Use contoured cut/fill grading lines	<input type="checkbox"/>	<input type="checkbox"/>	
	2.3	Utilize undulating banks for graded slopes	<input type="checkbox"/>	<input type="checkbox"/>	
	2.4	Design variable horizontal slopes	<input type="checkbox"/>	<input type="checkbox"/>	

	2.5	Locate public facilities (lower height)	<input type="checkbox"/>	<input type="checkbox"/>	
	2.6	Locate public facilities (screening)	<input type="checkbox"/>	<input type="checkbox"/>	
	2.7	Avoid berms and block walls	<input type="checkbox"/>	<input type="checkbox"/>	
	2.8	Design multi-purpose drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	
	2.9	Build retaining walls <6 ft./terrace	<input type="checkbox"/>	<input type="checkbox"/>	
	2.10	Use earth-tone colors and materials	<input type="checkbox"/>	<input type="checkbox"/>	
	2.11	Use attractive fence design & materials	<input type="checkbox"/>	<input type="checkbox"/>	
	2.12	Use other innovative grading/facility techniques	<input type="checkbox"/>	<input type="checkbox"/>	
ROAD CIRCULATION	3.1	Provide at least 2 points of paved access	<input type="checkbox"/>	<input type="checkbox"/>	
	3.2	Locate/design roadways to follow natural contours	<input type="checkbox"/>	<input type="checkbox"/>	
	3.3	Use private drives for hillside preservation	<input type="checkbox"/>	<input type="checkbox"/>	
	3.4	Use undulating patterns and varying grades	<input type="checkbox"/>	<input type="checkbox"/>	
	3.5	Connect roadways to form blocks	<input type="checkbox"/>	<input type="checkbox"/>	
	3.6	Use cul-de-sacs in limited instances	<input type="checkbox"/>	<input type="checkbox"/>	
	3.7	Provide trail/path connections for all cul-de-sacs	<input type="checkbox"/>	<input type="checkbox"/>	
	3.8	Utilize "edge" (single-loaded) roads	<input type="checkbox"/>	<input type="checkbox"/>	
	3.9	Locate roadways >100 ft. below hilltops/ridges	<input type="checkbox"/>	<input type="checkbox"/>	
	3.10	Design split roadways/landscaped medians	<input type="checkbox"/>	<input type="checkbox"/>	
	3.11	Use bridge design techniques for preservation/migration	<input type="checkbox"/>	<input type="checkbox"/>	
	3.12	Use private drives instead of public roadways for less grading	<input type="checkbox"/>	<input type="checkbox"/>	
	3.13	Use other innovative road circulation techniques	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING DESIGN	4.1	Place/limit structures so that rooflines don't protrude	<input type="checkbox"/>	<input type="checkbox"/>	
	4.2	Utilize terraced (split-level) building designs	<input type="checkbox"/>	<input type="checkbox"/>	
	4.3	Vary building setbacks and orientation	<input type="checkbox"/>	<input type="checkbox"/>	
	4.4	Limit building height to two stories (25 ft.)	<input type="checkbox"/>	<input type="checkbox"/>	
	4.5	Vary façade treatments and materials	<input type="checkbox"/>	<input type="checkbox"/>	
	4.6	Use pitched roofs and shingles	<input type="checkbox"/>	<input type="checkbox"/>	
	4.7	Utilize architectural screening techniques	<input type="checkbox"/>	<input type="checkbox"/>	

