

# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name( and Contact No.</b>	<b>C.D. No.</b>
CPC-2008-4683-CA	ERICK LOPEZ (213) 978-1243	ALL
<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>
N/A	<i>NA</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Location of Project (Include project titles, if any.)</b>		
CITYWIDE		
<b>Name(s), Applicant / Representative, Address, and Phone Number.</b>		
CITY OF LOS ANGELES		
<b>Name(s), Appellant / Representative, Address, and Phone Number.</b>		
<b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)		
<p>An Ordinance amending Section 12.03 of the LAMC to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map.</p>		
<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	<b>Environmental No.</b>	<b>Commission Vote:</b>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ENV-2008-4684-ND	6-0

 <b>JAMES WILLIAMS, Commission Executive Assistant I</b>	<b>Date:</b> JUN 09 2009
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LOS ANGELES, CA 90012-4801  
AND  
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Date: JUN 09 2009

Planning and Land Use Management Committee  
Council of the City of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012

ATTN: Barbara Greaves, Legislative Assistant


CITY PLAN CASE NO. CPC-2008-4683-CA

Transmitted herewith is a proposed ordinance for the amendment of Sections 12.03, of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map.

On March 26, 2009, the City Planning Commission approved the attached findings of the Department of City Planning staff as its findings and approved the proposed ordinance and pursuant to Section 21082.19(c)(3) of the California Public Resources Code adopted the proposed Negative Declaration No. ENV-2008-4684-ND and the associated Findings.

This action was taken by the following vote:

Moved: Kezios  
Seconded: Hughes  
Ayes: Cardoso, Montanez, Roschen, Woo  
Absent: Burton, Freer, Lara  
Vote: 6-0

  
James Williams, Commission Executive Assistant I  
City Planning Commission

Attachments: Findings, Ordinance  
cc: Jeri Burge, Deputy City Attorney, Land Use Division

## FINDINGS

1. **GENERAL PLAN FINDINGS.** In accordance with **Charter Section 556**, the proposed Code Amendment and Department of City Planning Hillside Area Map are in substantial conformance with the purposes, intent, and provisions of the General Plan and its various Elements in that the amendments do not create or remove any policies or procedures which would prevent the successful implementation of the City's General Plan or Los Angeles Municipal Code (LAMC), and that they only serve to clarify the proper application of the existing hillside policies and regulations. Moreover, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied.

Due to the limited technology available at the time, the current Hillside Area definition used fixed methods of determining its boundaries, such as the Bureau of Engineering Basic Grid Maps and major street boundaries. As a result, the current boundaries included many lots which are actually flat and not located on a true hillside. Department resources have advanced to the point that staff is now able to analyze topographical data on a citywide-basis in order to identify the true hillside lots and establish a more accurate Hillside Area map such as the one being proposed as part of this action.

### ***Removal of Hillside Area Designation***

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are already exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater).

In total, staff has determined that a majority of the parcels that are not truly hillside and having the Hillside Area designation removed are zoned for uses other than single-family, and are therefore are not subject to the current hillside regulations established in Section 12.21 A.17 of the LAMC and various other provisions throughout the Zoning Code.

### ***Application of Baseline Mansionization Ordinance***

One of the purposes of the proposed Code Amendment is to make the regulations of the Baseline Mansionization Ordinance apply to those lots which are not hillside, and thus do not have hillside-related development issues. A large majority of these lots which are zoned Single-Family Residential (93%) are not located within the Coastal Zone, and will automatically benefit from the provisions of the Baseline Mansionization Ordinance which was established in order to create a more appropriate and predictable scale for each individual zone, and which includes the Residential Floor Area District which allows individual neighborhoods (of at least 100-acres – less than a quarter-mile radius) to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development. These same lots have development issues which have already been addressed by the Baseline Mansionization Ordinance, and do

not have the same issues which go along with the development of true hillside lots.

Furthermore, an analysis of these lots reveals that the Baseline Mansionization Ordinance will allow for additions and/or new construction on the median-sized lots, and that the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits.

The application of the Baseline Mansionization Ordinance to these additional Single-Family Residential lots will be in substantial conformance with the purposes, intent, and provisions of the General Plan in that they establish regulations that would reduce the development potential of single-family residential structures, in terms of mass and size, on single-family zoned lots. The removal of the Hillside Area designation from these properties will also be consistent with, and help to further accomplish the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan:

- Goal 3B**            Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5**    Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2**      Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4**      Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

The current FAR of 3:1 (by Buildable Area) for these lots allows large, box-like structures that compromise the character of established neighborhoods. The resulting FAR reduction will help to preserve and maintain the scale of existing single-family neighborhoods and ensure that future development is more compatible. The new base FAR for each zone and the 20% Bonus allow for the construction of structures that are larger than existing homes, but still compatible with a typical single-family neighborhood.

The current method of determining total development potential using setbacks alone results in larger Buildable Area on same-sized lots due to differences in lot shape. A larger Buildable Area can result in a larger house size. In order to address this problem the Baseline Mansionization Ordinance changed the FAR from a percentage of Buildable Area to a percentage of Lot Size. This ensures that regardless of lot shape, the development potential for lots of a given zone is held constant relative to lot size.

Moreover, Baseline Mansionization regulations establish a specific FAR for each zone, creating a specific scale for each zone with subtle transitions for larger lots within some of the smaller scale zones, with smaller minimum lot sizes. To incentivize good design regulations include a Bonus of up to 20 percent of the

maximum Residential Floor Area when the structure is articulated (using the Proportional Stories or Facade Modulation methods), or built using environmentally sensitive building methods. Both of these methods encourage creative design solutions and provide an opportunity for additional floor area when needed. An exception is made for substandard R1 lots, where the Bonus is increased to 30 percent of the maximum Residential Floor Area in order to preserve equitable development on smaller lots.

In order to further address the issue of building mass from the public right-of-way and neighboring properties, the Baseline Mansionization Ordinance also includes a new height provision that directly ties the maximum height of a building to the slope of the roof. When a building or structure has a sloped roof (25% slope or greater) the maximum height is 33 feet for the R1, RS, and RE9 zones, and 36 feet for the RE11, RE15, RS, RE20, and RE40 zones. However, when a structure has a flat roof (less than 25% slope) the maximum height is 28 feet for the R1, RS, and RE9 zones, and 30 feet for the RE11, RE15, RS, RE20, and RE40 zones. The application of the Baseline Mansionization Ordinance also allows those neighborhoods that want to maintain their single-story character to utilize the Single-Story Height District.

2. **ZONE CHANGE FINDINGS.** In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed Code Amendment and Department of City Planning Hillside Area Map will be in conformity with public necessity, convenience, general welfare and good zoning practice because its language will ensure the proper application of existing the City's hillside policies and regulations. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are applied.

The current Hillside Area definition used fixed methods of determining its boundaries, such as the Bureau of Engineering Basic Grid Maps and major street boundaries. As a result, the current boundaries included many lots which are actually flat and not located on a true hillside. The proposed Hillside Area boundaries were determined using topographical data analyzed on a citywide-basis in order to identify the true hillside lots and establish a more accurate Hillside Area map such as the one being proposed as part of this action.

***Application of Baseline Mansionization Ordinance***

A large majority (93%) of the lots which are not truly hillside are zoned Single-Family Residential and not located within the Coastal Zone, and therefore will automatically benefit from the provisions of the Baseline Mansionization Ordinance. This Ordinance was established in order to create a more appropriate and predictable scale for each individual zone, and which includes the option of creating a Residential Floor Area District for unique neighborhoods (of at least 100-acres – less than a quarter-mile radius) to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development in their communities. The adoption of the proposed Code Amendment will ensure that the Baseline Mansionization Ordinance is applied to these flat lots, which

have the same development issues which have already been addressed, and would not be appropriate for hillside development regulations.

Analysis of these lots reveals that the Baseline Mansionization Ordinance will allow for additions and/or new construction on the median-sized lots, and that the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits.

The application of the Baseline Mansionization Ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice because its measures are needed to better regulate single-family residential development on these flat lots, in order to avoid the further degrading effects of out-of-scale structures as a result of the current FAR of 3:1 (by Buildable Area).

The proposed Code Amendment and Hillside Area Map substantially advance a legitimate public interest in that they would more accurately identify the City's true hillside properties, and further protect additional single-family residential neighborhoods from economic forces that often leads to structures that are built-out to the maximum size currently allowed in the LAMC for the flat lots currently designated as Hillside Area. In spite of the recent economic environment, Citywide property values have historically increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original smaller houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Further exacerbating the problem, much of the existing housing stock is reaching maturity (80 years or older). Good zoning practice requires that the appropriate development standards for single-family residential zones be applied accordingly as the housing stock is updated and replaced. This proposed Ordinance accomplishes this requirement.

The proposed code amendments are not arbitrary as Planning staff has thoroughly analyzed topographical data prepared by the U.S. Geologic Survey and determined that the proposed Hillside Area boundaries are the city's true hillside lots (which are currently designated as hillside), and is the simplest and most direct way of dealing with the issue of mansionization for the lots which are not truly hillside in a way that is both equitable and meaningful. There is a reasonable relationship between a legitimate public purpose which is the accurate application of the existing hillside regulations, and further maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the proposed project areas throughout the City of Los Angeles.

