~~2. Significant Ecological Areas. The hearing officer shall, as a condition of approval, require that the proposed development plan incorporates those measures necessary to protect identified resources and meet the burden of proof described in subsection F of this section.~~

SECTION 29. Section 22.56.217 is hereby added to read as follows:

22.56.217 Hillside Management Areas -- Additional Regulations.

A. Purpose.

1. This Section is established to ensure that development preserves and enhances the physical integrity and scenic value of Hillside Management Areas ("HMAs"), to provide open space, and to be compatible with and enhance 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 tailored to the unique site characteristics.

2. This Section does not determine maximum allowable density or intensity for a proposed development. Maximum allowable density or maximum intensity for a proposed development shall be determined as set forth in the applicable Area, Community, Neighborhood, or Specific Plan. Where there is no applicable Area, Community, Neighborhood, or Specific Plan, the maximum density or intensity for a

proposed development shall be determined using the methodology and parameters set forth 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. A subdivision; or

g. A lot line adjustment.

2. "Hillside constraints" mean topographic features such as slopes, hilltops, and ridgelines that may contain hazards and, when developed, may cause visible alteration of the topographic feature and its views.

3. "Hillside Design Guidelines" means the provisions set forth as an appendix to this Section and as maintained in the office of the Director, that provides guidance 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. Pedestrian paseos;

d. Community gardens;

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. "Natural slope" means any slope created through or by natural erosion processes; any 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, any slope not created as part of a development.

7. "Rural land use designation" means any designation in the General Plan or in any Area, Community, Neighborhood, or Specific Plan, such as an Open Space or National Forest land use designation, that allows residential uses at a maximum density of one dwelling unit per gross acre or allows rural or commercial uses.

8. "Rural transition site" means a project site where at least 51 percent of the project boundary adjoins land with a rural land use designation.

9. "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 or enhance community character. Such techniques may be found in the Hillside Design Guidelines.

C. Permit Required. A conditional use permit is 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. Notwithstanding the foregoing, a Community Standards District may require a conditional use permit for a lesser amount of total cut plus fill material, in which case the Community Standards District controls. The exception to the conditional use permit requirement in this subsection 1 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. The exception to the conditional use permit requirement in this subsection 2 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. Activities undertaken as on-site or off-site mitigation for biota impacts from another development, such as restoration of natural habitat or planting of oak trees.

4. 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 gradient of 25 percent or steeper; 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 steeper) and not contiguous with any other terrain with a natural slope gradient of 25 percent or steeper.

5. 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.

6. Development to be undertaken by or for the County, or a special district, provided that such development complies with subsection G of this Section.

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

8. 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.

9. Development where the project's fuel modification affects slopes of 25 percent or greater to satisfy Los Angeles County Fire Department requirements. For this exemption to apply, there must be no accompanying grading activities, and only minimal disturbance to plant roots is allowed.

10. 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 or trails, bridges, soil erosion, 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.

D. 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 F of this Section.

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 of this Section;

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 footages 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.

E. Conditions of Approval. Every conditional use permit required by this Section shall be subject to the following requirements which shall be included as a condition of the permit. Each condition of an HMA conditional use permit 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. 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. The Hearing Officer, in granting the HMA conditional use permit may impose additional conditions as necessary so that an approved project meets the requirements of this subsection and subsection F of this Section. 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 net area of the development site shall be provided as required open space; and

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 subsection B.4 of Section 22.20.460; and

ii. Type of Open Space. The Hearing Officer may approve up to 100 percent of total required open space as improved open space except that 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 for 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. The 51 percent natural area may be configured in two areas only if the County biologist determines that such configuration is environmentally superior to one contiguous area.

c. A street may be placed within the contiguous natural open space area if the 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 open 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) Equine riding, hiking, and mountain biking trails;

(c) Pedestrian paseos; and

(d) 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.

3. 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.

4. Open Space Ownership and Management. If the development is a land division and open space lots are provided or required by subsection E.2.f of this Section, a condition of approval shall provide for ownership and management of the open space lots. This may be established through one or more of the following, listed in the order of County preference:

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 qualifications of non-profits requesting to hold mitigation land pursuant to Government Code section 65965, et seq.;

c. A conservation easement recorded in the office of the County Registrar-Recorder/County Clerk as an irrevocable offer to dedicate or equivalent instrument 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 Owners' Association.

5. Design. The Hearing Officer may impose additional conditions pertaining to sensitive hillside design techniques provided such conditions are consistent with the Hillside Design Guidelines.

F. 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 a lesser amount of impacts to hillside resources, by:

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

b. Locating development in the portions of HMAs with fewer hillside constraints; and

c. Using sensitive hillside design techniques tailored to the site requirements;

2. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser amount of impacts to on-site and off-site scenic views of slopes and ridgelines as well as to views of other unique, site-specific aesthetic or significant natural 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 tailored to the site requirements;

3. That the proposed development is compatible with or enhances community character, and provides open space as required in this Section;

4. Where open space requirements of this Section are modified:

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

b. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.

