Northeast Los Angeles (NELA) Hillsides Work Program

What is the Northeast Los Angeles (NELA) Hillsides Work Program?

The NELA Hillsides Work Program is the directive that resulted out of the adoption of the Interim Control Ordinance (ICO) by the Los Angeles City Council in December 2006.

The purpose of the NELA Hillsides Work Program is to review and assess issues such as the minimization of grading and soil erosion, protection of ridgelines and landforms, protection of plant life and wildlife, appropriate scales of hillside development, and, adequate access for residents and emergency vehicles in the Northeast Los Angeles hillside areas of Mount Olympus, Paradise Hill, Rose Hill, El Sereno, and Monterey Hills.

The goals of the NELA Hillsides Work Program are to identify issues and opportunities in the hillside communities, set objectives, and develop land use regulations that promote policies and objectives of the Northeast Los Angeles Community Plan for development in the hillsides that:

- are appropriate in scale and minimally disruptive of the natural terrain, vegetation, water courses and wildlife;
- ensure that future developments improve the identity and appearance of neighborhoods and communities through scale, height, bulk, setbacks, design, and landscaping parameters;
- give consideration for the steepness of the topography and geological stability in any proposal for development;
- ensure the availability of adequate infrastructure and access to emergency services; and,
- promote the protection of natural resources.

Focus Group* Purpose:

- The focus groups help identify the issues and opportunities related to hillside development and conservation.
- The focus groups explore ways to promote good planning principles by soliciting community input that will be used to develop land use regulations which will promote appropriate development in the Northeast Los Angeles hillsides.

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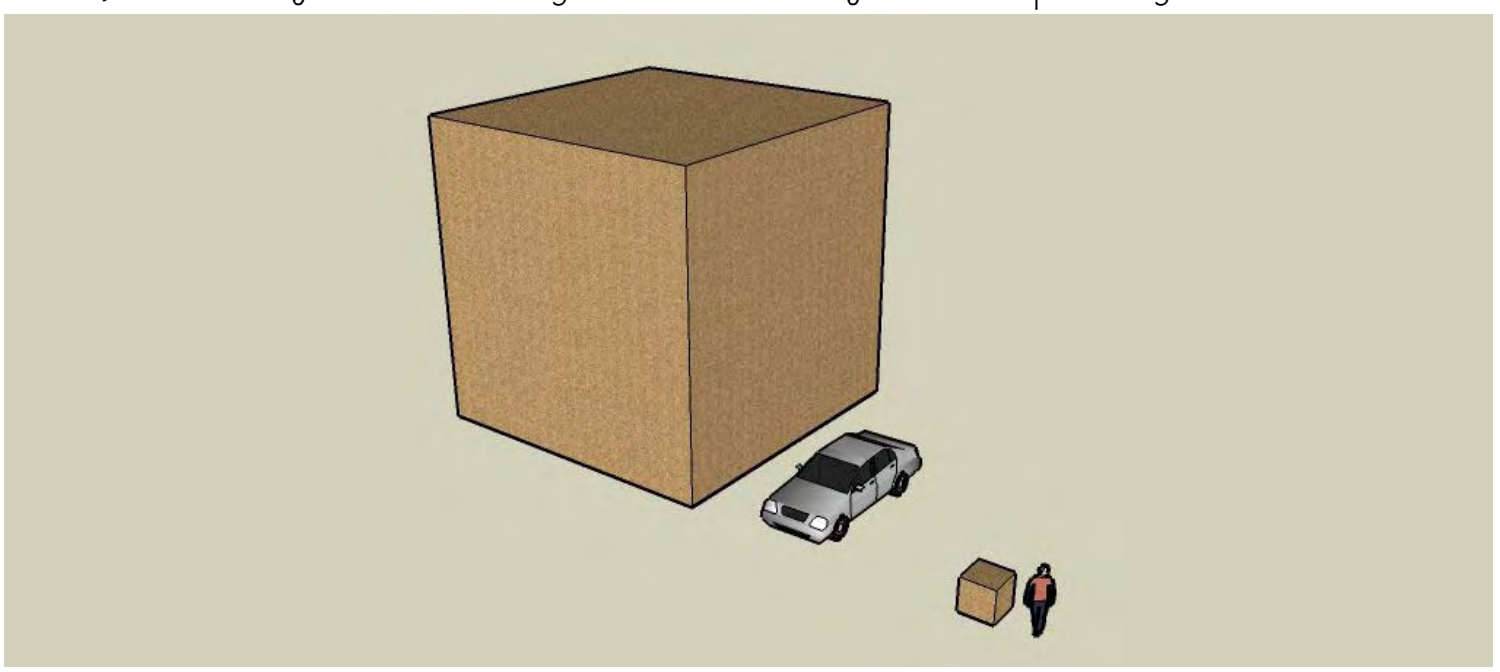
LOS ANGELES CITY PLANNING DEPARTMENT

**Please note, more specific materials will be provided at the focus group.*

Prepared by City of Los Angeles Planning Department • Graphic Services Section • May, 2007