3. **DELEGATED AUTHORITY.** In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the

Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

4. **CALIFORNIA ENVIRONMENTAL QUALITY ACT.** On Friday, March 13, 2009, the Department of City Planning determined that the proposed code amendments would not have a significant impact on the environment. A Negative Declaration (ENV-2008-4684-ND, Exhibit C) was prepared for the ordinance after a review of the proposed ordinance for any potential impacts on the physical environment.

On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a negative effect on the environment. The attached Negative Declaration was published in the Los Angeles Times on Thursday, March 19, 2009, and reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located at the Community Planning Bureau of the Planning Department in Room 621, 200 North Spring Street.

**PROPOSED ORDINANCE**

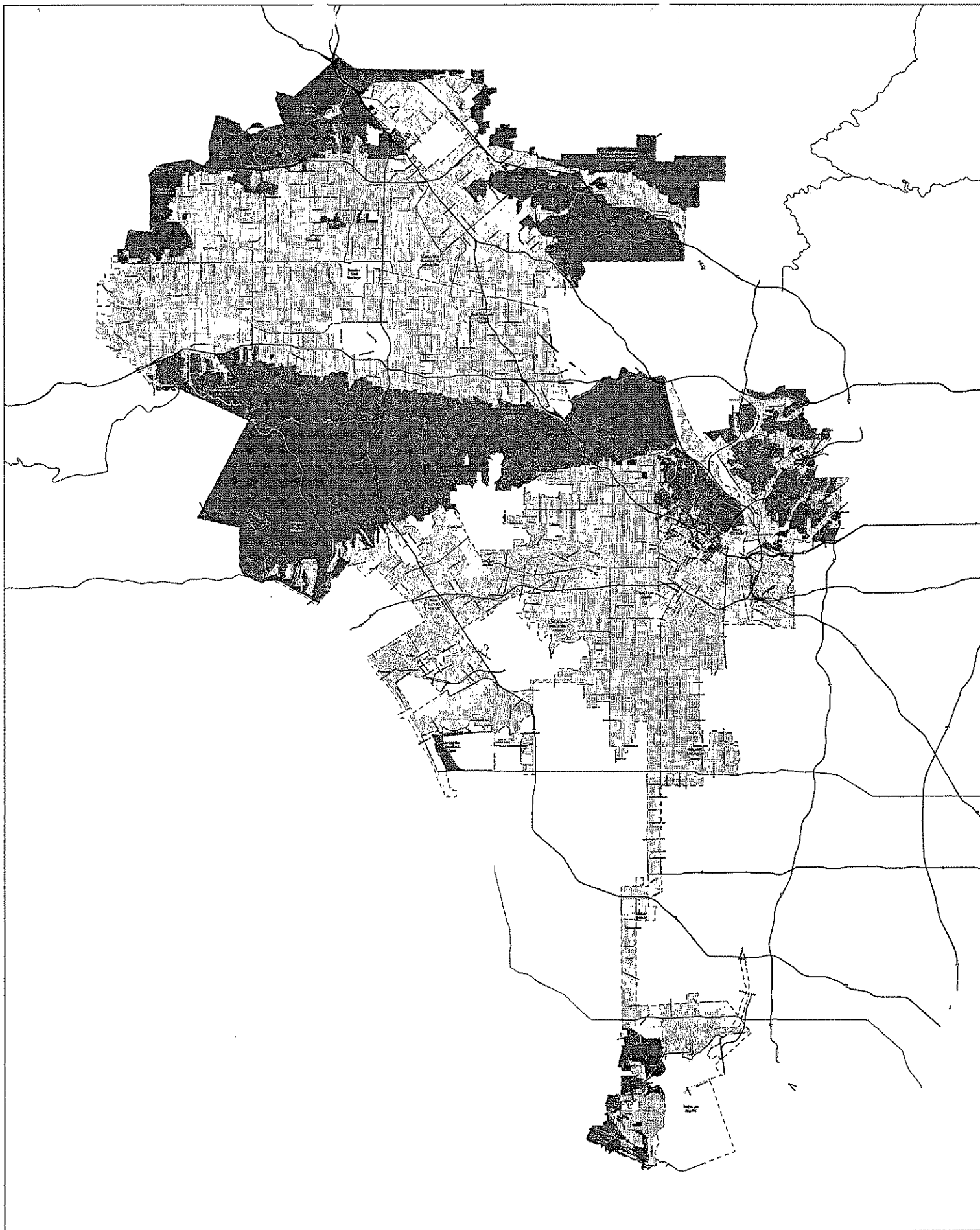
An ordinance amending Section 12.03 of the Los Angeles Municipal Code to revise the current Hillside Area definition.


**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The definition of "Hillside Area" in Section 12.03 of the Los Angeles Municipal Code is amended to read:

Any land designated as a Hillside Area on the Department of City Planning Hillside Area Map established by Ordinance No. \_\_\_\_\_.





**Legend**  
 Proposed Hillside Area  
 Community Plan Boundaries

Prepared by: City of Los Angeles, Department of City Planning - Systems and GIS Division



# Department of City Planning **Hillside Area Map** Ordinance No. CPC Case No. : CPC-2008-4683-CA



  
 1 inch equals 5,728 feet  
 MAY 26, 2009

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney


By \_\_\_\_\_  
City Attorney

Date \_\_\_\_\_

File No(s). CPC 2008-4683-CA

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted .

March 26, 2009

See attached report  
  
S. Gail Goldberg  
Director of Planning





## DEPARTMENT OF CITY PLANNING STAFF REPORT



### LOS ANGELES CITY PLANNING COMMISSION

**Date:** March 26, 2009  
**Time:** After 8:30 a.m.  
**Place:** Van Nuys City Hall  
14410 Sylvan St., Council Chamber 2<sup>nd</sup> Floor  
Van Nuys, CA 91401

**Public Hearing:** Public hearing will be conducted before the City Planning Commission on March 26, 2009.

**Case No.:** CPC-2008-4683-CA  
**CEQA No.:** ENV-2008-4684-ND  
**Incidental Cases:** none  
**Related Cases:** CPC-2007-106-CA  
**Council District:** All  
**Plan Area:** All  
**Specific Plan:** n/a  
**Certified NC:** All  
**GPLU:** All  
**Zone:** All

**Applicant:** City of Los Angeles  
**Representative:** City of Los Angeles

**PROJECT LOCATION:** Citywide Code Amendment.

**PROPOSED PROJECT:** NO DEVELOPMENT PROJECT. Amendment to the Los Angeles Municipal Code (LAMC) as described below.

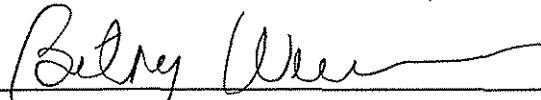
**REQUESTED ACTIONS:**

1. An Ordinance amending Section 12.03 of the LAMC to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map.
2. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code Adoption of the proposed Negative Declaration and associated Findings.

### RECOMMENDED ACTIONS:

1. **Approve** the Staff Report and **Adopt** the attached Findings.
2. **Approve and Recommend that the City Council Adopt** the amendments to the LAMC as detailed in the proposed Ordinance (Exhibit A).
3. **Approve and Recommend that the City Council Adopt** the proposed Ordinance Map (Exhibit B).
4. **Approve and Recommend that the City Council Adopt** Negative Declaration No. ENV-2008-4684-ND (Exhibit C).

S. GAIL GOLDBERG, AICP  
Director of Planning

  
Betsy Weisman, Principal City Planner  
Erick Lopez, City Planner  
(213) 978-1243      erick.lopez@lacity.org

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the *Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than 3 working days (72 hrs.) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### Project Summary

The proposed Ordinance would amend Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition (Exhibit A), and establish a new Department of City Planning Hillside Area Map (Exhibit B), that reestablishes the Zoning Code's hillside boundaries to be based on the true topographical hillside areas throughout the City of Los Angeles.

### Background

As part of its June 28, 2007 action recommending approval of the Baseline Mansionization Ordinance<sup>1</sup>, which does not apply to properties designated Hillside Area or Coastal Zone, the City Planning Commission requested that staff return to the Commission with a proposal to amend the current Hillside Area definition in order to remove the Hillside Area designation from the lots which are not truly hillside. The idea was to make the regulations of the Baseline Mansionization Ordinance apply to additional flat lots that are not appropriate for the hillside regulations. Because the current definition of Hillside Area includes many of these flat lots, the proposed boundary changes are necessary to ensure that these lots benefit from the existing Baseline Mansionization Ordinance.

In addition, the boundary changes will mean the remaining lots are truly hillside and suitable for the Baseline Hillside Regulations which are currently being developed.

On November 20, 2008, the Director of City Planning initiated the proposed Code Amendment to revise the current Hillside Area definition and establish a revised Department of City Planning Hillside Area Map (Exhibit D).

### Issues

#### ***Current Hillside Area Definition***

The current Hillside Area definition in the Zoning Code was originally based on the Bureau of Engineering Basic Grid Maps, but was subsequently amended in 1993 to further refine the boundaries based on major streets. The current boundaries are shown in their entirety in Exhibit E.