	4.8	Design with stonework/woodwork	<input type="checkbox"/>	<input type="checkbox"/>	
	4.9	Use smaller business signs with natural materials	<input type="checkbox"/>	<input type="checkbox"/>	
	4.10	Use smaller monument signs with natural materials	<input type="checkbox"/>	<input type="checkbox"/>	
	4.11	Limit sign height/view projection	<input type="checkbox"/>	<input type="checkbox"/>	
	4.12	Illuminate signs from exterior/reduce light trespass	<input type="checkbox"/>	<input type="checkbox"/>	
	4.13	Use other innovative building design techniques	<input type="checkbox"/>	<input type="checkbox"/>	
LANDSCAPING	5.1	Retain and use ≥50% onsite trees	<input type="checkbox"/>	<input type="checkbox"/>	
	5.2	Avoid all oak tree encroachments and removals	<input type="checkbox"/>	<input type="checkbox"/>	
	5.3	Landscape all graded slopes/improved OS beyond requirements	<input type="checkbox"/>	<input type="checkbox"/>	
	5.4	Completely hide all exposed graded surfaces	<input type="checkbox"/>	<input type="checkbox"/>	
	5.5	Landscape ≥50% at listed shrub/tree ratios	<input type="checkbox"/>	<input type="checkbox"/>	
	5.6	Vary the height/placement/color of landscaping	<input type="checkbox"/>	<input type="checkbox"/>	
	5.7	Use native/non-invasive species	<input type="checkbox"/>	<input type="checkbox"/>	
	5.8	Plant trees/shrubs to screen hardscape	<input type="checkbox"/>	<input type="checkbox"/>	
	5.9	Use water-efficient plants/irrigation ≥20% beyond requirements	<input type="checkbox"/>	<input type="checkbox"/>	
	5.10	Reapply graded topsoil to manufactured slopes/improved OS	<input type="checkbox"/>	<input type="checkbox"/>	
	5.11	Use other innovative landscape design techniques	<input type="checkbox"/>	<input type="checkbox"/>	
		TOTAL (67)	—	—	

E. Open Space Types



F. List of Countywide Hillside Management Policies

[TO BE ADDED]

G. Screening Plant Materials Table

[TO BE ADDED] *A table that lists and describes various species of plants suitable for canopy shape (screening ability). All species listed on the table are examples only and to be selected on a site-specific basis.*

H. Earth Tone Color Palette

[TO BE ADDED] *Visual examples of materials with earth-tone colors to be selected on a site-specific basis.*

REFERENCES

- 1980 Los Angeles Countywide General Plan
- 1980 Los Angeles County Hillside Design Guidelines
- Title 21, Los Angeles County Code (Subdivision Ordinance)
- Title 22, Los Angeles County Code (Zoning Ordinance)
- 2009 LA County Private Drives and Traffic Calming Manual
- 2011 Invasive and Flammable Plant List (<http://planning.lacounty.gov/green>)
- Drought Tolerant Plant List (<http://planning.lacounty.gov/green>)

GLOSSARY

Berm – A graded, “rounded” slope at the top of a hill that helps to screen a development feature from view. Development features that are “bermed” are typically screened or partially screened from public views.

Building Pad – A portion of a site graded flat and level to contain a new building (such as a home) and in some cases accessory structures (such as a garage, guest house or horse stable).

Constraints, Hillside – Topographic features such as slopes, hilltops, and ridgelines that may contain hazards and, when developed, cause noticeable alteration of the topographic feature and its views.

Cut – See “Excavation” below.

Design Measure (DM) – Any of the individual numbered items (such as “1.1” or “3.8”) contained in these Guidelines that provide a specific standard for measuring the sensitivity of a hillside design.

Development – The construction or expansion of any structure or impervious surface, such as hardscape; construction or expansion of any street, or highway, or other access road; construction or expansion of any infrastructure, such as pipes, water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines; grading, such as cut, fill, or combination thereof, including off-site grading; removal of any native vegetation, including fuel modification; subdivisions; and lot line adjustments.

Development Footprint – The total surface area of the project site in which “Development” (defined above) is contained.

Earth Tone Color – A color that draws from a palette of browns, tans, grays, greens, and reds, and which is muted and flat in emulation of the natural colors found in dirt, rocks, and vegetation.

Edge Road – A roadway located on the outer boundaries of a development that acts as a buffer between development and undisturbed areas of the site or adjacent undeveloped areas off the site.

Excavation – The removal of earth materials by unnatural means, resulting in a lowering of the existing grade.

Fill – The deposition of earth materials by unnatural means, resulting in a rise in the existing grade.

Grade – The vertical location of the ground surface. Also see “Grade, Finished” and “Grade, Natural” below.