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

G. 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 C.9 above.

APPENDIX FOR SECTION 22.56.217

HILLSIDE DESIGN GUIDELINES

I. PURPOSE AND OVERVIEW

The policies of the Los Angeles County General Plan ("General Plan"), and area and community plans where applicable, seek to preserve significant natural features in hillside areas. These Hillside Design Guidelines ("Guidelines") are intended to implement those policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows the project to meet the findings of the Hillside Management Areas Ordinance ("Ordinance"). To accomplish this goal, these Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects.

Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project. The design techniques most appropriate for a project to achieve the purpose of the Ordinance shall be determined by the applicant and the Director.

The Guidelines are encouraged but optional for all other hillside projects not subject to the Ordinance. Hillside Management Areas ("HMAs") have 25 percent or greater natural slopes; however, development on 24 percent or "lesser" slopes can have negative impacts on hillside terrain that could be minimized by following these Guidelines.

II. SUBSTANTIAL COMPLIANCE

Finding 5 of the Ordinance requires that the projects subject to the Ordinance "substantially comply" with these Guidelines. The Guidelines are divided into five major design categories containing a variety of sensitive hillside design measures. 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 design measures contained in the Guidelines that reasonably can be implemented in the

project design. The project applicant should consult and coordinate with County staff to determine the most appropriate design measures. While the design measures are not individually weighted in the Guidelines, more weight may be given to a particular design measure based on the location, context, size and/or complexity of the project. No individual design measure should be used as a sole means to deny or recommend denial of a project; rather, all characteristics of a project's design "as a whole" should be taken into consideration when making a final determination. The Hearing Officer, Regional Planning Commission or Board of Supervisors is the final authority in determining whether required Ordinance findings can be made for a project.

Due to the variety, size, geology, hydrology, and complexity of development projects, there is no set number of design measures required in a project to ensure that it, as stated in subsection A of Section 22.56.217 of Title 22, preserves and enhances the physical integrity and scenic values of HMAs, provides open space, and is compatible with and enhances community character. Staff and project applicants are advised that four design measures per category (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping) is typically the appropriate number of design measures to be included in a project to allow the required Ordinance findings to be made for that project.

Staff and applicants are also advised that these numbers are general recommendations, and not absolute requirements. Because projects are tailored to the individual site requirements and conditions, it is possible that more or less measures may be appropriate. When considering whether to support a request for a lower

number of measures from an applicant, factors that staff may consider include density, the size of the project, or whether the project is able to meet several partial credit design measures.

In situations where it is unclear whether a design measure is being fully utilized, County staff will use its recommendation for whole or partial design measure "credit" towards satisfying the Ordinance findings. Half-credit may be given for a design measure if the project design does not fully meet the design measure but partially satisfies it to the satisfaction of the County. Staff will also work with project applicants to determine which design measures can be implemented as project conditions of approval.

III. OTHER STANDARDS

In addition to meeting Ordinance findings, all projects are also subject to applicable Plans, County policies, the Zoning Code and Subdivision Ordinance, Healthy Design standards, and the California Environmental Quality Act. These standards or policies could influence which design measures to use within a project.

IV. 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)
- Biological constraints (such as woodlands and wildlife habitats and corridors)
- Natural environmental hazards (such as geologic, seismic, fire, flood)
- Open space and parking requirements
- Public easements and dedications (such as for utilities)
- Community compatibility and neighbor concerns

V. 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 design measures 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 design measures utilized but also by how effectively they are used to achieve a sensitive hillside design.

VI. 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 percent or more of the project's buildings and developable lots within 500 feet of existing sewer, water, and roadway infrastructure.

1.2. Locate at least 50 percent of the development footprint on the flattest portions of the site[1] (i.e., those areas having slopes of less than 25 percent) when that area does not contain rare, sensitive, or State or federally listed threatened or endangered species.

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

1.4. For new land divisions, contain at least 75 percent of developable lots within blocks that have a perimeter of one-quarter mile (1,320 feet) 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 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 square feet) in such a manner that it will produce different building layouts and sizes.

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[1] "Site" referred to in the Design Measures means the "project site" or "subject property."

1.7. Throughout the project site, differentiate elevations so that elevations between adjacent pads, between adjacent blocks, or between adjacent streets, range from 1 to 30 feet.

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 to preserve slopes that exceed 50 percent.

1.10. Preserve the most prominent and unique slopes, hilltops and ridgelines[2] 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 percent or more.

1.12. Preserve contiguous undisturbed open space throughout the site, utilizing segments of land that are at least 150 feet wide.

1.13. Utilize at least 25 percent 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 feet wide) between undisturbed open space and development.

1.15. Create scenic vista points at prominent locations such as hilltops and ridgelines, providing amenities[3] at the points and making them accessible to the public. When provided, this shall count as improved open space.

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[2] When ridgelines are mapped as "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.