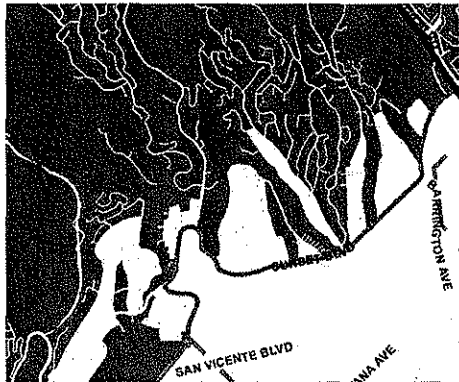
#### **Section 12.03 of the LAMC**

**HILLSIDE AREA.** Any land designated as a Hillside Area on the Bureau of Engineering Basic Grid Map, Map No. A-13372, excluding those areas specifically identified in maps entitled Hillside Ordinance Amended Exhibit A attached to Council File No. 91-1621. **(Amended by Ord. No. 168,728, Eff. 5/30/93.)**

<sup>1</sup> The Baseline Mansionization Ordinance (CPC-2007-106-CA; Ordinance No. 179,883) adopted by the City Council on May 6, 2008 and effective on June 29, 2008 amended several Sections of the LAMC in order to establish new regulations for all single-family residential zoned properties (RA, RE, RS, and R1) not located in a Hillside Area or Coastal Zone. It was intended to address the issue of mansionization which relates to the construction of, or additions to single-family homes which are out-of-scale within established neighborhoods.

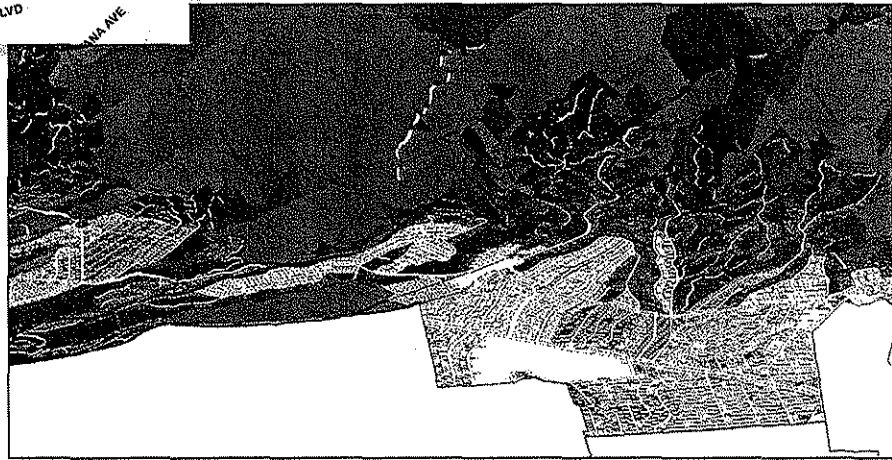
Since the current Hillside Area definition, uses such fixed methods of determining its boundaries it includes many lots which are actually flat and not located on a true hillside. When compared with analysis of the lots which truly are hillside, a large number of lots are identified as non-hillside; see Examples 1, 2, and 3 below.

**Example 1 – Brentwood Area**

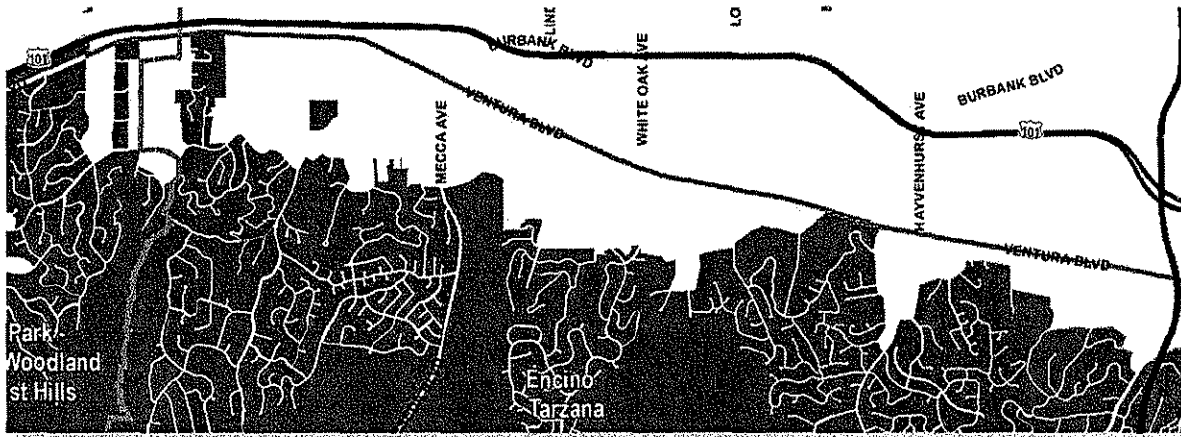


True Hillside Lots  
Flat Lots in Current Hillside Area

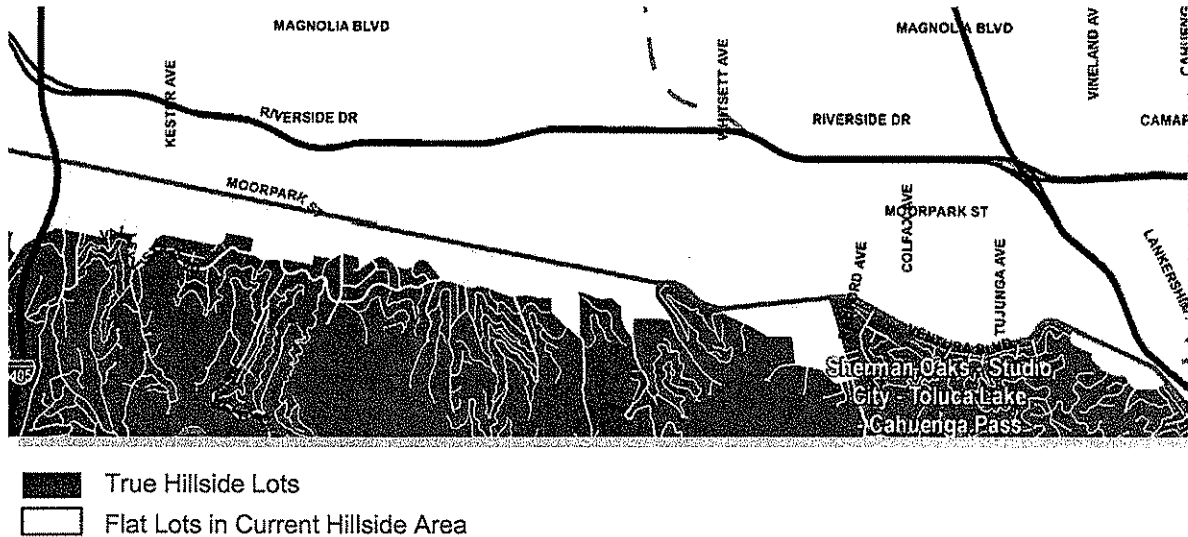
**3-D Model of Brentwood Area**



**Example 2 – Encino-Tarzana Area**





**Example 3 – Sherman Oaks-Studio City Area**

A quick analysis of the parcel information reveals that a majority of the lots currently designated as Hillside Area are zoned Single-Family Residential (see Table 1). However, further analysis of the information reveals that when the true hillside lots are identified, a larger percentage of the properties are zoned Single-Family Residential (see Table 3).

**Table 1 – Lots in Current Hillside Area Boundaries**

	Number of Lots	Percentage
Total	275,864	n/a
Zoned Single-Family Residential	167,195	61%
Other Zones	108,669	39%

***Proposed Hillside Area Definition & Boundaries***

The proposed Code Amendment and Ordinance Map is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. It is important to note that the Ordinance would not change the current hillside development regulations, but only changes where these regulations are applied.

**Proposed Hillside Area Definition**

**HILLSIDE AREA.** Any land designated as a Hillside Area on the Department of City Planning Hillside Area Map established by Ordinance No. \_\_\_\_\_.

In order to determine the boundaries for the proposed Department of City Planning Hillside Area Map, staff used the United States Geologic Survey (USGS) 10-foot topographic information prepared by the U.S. Department of Interior in order to determine which lots were truly hillside, and which were actually flat. The image below is a 3-Dimensional representation of that data,

and includes the names of the mountain ranges and major hill formations throughout the City of Los Angeles.



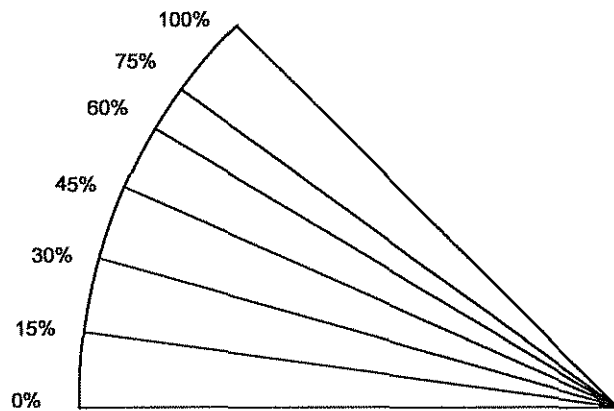
Properties less than 15% slope, and not located in close proximity to a true slope or on a block where a majority of the lots were considered to be hillside were considered to be flat and removed from the proposed boundaries. In identifying the lots to keep in, and take out of the proposed Hillside Area boundaries, the Department's Geographic Information Systems (GIS) Specialists processed the USGS data and prepared a slope analysis<sup>2</sup> for the entire City in the following intervals:

Table 2 – Slope Intervals Used in Lot Selection Process		
Slope (%)	Approximate Degrees	Steepness
0 – 2	0 – 1	Flat to Near Flat
2 – 8	1 – 4.6	Very Gentle to Gentle Slope
8 – 15	4.6 – 8.5	Moderate Slope
15 – 30	8.5 – 16.5	Strong Slope (True Hillside)
30 – 45	16.5 – 24	Very Strong Slope
45 or greater	24 +	Extreme Slope
Staff has determined that a uniform standard for measuring the steepness of slopes (gentle, moderate, steep, etc.) does not exist. The steepness and its percentage of slope for each category tend to be determined by the type of analysis being done and information being pursued. However, the intervals used above were the most commonly used for regulatory purposes.		