Grade, Finished – The grade of the site at the conclusion of all grading efforts.

Grade, Natural – The grade prior to all grading efforts.

Hillside – A portion of sloping terrain that is visually distinguished by a vertical rise or climb from a flat base of land (the “toe” of the slope), and generally ends in a crest or apex that forms a hilltop or ridgeline.

Hillside Management Area (HMA) – As defined in the Ordinance, any hillside with a 25% or greater natural slope.

Infrastructure – See Public Facilities.

Landscaping – Generally, plants (i.e., trees, shrubs and organic ground cover material such as grass or bark mulch) and associated decorative/hardscape elements such as walkways, fountains, ponds, gravel and rocks.

Open Space (OS) – Site areas generally free of buildings and pavement, and preserved in a natural state or otherwise improved for recreation, small-scale community agriculture/gardens, safety or aesthetic purposes.

Ordinance – The Hillside Management Areas Ordinance as adopted in Title 22 of the Los Angeles County Code.

Parkland(s) – A type of improved recreation open space available for public or common use, such as parks, greens, squares, plazas and playgrounds.

Plant Materials Table – The LA County Plant Materials Table, located in the Appendix.

Preserve – In the context of these Guidelines, a preserve is an undisturbed open space area that is completely surrounded by development. Preserves typically contain sensitive plant and/or animal species.

Public Facilities – Infrastructure (except for “Roadways,” which are defined separately below) such as water tanks, drainage basins, debris basins, and water treatment plants that serve the project and/or surrounding community and that may be maintained by the County or a separate entity (such as a homeowners association).

Public Use – A portion of the site, which may be maintained by the County or a separate entity (such as a homeowners association), that allows access to the general public in accordance with posted rules and procedures.

Roadway – A type of infrastructure that may be any of the following: Public highways, streets and alleys; private and future streets; private streets; private drives; private driveway and fire lanes (when serving 5 or more lots or dwelling units); and common driveways 20 ft. or more in paved width (when serving 5 or more lots or dwelling units).

Slope – An inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

Structure – Anything built or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground, such as a wall, building, porch, deck, swimming pool or carport.

Terraced Pad/Building – A single contiguous pad or building that has two or more distinct grades, one higher than the other, and is designed to fit “into” the hillside such that less vertical (cut) grading and landform alteration results.

Wildlife Corridor – A narrow stretch of contiguous undisturbed open space that is typically 50 to 250 feet wide, and predominantly for wildlife travel adjacent to or through the project site from one end to another. Smaller portions within the corridor may be disturbed, such as for utility pads or trails.

ACKNOWLEDGEMENTS

The Los Angeles County Regional Planning Commission

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<http://metamorphiablogs.wordpress.com/2008/11/03/angeles-national-forest/>

Special Thanks

Harold V. Helsley



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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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February 13, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mark Child
Advance Planning Division
Department of Regional Planning

Attention Susie Tae

FROM: Anthony Nyivih 
Land Development Division
Department of Public Works

SB

DRAFT 2013 HILLSIDE DESIGN GUIDELINES

Thank you for the opportunity to review the draft 2013 Hillside Design Guidelines (attached). The Hillside Design Guidelines are intended to assist those who are preparing plans for development projects within hillside areas to ensure that they are designed in a manner that is consistent with the goals and policies of the General Plan and the intent and purpose of the Hillside Management Ordinance.

For specific revisions, additions, or deletions of wording directly from the project document, the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.

Additions are represented by *italics* along with an underline.

Revisions are represented by a combination of the above.

Prior to Regional Planning's approval of the guidelines, the following items need to be addressed, updated, or revised:

General Comments

1. Further discussion and clarification is necessary as to how these guidelines apply to Public Works' facilities (such as sediment placement sites and water district sites) and maintenance activities.