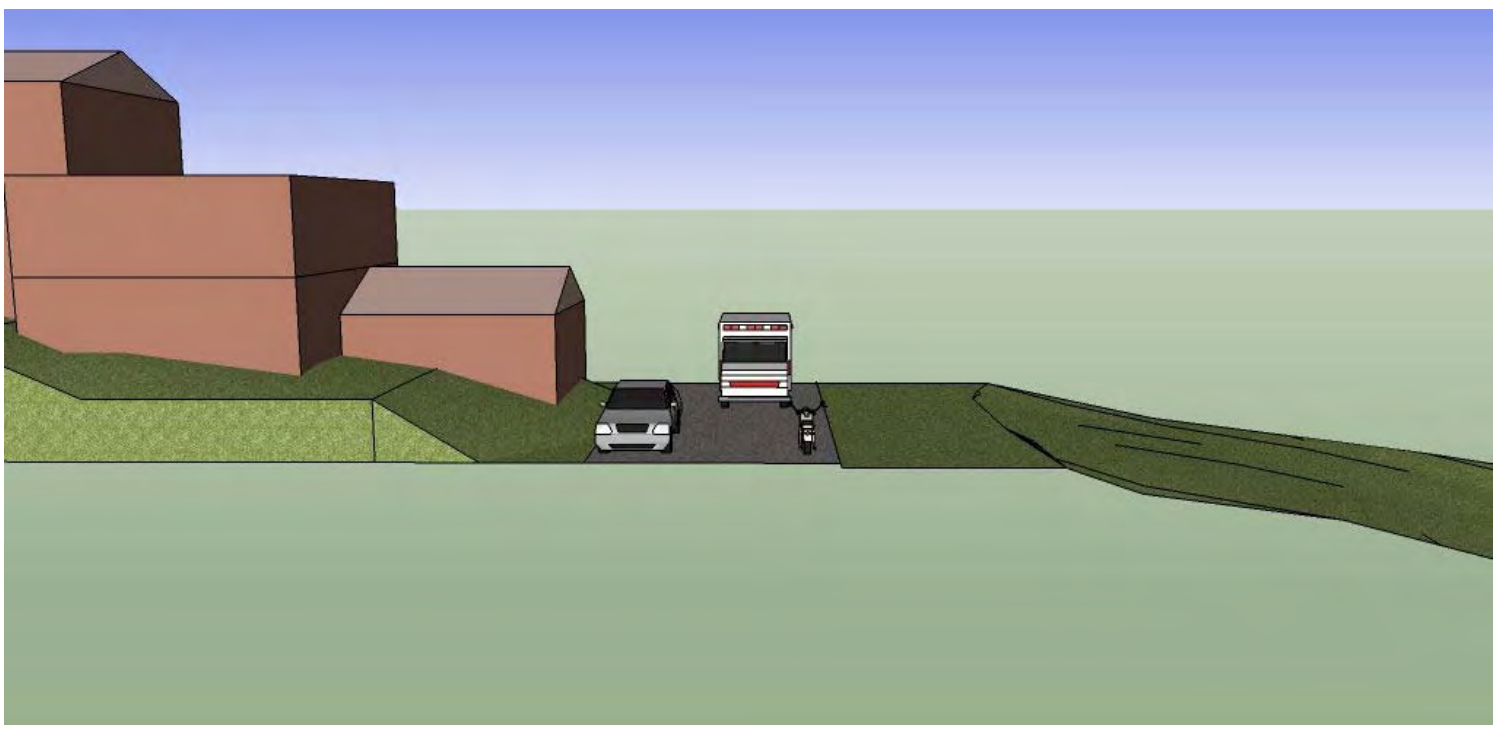
GRADING

A standard unit of measurement to measure grading is a cubic yard. For example, the City of Los Angeles requires haul route approval if 1,000 or more cubic yards of soil are being removed from a project site. One cubic yard of earth is shown below as the small box. 1,000 cubic yards is the large cube that easily dwarfs a passenger car.