<sup>2</sup> Department Geographic Information Systems staff used USGS 10-foot (1/3 Arc second) data to create slopes and contours for city of LA. USGS DEM, a raster data set containing elevation information, has 10 x 10 foot data spacing. ArcMap 3D analysis functions were used to calculate contours, and slopes. When creating slope "Percent" was used as the unit of measure for the slope value. When creating contours from DEM, 10m was used as the interval between the contours.

**Slopes 101:**

The slope of a line or slanted surface (road, roof, hillside, etc.) is simply the ratio of the "run" to the "rise." The three most common methods of expressing a slope is as a **percentage** (or gradient), an **angle** (from horizontal in degrees), or a **ratio** also known as "run to rise" ratio. For example a "15% slope" can also be expressed as a "8.5 degree angle" or as a "20:3 slope ratio". On surveys, as well as construction & grading plans, submitted to the City of Los Angeles slopes (also referred to as "grade") are usually expressed as a percentage.

**Percent Slopes Shown as Angles**

**Note:** Slopes appear to be steeper when viewed on the site or in close proximity, but when viewed from afar the true angle of incline is revealed.

Parcels that had a 15% slope (generally considered to be the hillside threshold by most cities) within its property lines were automatically selected by GIS software as part of the proposed Hillside Area boundaries. In order to ensure more consistent application of hillside regulations and avoid anomalies, Department staff reviewed individual parcels throughout the entire City and selected additional lots to complete blocks, sides of streets, and caught properties depending on their proximity to slopes. The proposed City Planning Hillside Area Map is shown in its entirety in Exhibit B.

In total, staff has determined that just over 170,000 individual parcels will remain within the proposed Hillside Area boundaries (based on LA City parcel information), and that a majority of these properties are zoned for single-family uses (shown below in Table 3).

**Table 3 – Lots in Proposed Hillside Area Boundaries**

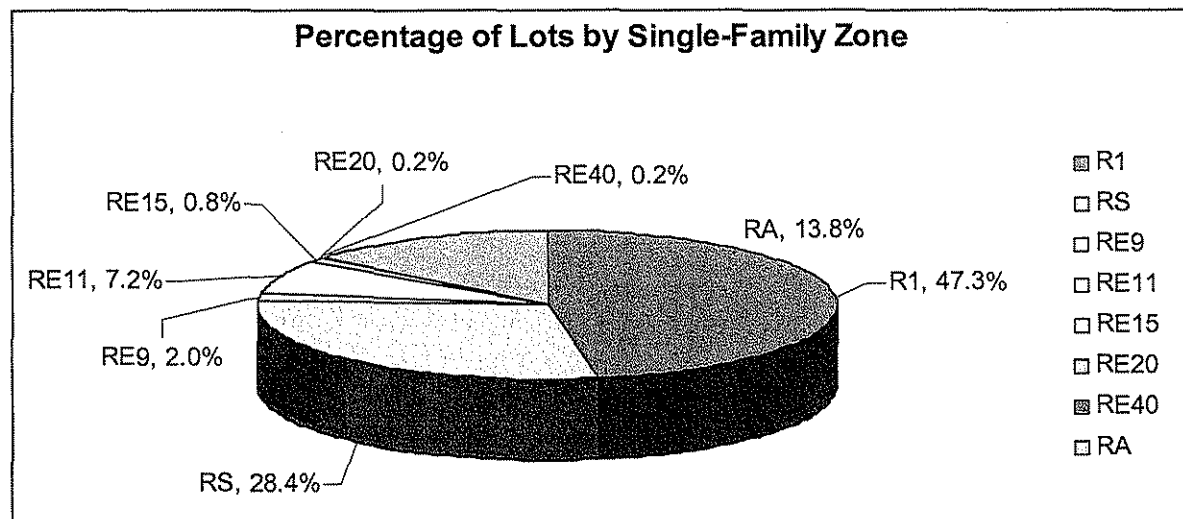
	Number of Lots	Percentage
Total	170,076	n/a
Zoned Single-Family Residential	116,052	68%
Other Zones	54,024	32%
<b>Note:</b> Detailed analysis of the lots that are proposed to remain Hillside Area is not being conducted at this point because the current regulation will remain in place. The appropriate analysis will be conducted at the time when any proposed regulatory changes are proposed.		

### **Removal of Hillside Area Designation**

The properties which will have the Hillside Area designation removed are not located on true hillsides (shown in Exhibit F), and a majority of these properties are already exempted from the City's hillside regulations<sup>3</sup>. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater).

In total, staff has determined that over 105,000 individual parcels are not truly hillside, and are being removed from the proposed Hillside Area boundaries, and that a majority of these properties are zoned for uses other than single-family (shown below in Table 3).

<b>Table 4 – Lots Removed from Hillside Area Boundaries</b>		
	Number of Lots	Percentage
Total	105,788	n/a
Zoned Single-Family Residential	51,143	48%
Other Zones	54,645	52%
These properties are also mapped in Exhibit F.		



As the chart above indicates, a majority of the properties proposed to have the Hillside Area designation removed which are zoned Single-Family Residential and are Zoned R1 or RS. Of these lots, 47,495 lots (93%) are not located within the Coastal Zone will automatically benefit from the provisions of the Baseline Mansionization Ordinance. This Ordinance allows a more appropriate and predictable scale for each individual zone, and also includes provisions for creating Residential Floor Area Districts which would allow individual neighborhoods to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development.

<sup>3</sup> The City's hillside regulations only apply to properties zoned A1, A2, RA, RE, RS, R1, or RD. Per Section 12.21 A.17(i) of the LAMC, these requirements are only applicable when lots front on streets improved with less than 28 feet of roadway; this means that there are many properties within the current Hillside Area boundaries (as well as the true hillside lots) where the hillside regulations don't apply and will continue to be the case for the time being.

The Baseline Mansionization regulations, when applied to the additional flat lots still allows for additions and/or new construction on the median-sized lots, and the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits; for more details please refer to Table 5 below.

<b>Table 5 – Breakdown of Effect of Baseline Mansionization Ordinance on Single-Family Residential Parcels Removed From Hillside Area Designation</b>				
<b>Zone</b>	<b>Median Lot Size (sq-ft)</b>	<b>Median Size of Existing Homes (sq-ft)</b>	<b>Base FAR (sq-ft)</b>	<b>FAR + 20% Bonus (sq-ft)</b>
R1	6,229	1,484	3,115	3,737
RS	7,754	1,627	3,489	4,187
RE9	9,104	2,369	3,642	4,370
RE11	11,108	2,123	4,443	5,332
RE15	16,509	3,684	5,778	6,934
RE20	22,346	3,386	7,821	9,385
RE40	19,471	1,862	6,815	8,178
RA	17,511	2,456	4,378	5,253

### **Conclusion**

The proposed Code Amendment and new Department of City Planning Hillside Area Map will ensure that regulations based on a Hillside Area designation will be limited only to true hillside lots. These changes should be seen as technical changes which are meant to refine the application of the City of Los Angeles' hillside policies. Moreover, the amendment will allow the protections of the Baseline Mansionization Ordinance to apply to single-family zoned properties which are not true hillside lots and not located within the Coastal Zone, and allow them to automatically benefit from the provisions established by that Ordinance in order to protect the scale of the City's single-family residential neighborhoods. The Department of City Planning recommends that the proposed Code Amendment and Ordinance Map be adopted.

## FINDINGS

1. **GENERAL PLAN FINDINGS.** In accordance with **Charter Section 556**, the proposed Code Amendment and Department of City Planning Hillside Area Map are in substantial conformance with the purposes, intent, and provisions of the General Plan and its various Elements in that the amendments do not create or remove any policies or procedures which would prevent the successful implementation of the City's General Plan or Los Angeles Municipal Code (LAMC), and that they only serve to clarify the proper application of the existing hillside policies and regulations. Moreover, the subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are not applied.

Due to the limited technology available at the time, the current Hillside Area definition used fixed methods of determining its boundaries, such as the Bureau of Engineering Basic Grid Maps and major street boundaries. As a result, the current boundaries included many lots which are actually flat and not located on a true hillside. Department resources have advanced to the point that staff is now able to analyze topographical data on a citywide-basis in order to identify the true hillside lots and establish a more accurate Hillside Area map such as the one being proposed as part of this action.