In addition, many of the guidelines are written in a manner that is intended for private development. For example, the majority of our projects and/or maintenance activities do not involve buildings and, therefore, it will be very difficult for our projects to meet at least three of the guidelines in Section 4 "Building Design." It is suggested that wording be added in to the beginning of the manual indicating that only those sections that are applicable to the proposed project be used as a basis for requiring design best practices. Suggested wording can be found below:

Using the Guidelines Section, third sentence, page 3 of 23: Modify this sentence as follows:

"To earn substantial compliance, hillside projects must meet at least three BP's in each applicable section."

Although this is a concern of many Public Works' employees, if you have any questions regarding the general comment, please contact Mr. Matthew Dubiel of Public Works' Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

Water Resources

1. There may be aspects of the Army Corps of Engineer vegetation guidelines/requirements for debris and other facilities that may conflict with these guidelines. Further discussion is necessary.

If you have any questions regarding water resources comment No. 1, please contact Steve Sheridan at (626) 445-7630, ssheridan@dpw.lacounty.gov, or Jemellee Cruz at (626) 458-4170, jcruz@dpw.lacounty.gov, of Public Works' Flood Maintenance Division.

2. Design Best Practices Section, Subsection 2, Grading and Facilities, Item 2.8, page 6 of 23: Modify this item as follows:

"2.8. Design drainage facilities as multi-purpose site features that provide passive recreation (if such use is approved by the County of Los Angeles Department of Public Works), wildlife habitat, water conservation, water quality, and attractive landscaping. (Note: These features may be counted toward required open-space acreage if designed to the County's satisfaction. However, they should not encourage additional grading impacts but rather be located in areas already designated for improvement such as park sites, roadsides, or previously graded flat areas.)"

3. Design Best Practices Section, Subsection 5, Landscaping, Item 5.1, page 8 of 23: Modify this item as follows:

"5.1. Retain and incorporate 50% or more of existing on-site native, drought-tolerant trees (including woodlands and oak woodlands) into the overall project landscaping plan when it does not compromise public safety or create a fire hazard. (Note: Please consult with the County's Biologist when attempting to incorporate existing woodlands into a project-wide landscaping plan.)"

4. Design Best Practices Section, Subsection 5, Landscaping, Item 5.3, page 8 of 23: Modify this item as follows:

"5.3. Landscape all graded slopes and improved open spaces in a manner that accomplishes at least two or more of the following beyond a State or County-required minimum (whichever is more restrictive): a) restores habitat; b) conserves water; c) provides shade; d) enhances slope stability (must landscape all slopes ≥ 5 ft. high); e) increases fire protection; f) improves water quality; or g.) provides recreational opportunities; provides aesthetic enhancements"

5. Design Best Practices Section, Subsection 5, Landscaping, Item 5.4, page 8 of 23: Modify this item as follows:

"5.4. Utilize native, drought-tolerant trees, shrubs, and ground cover to completely hide all exposed graded areas."

6. Design Best Practices Section, Subsection 5, Landscaping, Item 5.8, page 8 of 23: Modify this item as follows:

"5.8. Plant new native, drought-tolerant trees and shrubs of a sufficient interval, size, and height to screen hardscape surfaces and less attractive features such as garage doors and block walls."

If you have any questions regarding water resources comment Nos. 2 through 6, please contact Armond Ghazarian of Public Works' Watershed Management Division at (626) 458-7149 or aghazar@dpw.lacounty.gov.

Transportation

1. Design Best Practices Section, Subsection 3, Road Circulation, Item 3.2, page 6 of 23: Modify this item as follows:

"3.2. Locate and design new roadways to follow the existing natural slope contours, subject to ~~sight distance requirements of Public Works' requirements and standards, with regard to, but not limited to, sight distance, signing, striping, and markings.~~"

If you have any questions regarding transportation comment No. 1, please contact Andrew Ngumba of Public Works' Traffic and Lighting Division at (626) 300-4851 or angumba@dpw.lacounty.gov.

2. Goals Section, page 2 of 23: The goals of the guidelines as stated does not seem to mesh with the wording contained in the ordinance. This section reads in part:

"The general goal of the Guidelines is to preserve significant natural features located in Hillside Management Areas (HMAs). Significant natural features mainly include steep hillside terrain (hilltops and ridges), unique geologic features (such as rock outcroppings), and natural vegetation."

