

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



| Public Meeting / Hearing | Date |
|---|------------|
| Discussion #1: Public Hearing Schedule | 6/26/2013 |
| Discussion #2: General Plan Update Project Overview | 10/23/2013 |
| Discussion #3: SEA Ordinance & HMA Ordinance | 12/11/2013 |

RPC Public Hearing Schedule



| Public Meeting / Hearing | Date |
|---|-----------|
| Public Hearing #1: General Plan Update (Part 1) | 2/26/2014 |
| Public Hearing #2: General Plan Update (Part 2) | 3/26/2014 |
| Public Hearing #3: SEA Ordinance & HMA Ordinance | 4/23/2014 |
| Public Hearing #4: Zoning Consistency Program | 5/28/2014 |
| Public Hearing #5: Wrap-Up & RPC Action + ALUC Public Hearing | 8/27/2014 |

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

Purpose



- To ensure that development preserves the physical integrity and scenic values of the HMAs, provides open space, and enhances community character

Purpose



- 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



Applicability/Exemptions



- 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

Applicability/Exemptions

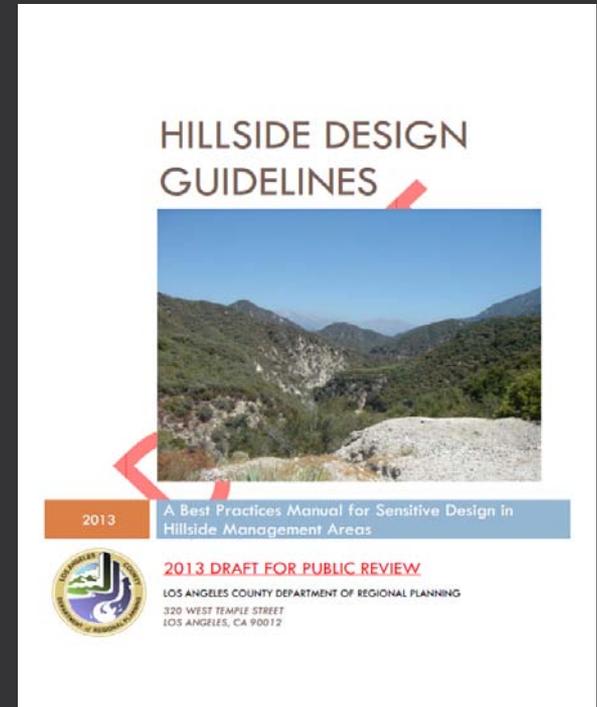


- The following developments are exempt from the HMA CUP requirement:
 - Related to any specific plan
 - Related to Baldwin Hills CSD
 - Activities related to mitigation
 - Certain activities authorized by a governmental agency

Hillside Design Guidelines



- Five major design categories containing a wide variety of design Best Practices
- Projects must substantially comply with these guidelines



Open Space Conditions



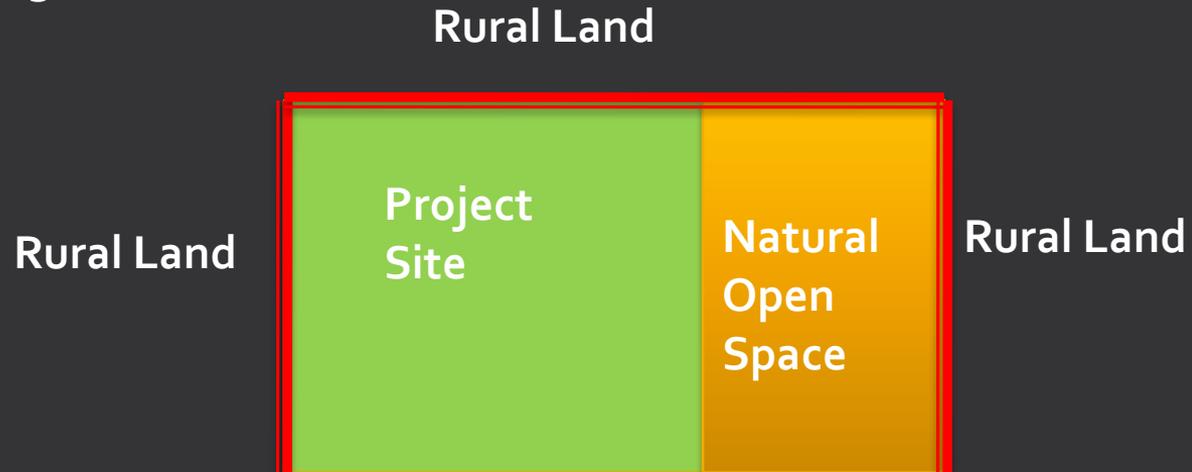
- Rural Land Use Designation
 - 70% gross area of project site must be open space
 - Up to 33% may be improved open space
- All other designations
 - 25% of the net area must be open space
 - Up to 100% may be improved open space
 - Rural Transition Site: Up to 50% may be improved open space



Open Space Conditions



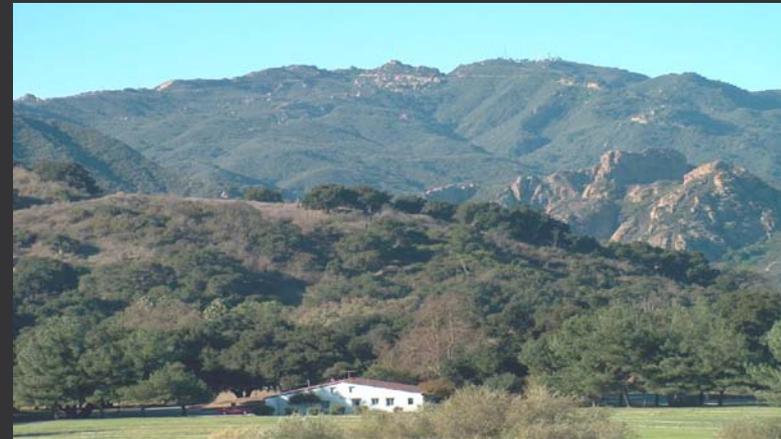
- Rural Transition Site
 - Majority of the site perimeter adjoins with a rural land use designation



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



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



For HMA Ordinance:

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For General Plan Update or Rezoning:

General Plan Development/ Housing Section
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For Zone Revisions:

Ordinance Studies Section
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<http://planning.lacounty.gov/generalplan>