### ***Removal of Hillside Area Designation***

The properties which will have the Hillside Area designation removed are not located on true hillsides, and a majority of these properties are already exempted from the City's hillside regulations. These properties are generally flat and tend to front on fully improved streets (at 28 feet or greater).

In total, staff has determined that a majority of the parcels that are not truly hillside and having the Hillside Area designation removed are zoned for uses other than single-family, and are therefore are not subject to the current hillside regulations established in Section 12.21 A.17 of the LAMC and various other provisions throughout the Zoning Code.

### ***Application of Baseline Mansionization Ordinance***

One of the purposes of the proposed Code Amendment is to make the regulations of the Baseline Mansionization Ordinance apply to those lots which are not hillside, and thus do not have hillside-related development issues. A large majority of these lots which are zoned Single-Family Residential (93%) are not located within the Coastal Zone, and will automatically benefit from the provisions of the Baseline Mansionization Ordinance which was established in order to create a more appropriate and predictable scale for each individual zone, and which includes the Residential Floor Area District which allows individual neighborhoods (of at least 100-acres – less than a quarter-mile radius) to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development. These same lots have development issues which have already been addressed by the Baseline Mansionization Ordinance, and do not have the same issues which go along with the development of true hillside lots.

Furthermore, an analysis of these lots reveals that the Baseline Mansionization Ordinance will allow for additions and/or new construction on the median-sized lots, and that the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits.

The application of the Baseline Mansionization Ordinance to these additional Single-Family Residential lots will be in substantial conformance with the purposes, intent, and

provisions of the General Plan in that they establish regulations that would reduce the development potential of single-family residential structures, in terms of mass and size, on single-family zoned lots. The removal of the Hillside Area designation from these properties will also be consistent with, and help to further accomplish the following goals, objectives, and policies of the General Plan Framework, in addition to several similar provisions echoed in most of the Community Plans that make up the Land Use Element of the General Plan:

- Goal 3B** Preservation of the City's stable single-family residential neighborhoods.
- Objective 3.5** Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
- Policy 3.5.2** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.
- Policy 3.5.4** Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics.

The current FAR of 3:1 (by Buildable Area) for these lots allows large, box-like structures that compromise the character of established neighborhoods. The resulting FAR reduction will help to preserve and maintain the scale of existing single-family neighborhoods and ensure that future development is more compatible. The new base FAR for each zone and the 20% Bonus allow for the construction of structures that are larger than existing homes, but still compatible with a typical single-family neighborhood.

The current method of determining total development potential using setbacks alone results in larger Buildable Area on same-sized lots due to differences in lot shape. A larger Buildable Area can result in a larger house size. In order to address this problem the Baseline Mansionization Ordinance changed the FAR from a percentage of Buildable Area to a percentage of Lot Size. This ensures that regardless of lot shape, the development potential for lots of a given zone is held constant relative to lot size.

Moreover, Baseline Mansionization regulations establish a specific FAR for each zone, creating a specific scale for each zone with subtle transitions for larger lots within some of the smaller scale zones, with smaller minimum lot sizes. To incentivize good design regulations include a Bonus of up to 20 percent of the maximum Residential Floor Area when the structure is articulated (using the Proportional Stories or Facade Modulation methods), or built using environmentally sensitive building methods. Both of these methods encourage creative design solutions and provide an opportunity for additional floor area when needed. An exception is made for substandard R1 lots, where the Bonus is increased to 30 percent of the maximum Residential Floor Area in order to preserve equitable development on smaller lots.

In order to further address the issue of building mass from the public right-of-way and neighboring properties, the Baseline Mansionization Ordinance also includes a new height provision that directly ties the maximum height of a building to the slope of the roof. When a building or structure has a sloped roof (25% slope or greater) the maximum height is 33 feet for the R1, RS, and RE9 zones, and 36 feet for the RE11, RE15, RS, RE20, and RE40 zones. However, when a structure has a flat roof (less than 25% slope) the maximum height is 28 feet for the R1, RS, and RE9 zones, and 30 feet for the RE11, RE15, RS, RE20, and RE40 zones. The application of the Baseline

Mansionization Ordinance also allows those neighborhoods that want to maintain their single-story character to utilize the Single-Story Height District.

2. **ZONE CHANGE FINDINGS.** In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed Code Amendment and Department of City Planning Hillside Area Map will be in conformity with public necessity, convenience, general welfare and good zoning practice because its language will ensure the proper application of existing the City's hillside policies and regulations. The subject Ordinance is intended to remove the Hillside Area designation from properties which are not located on a hillside, and to better identify where the City's true hillsides are located. More importantly, the Ordinance does not change the regulations related to hillside development currently in place and only changes where they are applied.

The current Hillside Area definition used fixed methods of determining its boundaries, such as the Bureau of Engineering Basic Grid Maps and major street boundaries. As a result, the current boundaries included many lots which are actually flat and not located on a true hillside. The proposed Hillside Area boundaries were determined using topographical data analyzed on a citywide-basis in order to identify the true hillside lots and establish a more accurate Hillside Area map such as the one being proposed as part of this action.

#### ***Application of Baseline Mansionization Ordinance***

A large majority (93%) of the lots which are not truly hillside are zoned Single-Family Residential and not located within the Coastal Zone, and therefore will automatically benefit from the provisions of the Baseline Mansionization Ordinance. This Ordinance was established in order to create a more appropriate and predictable scale for each individual zone, and which includes the option of creating a Residential Floor Area District for unique neighborhoods (of at least 100-acres – less than a quarter-mile radius) to establish more specific Floor Area Ratios that better protect and/or enhance the scale of development in their communities. The adoption of the proposed Code Amendment will ensure that the Baseline Mansionization Ordinance is applied to these flat lots, which have the same development issues which have already been addressed, and would not be appropriate for hillside development regulations.

Analysis of these lots reveals that the Baseline Mansionization Ordinance will allow for additions and/or new construction on the median-sized lots, and that the median-sized home of the proposed Hillside Area removal lots is well below what the established maximum size limits.

The application of the Baseline Mansionization Ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice because its measures are needed to better regulate single-family residential development on these flat lots, in order to avoid the further degrading effects of out-of-scale structures as a result of the current FAR of 3:1 (by Buildable Area).

The proposed Code Amendment and Hillside Area Map substantially advance a legitimate public interest in that they would more accurately identify the City's true hillside properties, and further protect additional single-family residential neighborhoods from economic forces that often leads to structures that are built-out to the maximum size currently allowed in the LAMC for the flat lots currently designated as Hillside Area. In spite of the recent economic environment, Citywide property values have historically increased rapidly and this high premium for land has driven a trend where property owners and developers tear down the original smaller houses and replace them with much larger structures or significantly remodel existing houses with large-scale two-story additions which are out-of-scale with the neighboring properties. Further exacerbating



the problem, much of the existing housing stock is reaching maturity (80 years or older). Good zoning practice requires that the appropriate development standards for single-family residential zones be applied accordingly as the housing stock is updated and replaced. This proposed Ordinance accomplishes this requirement.

The proposed code amendments are not arbitrary as Planning staff has thoroughly analyzed topographical data prepared by the U.S. Geologic Survey and determined that the proposed Hillside Area boundaries are the city's true hillside lots (which are currently designated as hillside), and is the simplest and most direct way of dealing with the issue of mansionization for the lots which are not truly hillside in a way that is both equitable and meaningful. There is a reasonable relationship between a legitimate public purpose which is the accurate application of the existing hillside regulations, and further maintaining existing single-family residential neighborhood character and the means to effectuate that purpose. Delaying the implementation of these code amendments could result in the continuation of over-sized development of single-family residential neighborhoods which is inconsistent with the objectives of the General Plan and would create an irreversible negative impact on the quality of life in the communities within the proposed project areas throughout the City of Los Angeles.

3. **DELEGATED AUTHORITY.** In accordance with **Charter Sections Charter 559**, and in order to insure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.
4. **CALIFORNIA ENVIRONMENTAL QUALITY ACT.** On Friday, March 13, 2009, the Department of City Planning determined that the proposed code amendments would not have a significant impact on the environment. A Negative Declaration (ENV-2008-4684-ND, Exhibit C) was prepared for the ordinance after a review of the proposed ordinance for any potential impacts on the physical environment.

On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a negative effect on the environment. The attached Negative Declaration was published in the Los Angeles Times on Thursday, March 19, 2009, and reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located at the Community Planning Bureau of the Planning Department in Room 621, 200 North Spring Street.

**EXHIBIT A**  
**PROPOSED ORDINANCE**

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Section 12.03 of the Los Angeles Municipal Code to revise the current Hillside Area definition.

**THE PEOPLE OF THE CITY OF LOS ANGELES**  
**DO ORDAIN AS FOLLOWS:**

Section 1. The definition of "Hillside Area" in Section 12.03 of the Los Angeles Municipal Code is amended to read:

Any land designated as a Hillside Area on the Department of City Planning Hillside Area Map established by Ordinance No. \_\_\_\_\_.