1.16. Provide private (connector) trails or pedestrian paseos that link together all of the project's open space areas (one acre or larger) and connect to any onsite or offsite public trails.

1.17. For new land division blocks of development that exceed 800 feet between intersections, design mid-block through-paths such as trails or pedestrian paseos, that connect to intervening streets or open space areas, and make the paths accessible to the public.

1.18. Use any other site planning techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to allow the project to meet the findings required by subsection F of Section 22.56.217 of Title 22.

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 in a change of 25 feet or greater in elevation from the existing natural grade to the finished manufactured grade at any one point on 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.

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

2.3. Utilize undulating banks for graded slopes 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 feet in length) to be variable in terms of height and spacing to replicate natural topographical patterns, taking into account hydrology design and any sewer, water and storm drain infrastructure.

2.5. Locate water tanks and other similar types of structures that are 20 feet tall or taller so that their highest point is at least 50 feet below the crest of the highest hilltop or ridgeline, on or off the site, that is located within 500 feet of the water tank or similar structure.

2.6. Locate visually intrusive structures (such as water tanks) so that they are hidden from public view, placing them behind hills, buildings, landscaping, existing trees or other more appropriate and attractive screening objects.

2.7. Avoid berms and block walls that obstruct views from or to buildings; 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 features[4] 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, as improved open space, if designed to the County's satisfaction. Such*

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

features 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 feet 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 materials[5] for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces and storm gutters.

2.11. Use attractive designs and materials that are compatible with, or that enhance, community character 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 any other grading and public facility design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by subsection F of Section 22.56.217 of Title 22.

3. Road Circulation

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

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

3.1. Provide at least two points of paved roadway access[6] 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 percent or more of the project road circulation system to allow slightly higher gradients (up to 15 percent) that result in less grading and better conformance to natural slope contours, taking into account hydrology design and any sewer, water, and storm drain infrastructure.

3.4. Use undulating patterns and varying grades[8] for roadway segments exceeding 1,000 feet in length.

3.5. Connect roadways to form blocks wherever feasible (2,000 square feet or less block perimeter), such that at least 75 percent 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.)*

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[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 Department of Public Works.

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

3.6. Use cul-de-sacs in limited instances, such as where road connections would require grading into 50 percent or greater slopes or grading into 25 percent or greater slopes for a distance of more than 500 feet.

3.7. Provide unpaved trail or paved pedestrian path thru-connections (e.g., pedestrian paseos) 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 percent 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 feet below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 feet of the project boundary.

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 six feet 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 any other roadway circulation design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by subsection F of Section 22.56.217 of Title 22.

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 percent 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 creates a more interesting and attractive streetscape.

4.4. Limit building heights to two stories (or 25 feet) when sited on 25 percent or greater slopes or when the building pad elevation is located less than 50 feet below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 feet.

4.5. Use a wider variety of architectural treatments and materials[9] for the facades and exteriors of buildings that are located in highly-visible areas on the site

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

(such as main entryways, higher elevations, and isolated lots or building pads that can be seen from public view).

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 one mile. *(Note: Materials shall not be sourced from sensitive or scarce local resources such as oak trees, unless the project design is already removing these materials on site due to other project constraints and reusing them).*

4.9. For business signs, use wood construction materials and painted lettering/logos, avoiding the use of metal and plastic, and with 18 square feet or less total sign surface area (10 square feet for projecting 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 six feet 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.

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

4.12. Illuminate signs from the exterior, with downward-projecting, hooded light fixtures that minimize light trespass.

4.13. Use any other building design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by subsection F of Section 22.56.217 of Title 22.

5. Landscaping

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

5.1. Retain and incorporate 50 percent or more of existing on-site trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan.[11]

5.2. Avoid all healthy[12] 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 two 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 ≥ 5 feet high); (e) increases fire protection; and (f) provides recreational opportunities.

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[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.

5.4. Utilize native and drought-tolerant trees, shrubs and ground cover over all exposed graded areas.

5.5. Landscape at least 50 percent of all graded slopes and improved open spaces at a minimum ratio of one new shrub per 100 square feet of total graded slopes and improved open space area and one new tree per 800 square feet of total graded slopes and improved open space area.

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 block walls, infrastructure, and exposed and prominently located building facades.

5.9. Use plant materials and irrigation systems that, combined, conserve water 20 percent or more beyond State and County requirements.

5.10. Reapply the graded topsoil to manufactured slopes and improved open space areas.

5.11. Use any other landscaping design techniques not listed in this Section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by subsection F of Section 22.56.217 of Title 22.

VII. 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 feet 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 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 Open Space; distinguishes between different types of Open Space and provides a legend that describes each type of Open Space; and provides a table listing the approximate acreage of the individual Open Space types and the quantity and percentage of improved (disturbed) and undisturbed Open Space 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 percent, 25-49 percent, and ≥50 percent) 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 to some object of observation (such as a road intersection

or ridge-top) depicted at some distance from the point of view on or off-site. The sight line will show any intervening features that may block the line of sight.

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