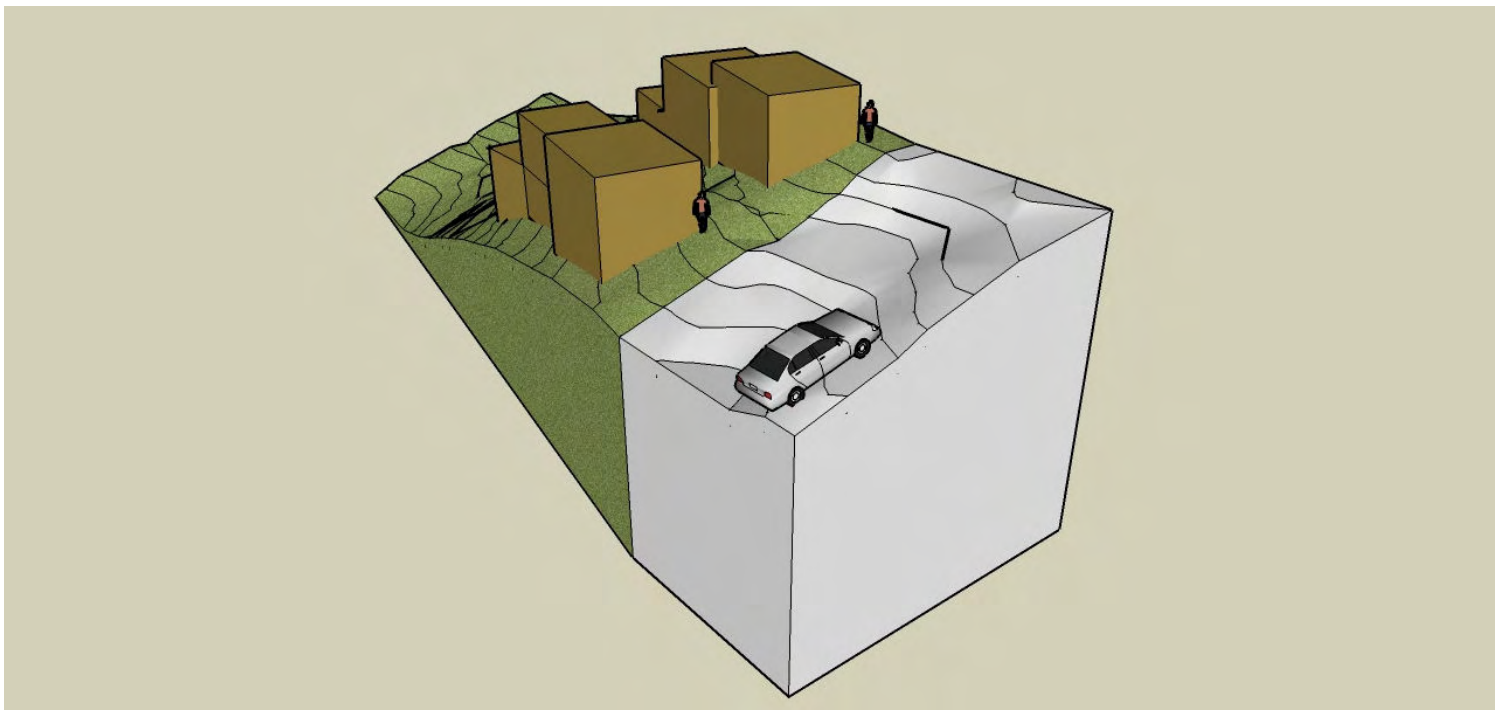
EMERGENCY ACCESS

Hillside streets are of substandard width in a large portion of the area under study. Parked cars or oncoming traffic can easily pose emergency access challenges.