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

KAREN E. KALFAYAN, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By \_\_\_\_\_  
Unnamed City Attorney  
Unknown Title

Date \_\_\_\_\_

File No(s). CPC 2008-4683-CA

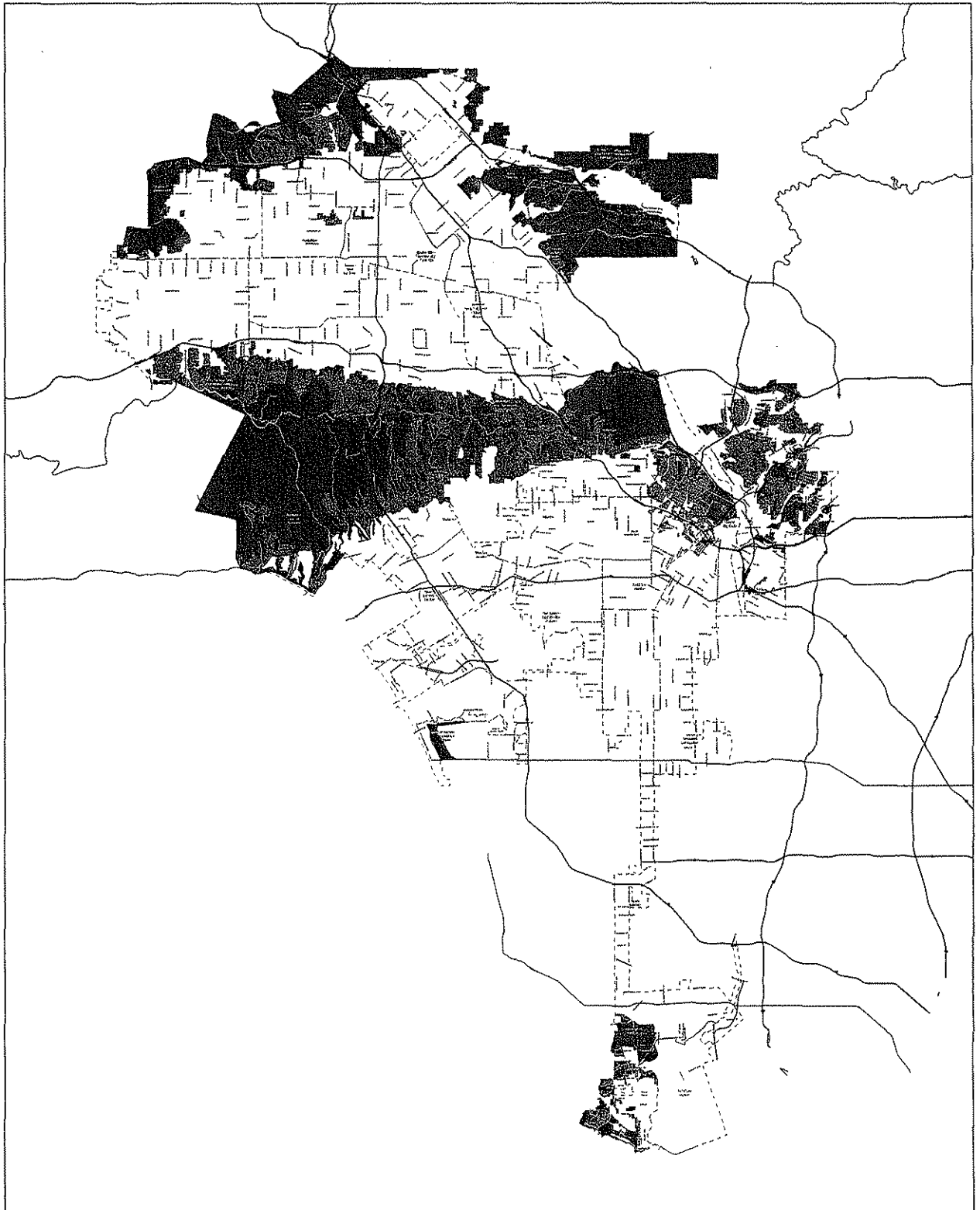
Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

March , 2009

See attached report.

\_\_\_\_\_  
S. Gail Goldberg  
Director of Planning

EXHIBIT B  
PROPOSED ORDINANCE MAP



**Legend**  
■ Proposed Hillside Area  
--- Community Plan Boundaries

Prepared by City of Los Angeles, Department of City Planning, Systems and Data Division




City of Los Angeles  
**Proposed Hillside Area Boundaries**



## EXHIBIT C

NEGATIVE DECLARATION  
ENV-2008-4684-ND

<p align="center">CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT NEGATIVE DECLARATION</p>		
LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT		COUNCIL DISTRICT All
PROJECT TITLE Hillside Area Definition Amendment		CASE NO. CPC-2008-4683-CA ENV-2008-4684-ND
PROJECT LOCATION Citywide excluding Non-Hillside Areas and the Coastal Zone.		
PROJECT DESCRIPTION  NO DEVELOPMENT PROJECT. An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map (as shown on Exhibit A).		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY		
FINDING:  The City Planning Department of the City of Los Angeles has proposed that a negative declaration be adopted for this project.  The Initial Study indicates that no significant impacts are apparent which might result from the project's implementation.  This action is based on the project description above.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM Erick Lopez	TITLE City Planner	TELEPHONE NUMBER (213) 978-1243
ADDRESS 200 N. Spring Street, Room 621 Los Angeles, CA 90012	SIGNATURE (Official)  Erick Lopez, City Planner	DATE March 13, 2009

## EXHIBIT D

## DIRECTOR'S INITIATION OF CODE AMENDMENT

CITY OF LOS ANGELES  
CALIFORNIA

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 503  
LOS ANGELES, CA 90012-1001  
AND  
6200 WILSHIRE BLVD., SUITE 501  
VAN NUYS, CA 91411

## CITY PLANNING COMMISSION

JOHN ELLISON, CHAIR  
PRESIDENT  
WILLIAM HEN  
VICE PRESIDENT  
DICK CARLSON  
EDWARD HARRIS  
SCOTT A. HUGHES  
FRANCIS J. HUGHES  
RICHARD LARSEN  
JOHN MCNEIL  
MICHAEL L. WOOD  
CAROL E. WILLIAMS  
CO-ORDINATOR OF COMMUNITY DEVELOPMENT  
211 HUGHES BLVD.

ANTONIO R. VILLARAIGOSA  
MAYOR

## EXECUTIVE OFFICES

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MARVIN K. BEN HONOR, ACP  
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310 978 1272  
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DEPUTY DIRECTOR  
310 978 1273  
EVA BLANCA, ACP  
DEPUTY DIRECTOR  
310 978 1274  
FAX 310 978 1275  
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## DIRECTOR'S INITIATION OF CODE AMENDMENT

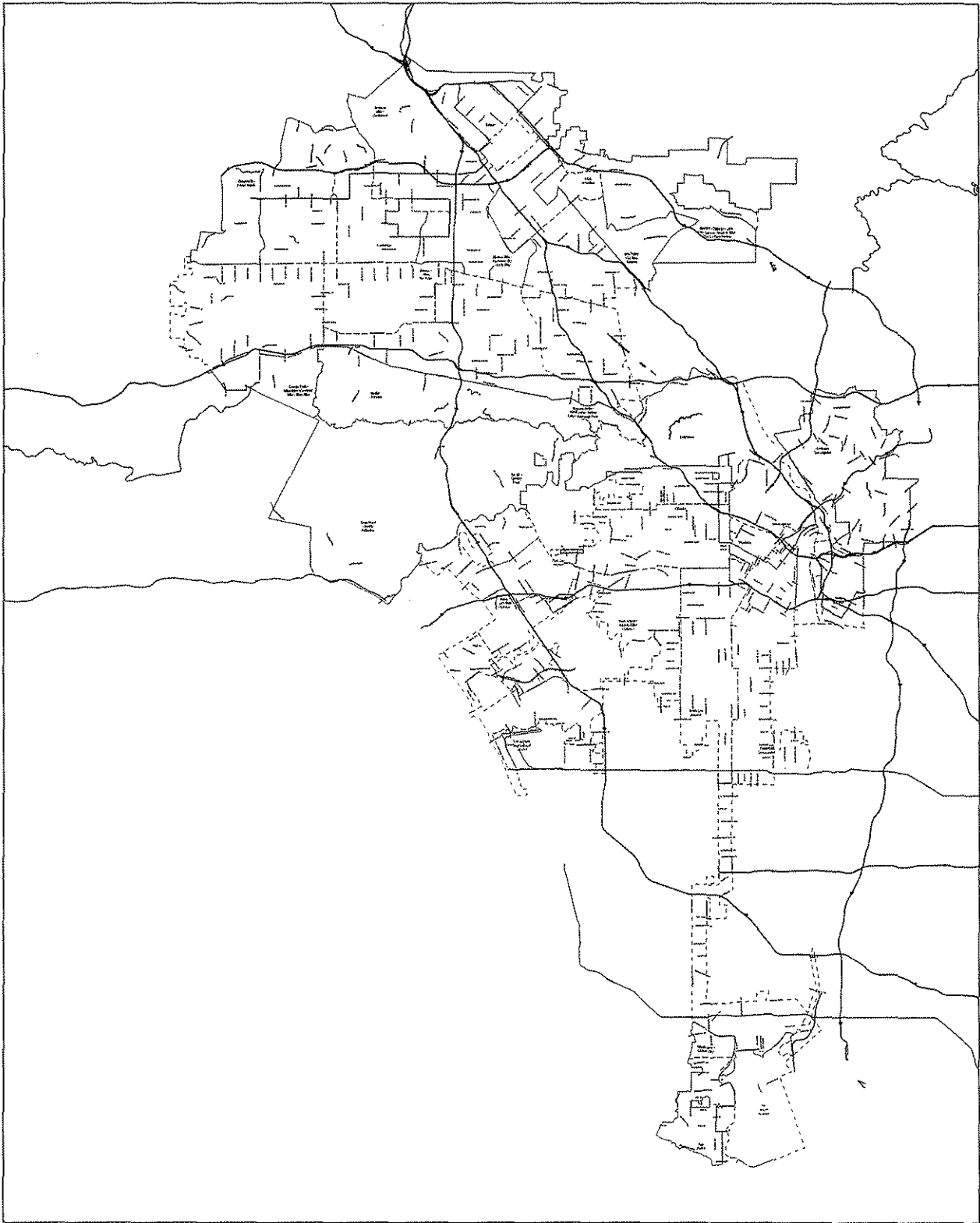
The current Hillside Area definition, as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC), includes many lots which are actually flat and not located on a true hillside. These same lots have development issues which have already been addressed by the Baseline Mansions Ordinance (No. 179,883), and do not have the same issues which go along with the development of true hillside lots. As a result, many of these lots which would benefit from the new single-family regulations established by that ordinance which only applies to single-family zoned lots which are not in a designated Hillside Area or Coastal Zone.

