Los Angeles County Department of Regional Planning

Los Angeles County
General Plan Update:
Hillside Management Area Ordinance

Regional Planning Commission Discussion
Project No. 02-305 (1-5)
December 11, 2013
General Plan Guiding Principles

- Promote smart growth, which encourages sustainable and walkable communities
- Ensure the provision of sufficient community services and infrastructure
- Ensure the County’s economic vitality and long term competitiveness
- Protect environmental resources
- Promote healthy, livable and equitable communities
### RPC Public Hearing Schedule

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## RPC Public Hearing Schedule

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<td>Public Hearing #1: General Plan Update (Part 1)</td>
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<td>Public Hearing #4: Zoning Consistency Program</td>
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HMA Ordinance Update
Background

- November 2011-Combined SEA/HMA Draft
- December 2012 Draft and RPC Presentation
- Expert Panel
- 3rd Draft Release: October 2013
- 30-day Comment Period-Closed
2013 Draft vs. Current Ordinance

- No slope density calculation
- Applicability
- Hillside Design Guidelines
- Open Space Conditions
Differences in 2013 Draft

- Purpose
- Definitions Section
- Pending Applications Provision
- Applicability/Exemptions
- Hillside Design Guidelines
- Open Space Conditions
- Findings
To ensure that development preserves the physical integrity and scenic values of the HMAs, provides open space, and enhances community character.
Avoiding development in HMAs to the extent feasible

Locating development in the portions of HMAs with the fewest constraints; and

Using sensitive design techniques
Definitions

- Constraints
- Development
- Hillside Design Guidelines
- Improved Open Space
- Natural Open Space
- Rural Land Use Designation
- Rural Transition Site
- Sensitive Design Techniques
Pending Applications

- Grandfathering Provision
- Complete Applications
The following developments are exempt from the HMA CUP requirement:

- Single-Lot Development: Grading under 20,000 cubic yards
- Lot line adjustments
- Leaving HMA in natural state
- Undertaken by the County
- Undertaken by public utility
The following developments are exempt from the HMA CUP requirement:

- Related to any specific plan
- Related to Baldwin Hills CSD
- Activities related to mitigation
- Certain activities authorized by a governmental agency
Five major design categories containing a wide variety of design Best Practices

Projects must substantially comply with these guidelines
Open Space Conditions

- **Rural Land Use Designation**
  - 70% gross area of project site must be open space
  - Up to 33% may be improved open space

- **All other designations**
  - 25% of the net area must be open space
  - Up to 100% may be improved open space
  - Rural Transition Site: Up to 50% may be improved open space
Open Space Conditions

- Rural Transition Site
  - Majority of the site perimeter adjoins with a rural land use designation
Open Space Conditions

- Improved Open Space Includes:
  - Parks, playgrounds, golf courses, other recreational facilities
  - Riding, hiking, cycling trails
  - Community gardens
  - Vegetated swales
  - Water quality and debris basins (not concrete)
  - Any open space subject to fuel modification

December 11, 2013
Hillside Management Area Ordinance Update
Findings

- Proposed development:
  - Preserves the physical integrity of the HMA
  - Preserves the scenic value
  - Provides open space and enhances community character through substantial compliance with the Hillside Design Guidelines
Contact Information

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For General Plan Update or Rezoning:
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http://planning.lacounty.gov/generalplan