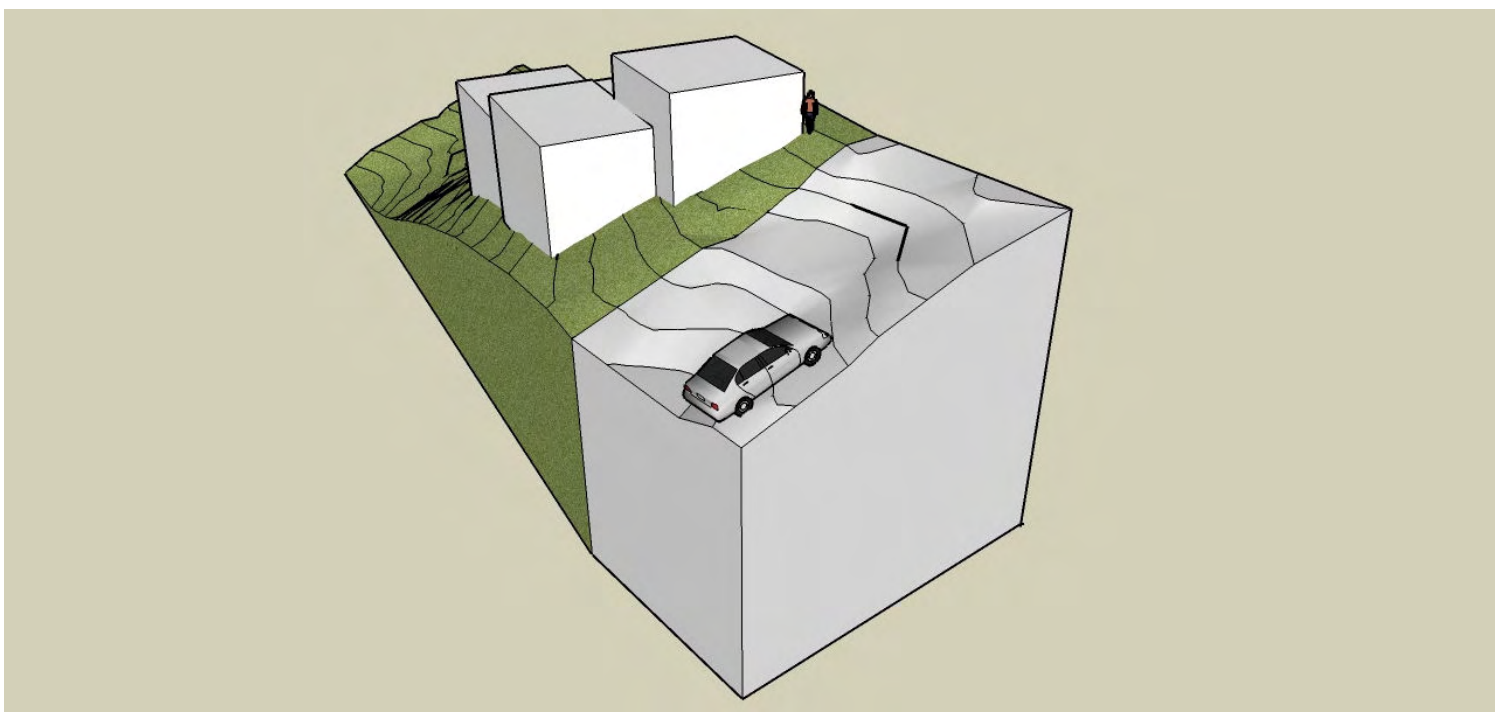


LOT CONSOLIDATION

2 contiguous subdivided hillside lots, each approximately 4,000 square feet in area with dimensions 25' wide by 160' deep. With standard setbacks, the house is forced to be only 19' wide at its widest point, creating a challenging space for a habitable room or garage.

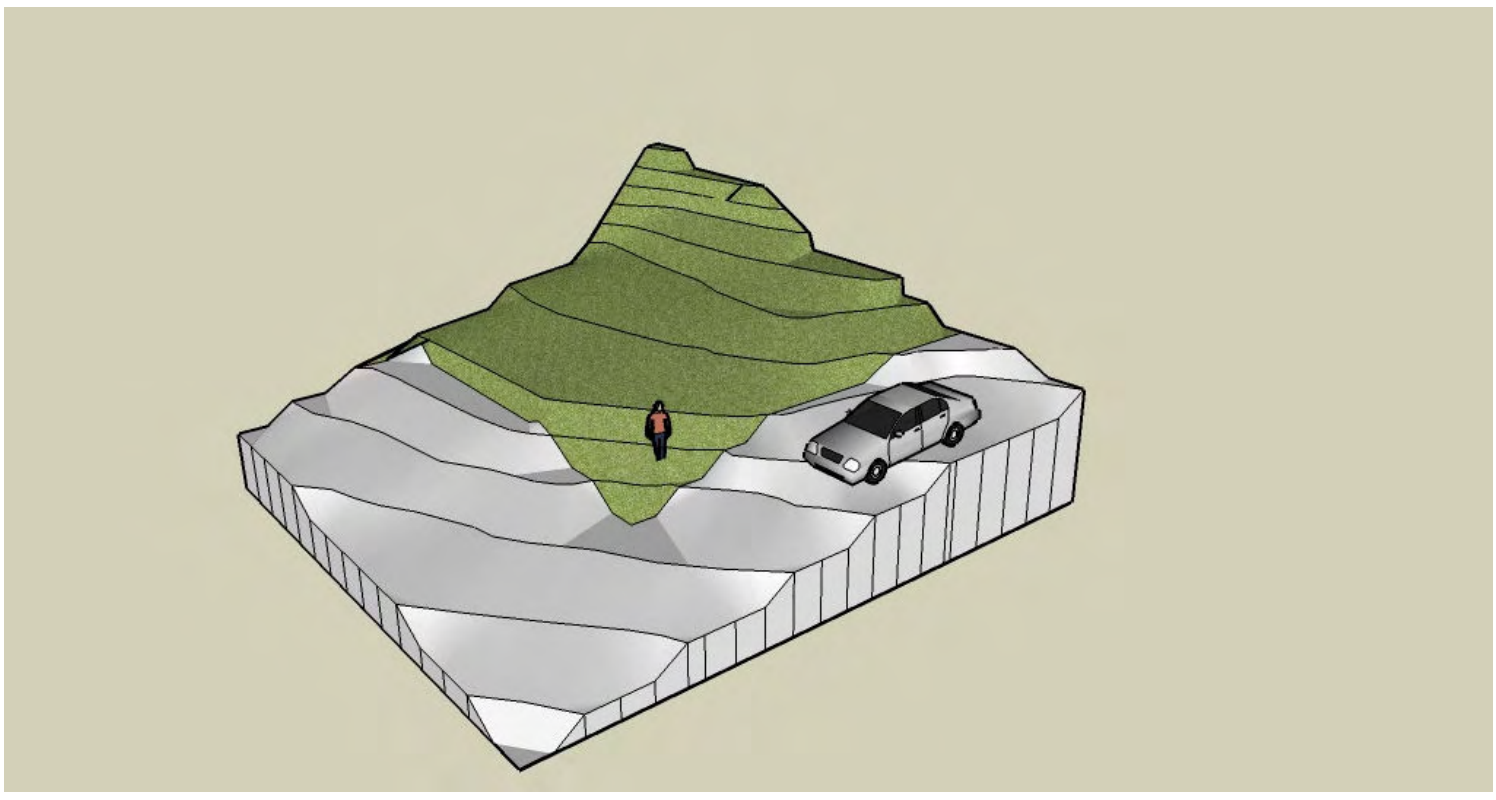


Same 2 hillside lots, tied together to create a lot of 8,000 square feet in area, with new dimensions of 50' wide by 160' deep. This wider lot makes it possible to build a more typically sized home.