Slopes with a 25 percent gradient or 4H:1V are not considered "steep" and perhaps the use of this term should be eliminated.

3. Applicability Section, page 2 of 23: Modify the second sentence of the first paragraph as follows:

"The County officially defines an HMA as an area or development that contains a natural slope with a gradient of 25 percent having 25% (4 horizontal: 1 vertical) or greater slopes steeper; however, "24% or lesser" flatter slopes are still may still be classified as hillsides and projects development on the "lesser" these flatter slopes can have negative impacts on hillside terrain that could be reduced or avoided by following these Guidelines. the area. Following these guidelines can reduce or avoid the hillside negative impacts to all slope developments."

4. Design Best Practices Section, Subsection 1, Site Planning, Item 1.1, page 4 of 23: This design item (which is copied below as reference) is very vague. Does this mean all aspects of the development must be within 500 feet of existing

infrastructure or just one piece or portion of the development? Further clarification is necessary.

"1.1. Locate development within 500 feet of existing infrastructure, such as sewer and water lines, and existing roadways."

5. Design Best Practices Section, Subsection 1, Site Planning, Item 1.3, page 4 of 23: A suggested modification to this item is as follows:

"1.3. Utilize all previously graded or disturbed areas on the site for new development to the greatest extent possible such that further development ~~within undisturbed areas is reduced~~ before developing undisturbed areas."

6. Design Best Practices Section, Subsection 1, Site Planning, Item 1.5, page 4 of 23: This design item is vague in nature. It is unclear if one would get credit if only a few single-family lot sizes are reduced or all lot sizes would need to be reduced to receive credit. A suggested modification to this item is as follows:

"1.5. Reduce all single-family lot sizes to 15,000 square feet (sf.) or less (unless larger lots sizes are required by a Community Standards District)."

7. Design Best Practices Section, Subsection 1, Site Planning, Item 1.8, page 4 of 23: A suggested modification to this item is as follows:

"1.8. Place the narrow side of the lot (or building pad) such that it faces the roadway and the longer side of the lot such that it lies parallel with ~~in the direction of the slope~~ face."

8. Design Best Practices Section, Subsection 1, Site Planning, Item 1.9, page 4 of 23: A suggested modification to this item is as follows:

"1.9. Utilize terraced building pads in select areas to preserve natural slopes with gradients of that exceed 50% 50 percent or steeper as undisturbed."

If you have any questions regarding transportation comment Nos. 2 through 8, please contact Brian Smith of Public Works' Geotechnical and Materials Engineering Division at (626) 458-7972 or bsmith@dpw.lacounty.gov.

9. Appendix G, Screening Plant Materials Table, page 18: Prior to the plant list being finalized, please consult with Public Works' Architectural Engineering and Road Maintenance Divisions for input and their concurrence on the species used.

If you have any questions regarding transportation comment No. 9, please contact Joe Young of Road Maintenance Division, Maintenance District No. 3., at (310) 348-6448 or jyoung@dpw.lacounty.gov.

Development Services

1. Design Best Practices Section, Subsection 2, Grading and Facilities, Item 2.9, page 6 of 23: Modify this item as follows:

"2.10. Use earth-tone colors and materials, satisfactory to the Department of Regional Planning, for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces, and storm gutters."

Public Works staff will look to Regional Planning staff to sign-off on the earth-tone materials that are proposed for each project.

2. Design Best Practices Section, Subsection 2, Grading and Facilities, Item 2.11, page 6 of 23: Modify this item as follows:

"2.11. Use attractive designs and materials for any fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations and/or are designed as multi-purpose site features." (Note: Under no circumstance shall the security or safety benefit of a fence be compromised due to the use of attractive designs and materials.)

3. Using the Guidelines, first sentence, page 3 of 23: The wording of this sentence is confusing because "Finding C" does not exist. Suggested wording of this sentence is as follows:

"For projects subject to the Ordinance, Finding ~~C~~ 3 of Appendix C requires that the project "substantially comply" with the Guidelines. ~~(See Appendix D).~~ For a checklist that can be used for Hillside Design, refer to Appendix D."