As requested by the City Planning Commission and members of the City Council, the need to amend the current Hillside Area definition has been made clear in order to remove the Hillside Area designation from the lots which are clearly not on a true hillside, thereby making the regulations established by the Baseline Mansions Ordinance apply to them. Therefore, pursuant to Section 558 (b)(1) of the City Charter and Section 12.32 A of the LAMC, I hereby initiate a Code Amendment to revise the current Hillside Area definition and establish a new Department of City Planning Hillside Area Map.

*S. Gail Goldberg*  
S. GAIL GOLDBERG  
Director of Planning

Date 11/20/08

EXHIBIT E  
CURRENT HILLSIDE AREA BOUNDARIES



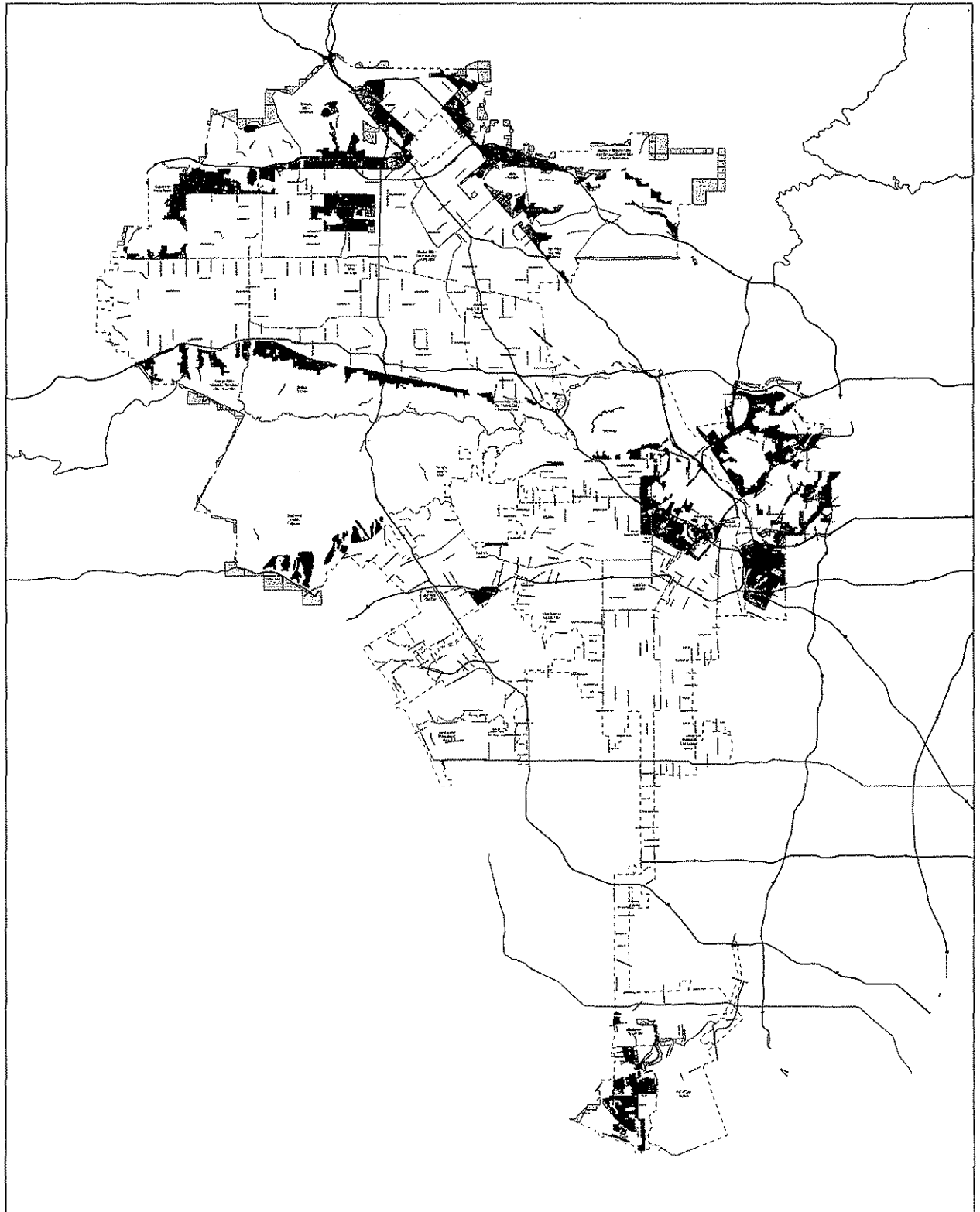
**Legend**  
--- Community Plan Boundaries  
--- Current Hillside Area



**City of Los Angeles**  
**Current Hillside Area Boundaries**



EXHIBIT F  
PROPERTIES REMOVED FROM HILLSIDE AREA BOUNDARIES



**Legend**  
[Shaded Area] Properties Losing Hillside Designation  
[Dashed Line] Community Plan Boundaries  
Prepared by City of Los Angeles, Department of City Planning, Research and GIS Division




**City of Los Angeles**  
**Properties Losing Hillside**  
**Designation**





**EXHIBIT C**  
**NEGATIVE DECLARATION**  
**ENV-2008-4684-ND**

<b>CITY OF LOS ANGELES</b> <b>OFFICE OF THE CITY CLERK</b> <b>ROOM 395, CITY HALL</b> <b>LOS ANGELES, CALIFORNIA 90012</b> <b>CALIFORNIA ENVIRONMENTAL QUALITY ACT</b> <b>NEGATIVE DECLARATION</b>		
<b>LEAD CITY AGENCY</b> LOS ANGELES CITY PLANNING DEPARTMENT		<b>COUNCIL DISTRICT</b> All
<b>PROJECT TITLE</b> Hillside Area Definition Amendment		<b>CASE NO.</b> CPC-2008-4683-CA ENV-2008-4684-ND
<b>PROJECT LOCATION</b> Citywide excluding Non-Hillside Areas and the Coastal Zone.		
<b>PROJECT DESCRIPTION</b> NO DEVELOPMENT PROJECT. An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map (as shown on Exhibit A).		
<b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b>		
<b>FINDING:</b>  The <u>City Planning Department</u> of the City of Los Angeles has proposed that a negative declaration be adopted for this project.  The Initial Study indicates that no significant impacts are apparent which might result from the project's implementation.  This action is based on the project description above.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
<b>THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.</b>		
<b>NAME OF PERSON PREPARING THIS FORM</b> Erick Lopez	<b>TITLE</b> City Planner	<b>TELEPHONE NUMBER</b> (213) 978-1243
<b>ADDRESS</b> 200 N. Spring Street, Room 621 Los Angeles, CA 90012	<b>SIGNATURE (Official)</b>  Erick Lopez, City Planner	<b>DATE</b> March 13, 2009

## EXHIBIT D

## DIRECTOR'S INITIATION OF CODE AMENDMENT

CITY OF LOS ANGELES  
CALIFORNIA

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 520  
LOS ANGELES, CA 90012-1801  
AND  
600 N. MARSHFIELD BLVD., SUITE 301  
VAN NUYS, CA 91401  
CITY PLANNING COMMISSION  
JOHN ELLISON, CHAIR  
PRESIDENT  
WILLIAMSON, HENRY  
VICE PRESIDENT  
DANIEL CARRANZO  
OFFICER  
WILLIAM E. FOSTER  
OFFICER  
FRANCIS T. HENRY  
OFFICER  
RICARDO LARA  
OFFICER  
JOHN MONTANO  
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MICHAEL C. MICO  
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FOR ADDITIONAL INFORMATION  
CALL 213-473-1800

ANTONIO R. VILLARACOSA  
MAYOR

## EXECUTIVE OFFICES

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FAY HANSEN, AICP  
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FAX 213-473-1271  
INFORMATION  
213-473-1271  
www.planning.lacity.org