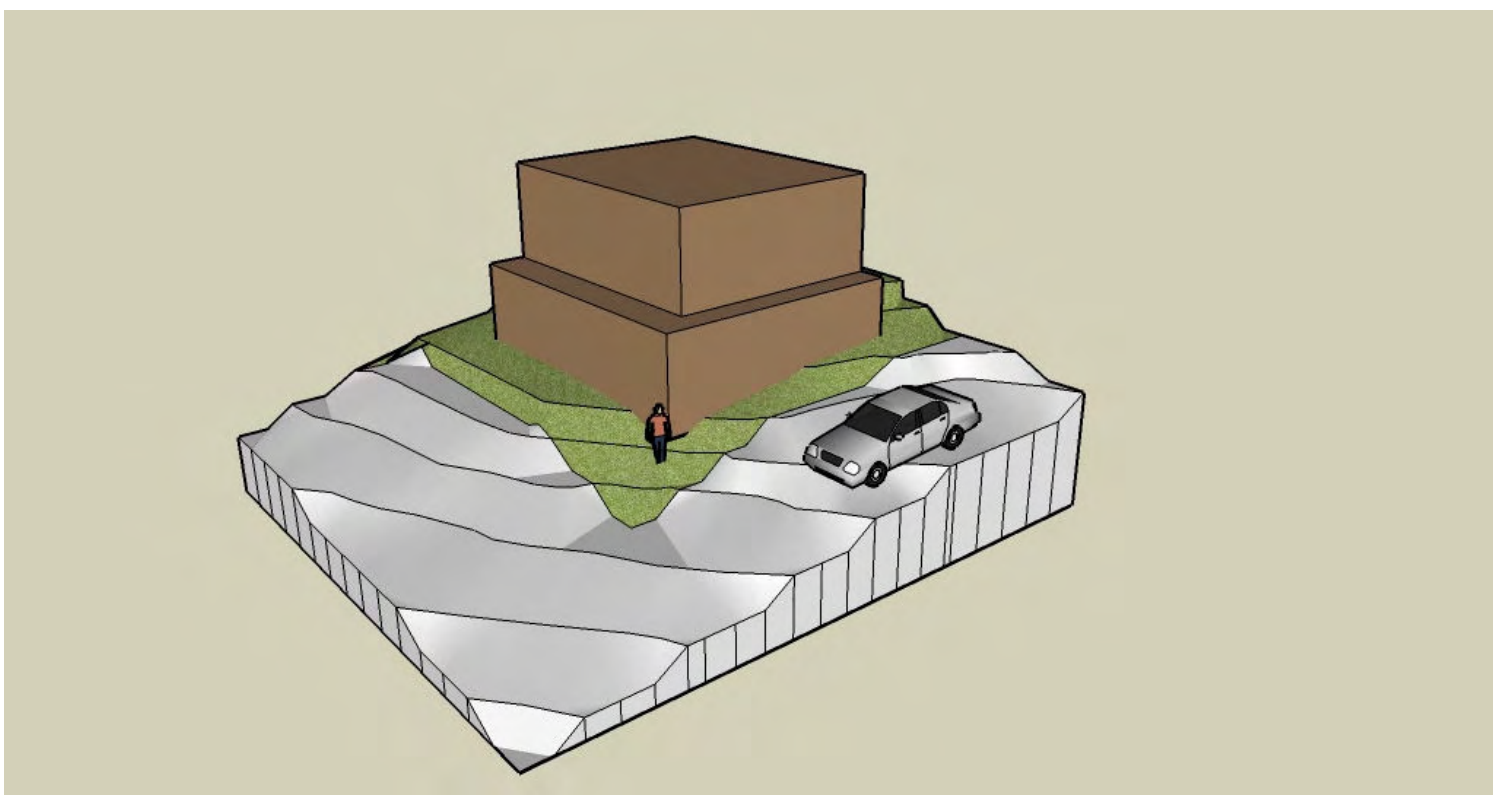


SAMPLE FLOOR AREA RATIO CALCULATION FOR SUBSTANDARD SIZED LOT

Parcels that are substandard in size ("legal nonconforming") are proposed to be guaranteed a minimum floor area allotment of 1,100 square feet, regardless of the floor area calculation. Below is a 2,000 square foot lot that is zoned R1-1.