4. Appendix C, HMA Ordinance Findings, page 13 of 23: The wording of the second sentence is inaccurate because "Finding A, B, and C" do not exist. Suggested wording of this sentence is as follows:

"Under each Finding ~~A, B and C~~, include an explanation of how the project meets the Ordinance requirements and substantially utilizes sensitive hillside design techniques contained in the Hillside Design Guidelines."

5. Using the Guidelines, first sentence of the fourth paragraph, page 3 of 23: Modify this sentence as noted below:

"Many features have been included in the appendices of these Guidelines to help facilitate the design of better hillside projects as well as to help users gain a better understanding of sensitive hillside design and the general HMA process."

6. Section 3, Road Circulation, Item 3.1, page 6: As commented previously, this item seems to be in conflict with Section 21.24.020 of the Los Angeles County Code, which is copied below for reference:

"21.24.020 Restricted residential access.

A.

If a street or street system is restricted to a single route of access to a highway shown on the Highway Plan, except for a limited secondary highway, which is maintained and open to public travel, whether at the point of intersection with the highway or at some point distant from the highway, the street or street system shall serve not more than:

1. 150 dwelling units where the restriction is designed to be permanent and the street or street system does not traverse a wildland area, which is subject to hazard from brush or forest fire;
2. 75 dwelling units where the restriction is designed to be permanent and the street or street system traverses a wildland area, which is subject to hazard from brush or forest fire;
3. 300 dwelling units, where the restriction is subject to removal through future development.

B.

If the roadway paving on that portion of the street or street system forming the restriction is less than 36 feet in width and is not to be widened to 36 feet or more as a part of the development of the division of land, the permitted number of dwelling units shall be reduced by 25 percent if the pavement is 28 feet or more in width, and by 50 percent if the pavement is less than 28 feet in width. If the roadway paving on that portion of the street or street system forming the restriction is 64 feet or more in width and the restriction is subject to removal through future development, the permitted number of dwelling units may be increased to 600. In no event shall the pavement width be less than 20 feet. The provisions of this

section shall not apply to divisions of land referred to in Section 21.32.040, to divisions of land approved pursuant to Section 21.32.080, or to minor land divisions."

7. Section 3, Road Circulation, Item 3.1, page 6: As commented on previously, this item should reference the minimum roadway and right-of-way standard widths that are outlined in Section 21.24.090 of the Los Angeles County Code. If the "paved roadway access" that is indicated in this guideline is intended to be a public roadway, the width must be in compliance with Los Angeles County Code standards.
8. Section 3, Road Circulation, Item 3.4, page 6: Modify this item as follows:

"3.4. Use undulating patterns and varying grades for roadway segments exceeding 1,000 feet in length while not exceeding the allowable street grades defined in Section 21.24.100 of the Los Angeles County Code."

Section 21.24.100 of the Los Angeles County Code is copied below for reference:

"21.24.100 Street grades.

No highway or street shall have a grade of more than six percent, except for short stretches where the topography makes it impracticable to keep within such grade, and in no event shall the grade exceed 10 percent, except where evidence, which is satisfactory to the advisory agency, is given that a lower grade is not possible."

If you have any questions regarding development services comment Nos. 1 through 8, please contact Mr. Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

9. Design Best Practices Section, Subsection 2, Grading and Facilities, Item 2.8, page 6 of 23: This item may pose an issue because Public Works currently does not have any policy to design drainage facilities as multi-purpose site features that provide passive recreation, wildlife habitat, or attractive landscaping. Further discussion is necessary. In addition, it should be noted that any such multi-purpose facility should be constructed outside the dedicated road right of way and maintenance of any landscaping should be funded through an assessment/special district through another entity such as the Department of Parks and Recreation.

Mark Child
February 13, 2014
Page 9

If you have any questions regarding development services comment No. 9 please contact Mr. Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov. Similar comments were also made by Jeff Harkins of Public Works' Road Maintenance Division, Maintenance District 5. Mr. Harkins can be reached at (661) 947-7173 or jharkins@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb

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