## DIRECTOR'S INITIATION OF CODE AMENDMENT

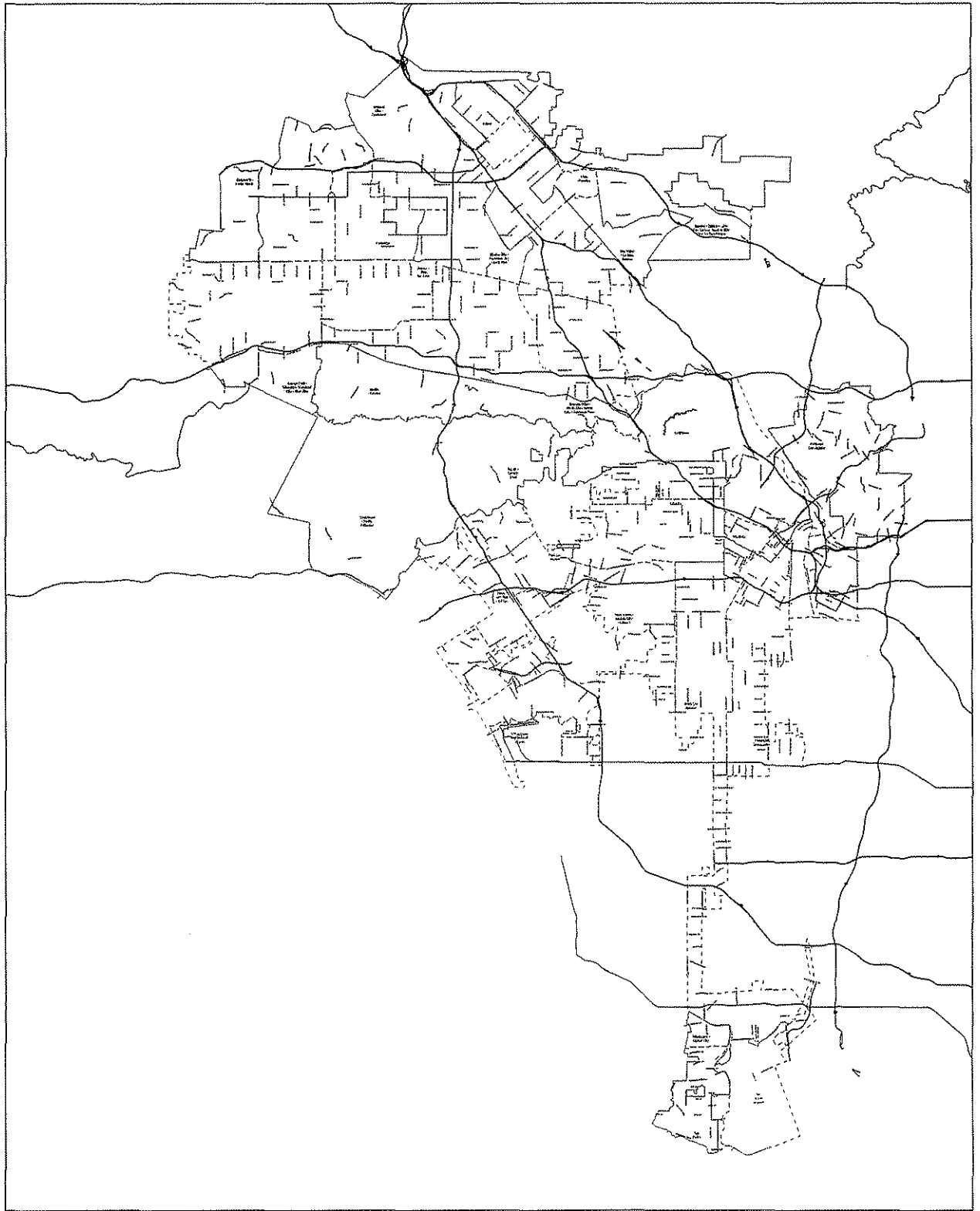
The current Hillside Area definition, as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC), includes many lots which are actually flat and not located on a true hillside. These same lots have development issues which have already been addressed by the Baseline Mansions Ordinance (No. 179,883), and do not have the same issues which go along with the development of true hillside lots. As a result, many of these lots, which would benefit from the new single-family regulations established by that ordinance, which only applies to single-family zoned lots which are not in a designated Hillside Area or Coastal Zone.

As requested by the City Planning Commission and members of the City Council, the need to amend the current Hillside Area definition has been made clear in order to remove the Hillside Area designation from the lots which are clearly not on a true hillside, thereby making the regulations established by the Baseline Mansions Ordinance apply to them. Therefore, pursuant to Section 558 (b)(1) of the City Charter and Section 12.32 A of the LAMC, I hereby initiate a Code Amendment to revise the current Hillside Area definition and establish a new Department of City Planning Hillside Area Map.

*S. Gail Goldberg*  
S. GAIL GOLDBERG  
Director of Planning

*11/20/08*  
Date

EXHIBIT E  
CURRENT HILLSIDE AREA BOUNDARIES



Legend  
--- Community Plan Boundaries  
--- Current Hillside Area

Prepared by City of Los Angeles, Department of City Planning, in cooperation with GIS Division

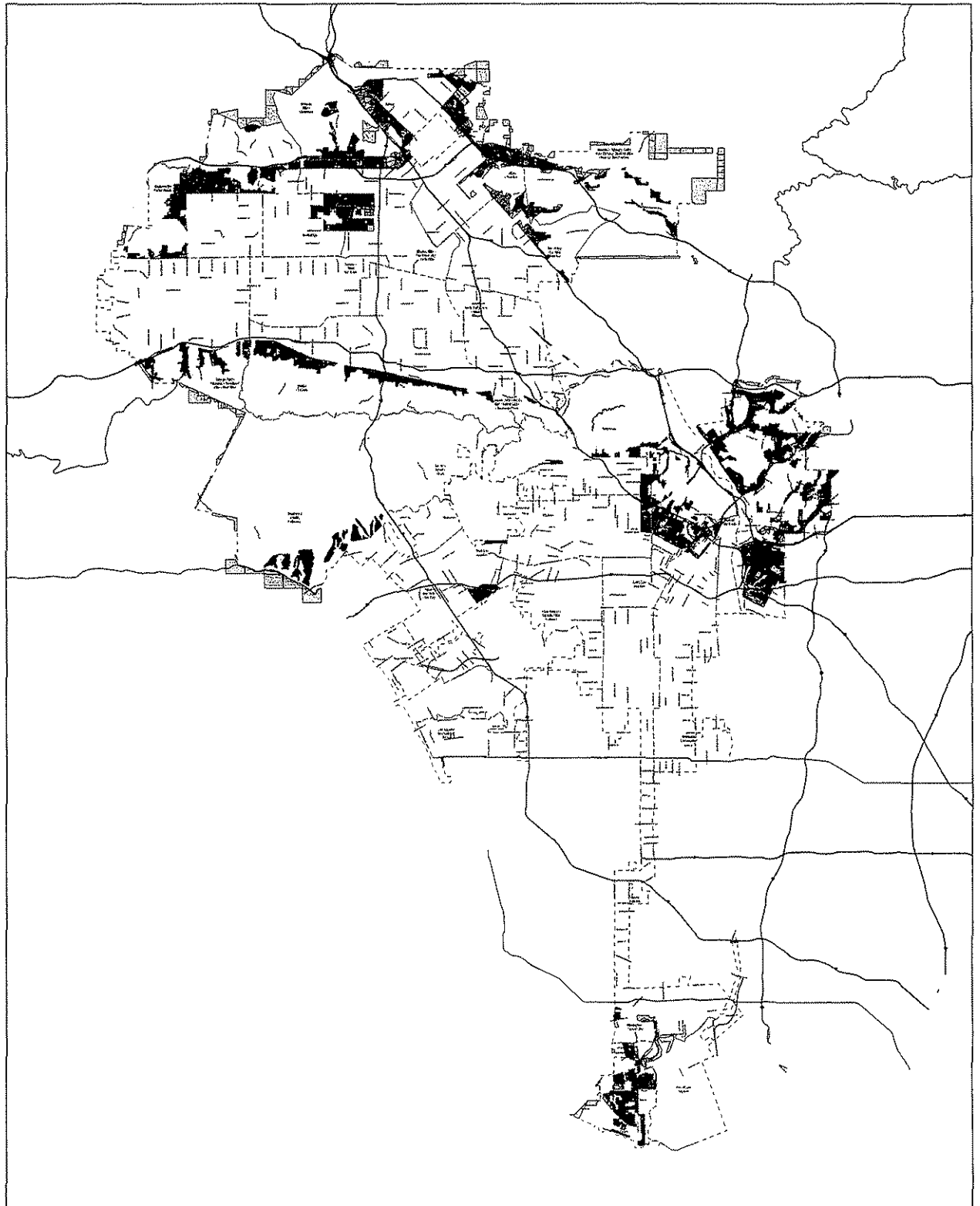


City of Los Angeles  
Current Hillside Area Boundaries



## EXHIBIT F

## PROPERTIES REMOVED FROM HILLSIDE AREA BOUNDARIES



**Legend**  
[Shaded Area] Properties Losing Hillside Designation  
[Dashed Line] Community Plan Boundaries  
Prepared by City of Los Angeles, Department of City Planning, Planning and GIS Division

**City of Los Angeles**  
**Properties Losing Hillside**  
**Designation**



Determination Letter  
CPC-2008-4683-CA  
Mailing Date: 6/9/09

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