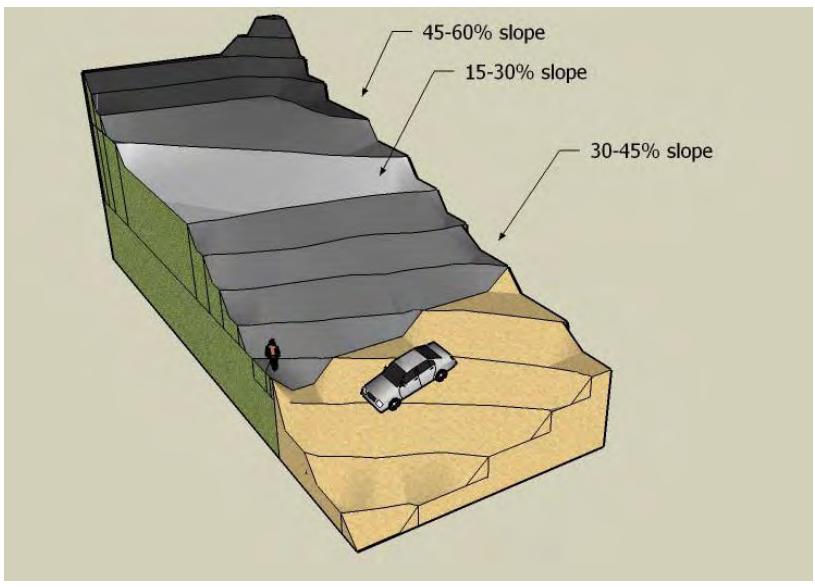


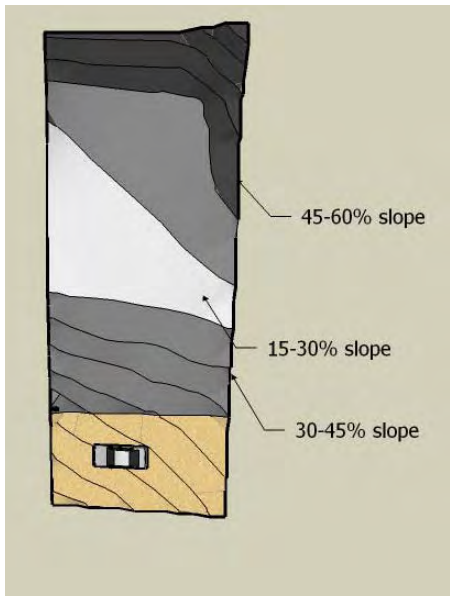
Here is the same lot with a 1,100 square foot structure:



SAMPLE FLOOR AREA RATIO CALCULATION FOR LOT IN RE20-1 ZONE

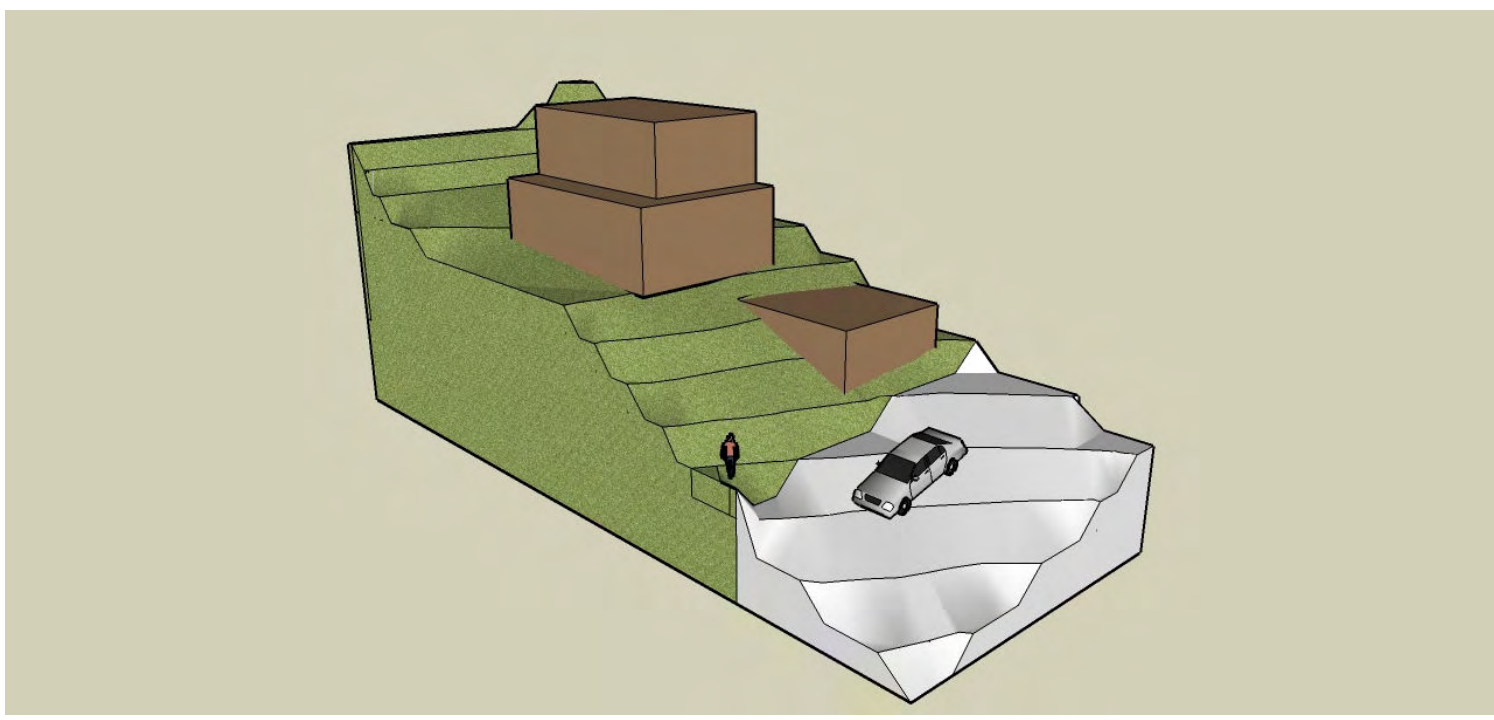
Parcels that are zoned RE20-1 are proposed to receive lower Floor Area Ratio (FAR) values for each slope interval due to the low development intensity that is intended for this zone.





Sample calculation for this 5,000 square foot lot in the RE20-1 zone:

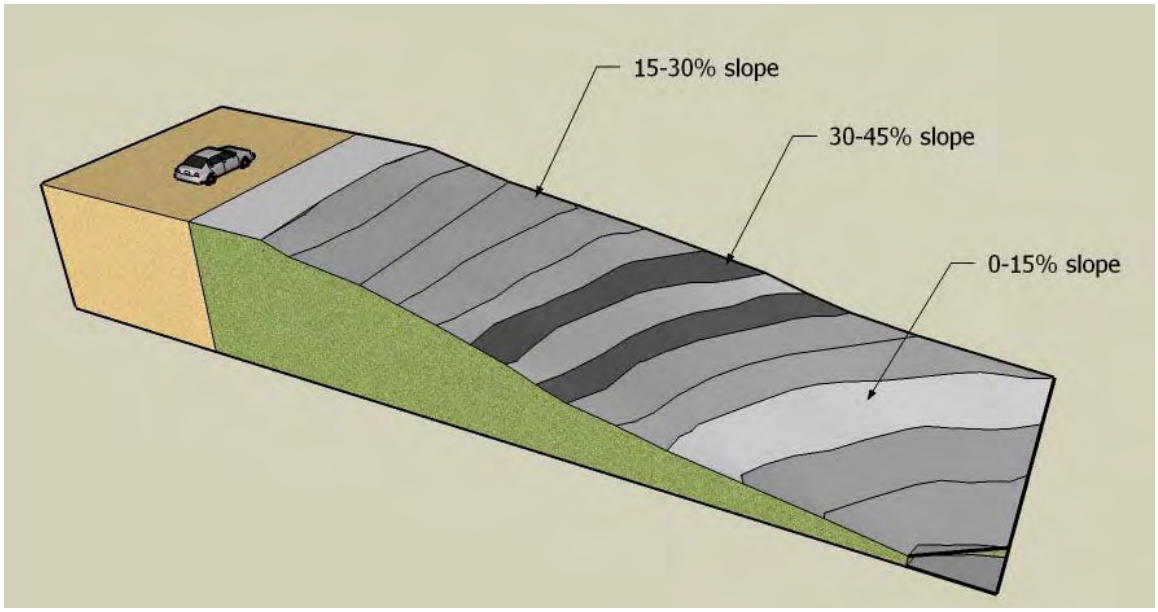
Slope interval (%)	% of lot area	Lot square feet	x FAR	= Buildable square feet
0-15	0%	0	0.35	0
15-30	52%	2,610	0.25	675
30-45	31%	1534	0.10	177
>45	17%	855	0.010	10
Total:	100%	5,000		~~862~~ → 1,100*

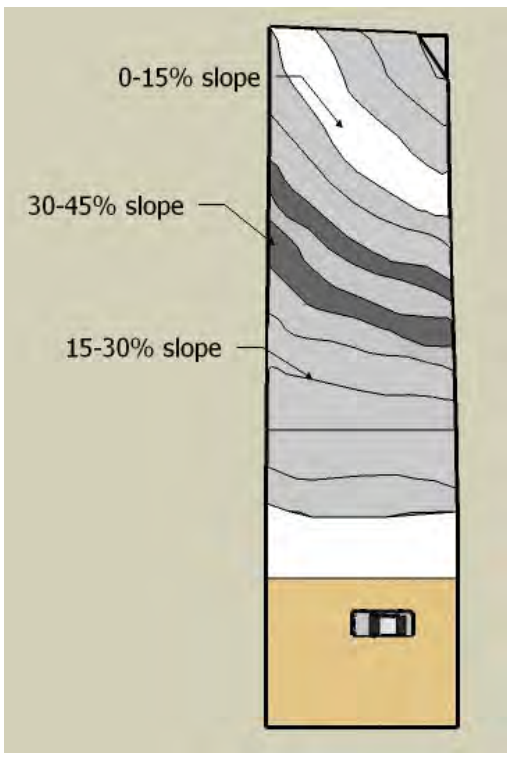


*Since the FAR calculation results in a maximum floor area that is less than the minimum 1,100 square foot allowance, the lot would be permitted to build 1,100 square feet (plus an additional 400 square feet for required parking).

SAMPLE FLOOR AREA RATIO CALCULATION FOR LOT IN RD3-1 ZONE

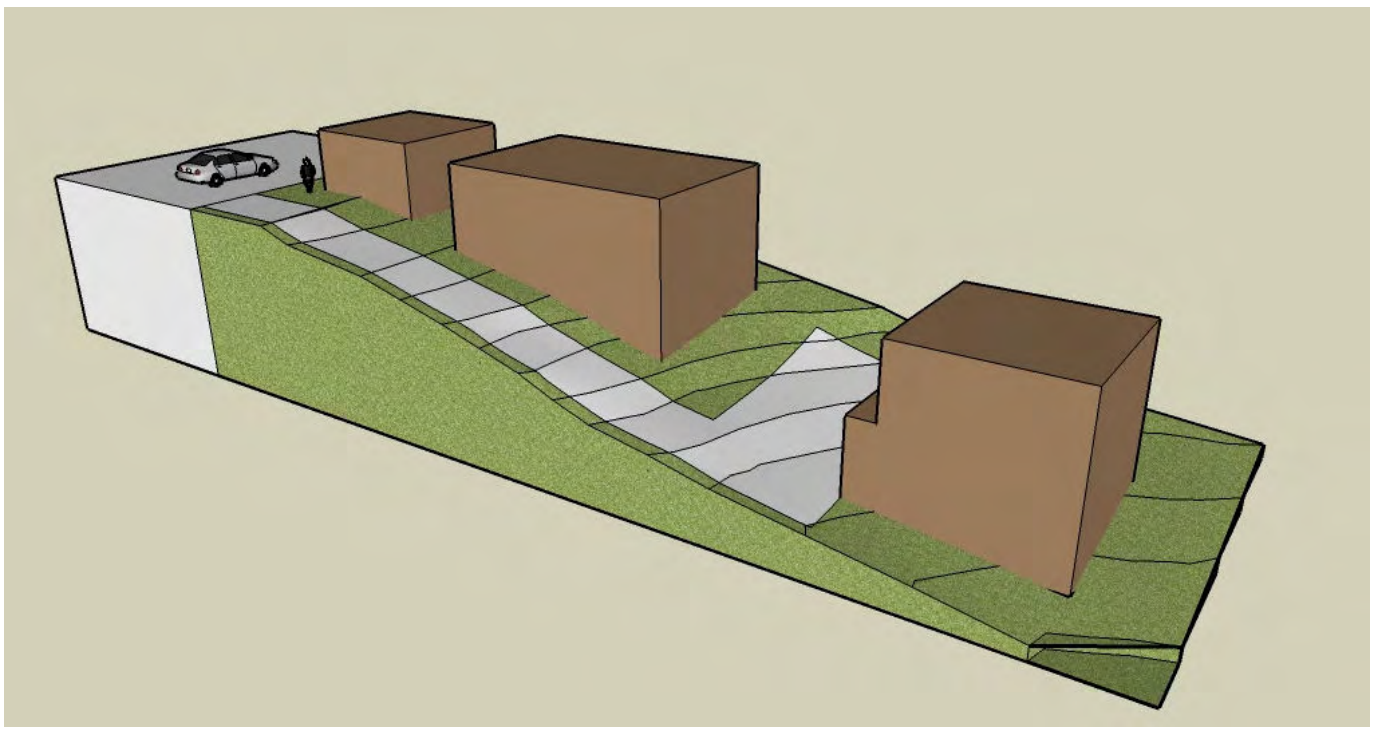
Parcels that are zoned for multifamily uses are proposed to receive a higher Floor Area Ratio (FAR) value for each slope interval because they are intended to yield two units or more per lot.





Sample calculation for this 7,500 square foot lot in the RD3-1 zone:

Slope interval (%)	% of lot area	Lot square feet	x FAR	= Buildable square feet
0-15	24%	1,800	0.75	1,350
15-30	56%	4,200	0.50	2,100
30-45	20%	1,500	0.35	525
>45	0%	0	0.15	0
Total:	100%	7,500		**3,975**



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Adequate Infrastructure

Issue	Proposed Solution(s)

Existing infrastructure (Public ROW) is insufficient to support new development	**Q Conditions**
	• ~~Require plot plan to include the following minimum design features:~~
	  ▪ ~~fire lanes, where required, shall be a minimum of 20' in width;~~
	  ▪ ~~all structures must be within 300' of an approved fire hydrant; and~~
	  ▪ ~~entrances to any dwelling unit or guest room shall not be more than 150' in distance horizontal travel from the edge of the roadway of an improved street or approved fire lane.~~
	▪ Plot plan shall include the following minimum design features:
	1) Any construction on a lot with a vehicular access from a street improved with a minimum 28 foot wide continuous paved roadway within the Hillside Area, provided: (i) the roadway begins at the driveway apron which provides access to the main residence and ends where the roadway intersects a designated collector street, or a secondary or major highway where the collector, major or secondary highway roadway also has a minimum continuous paved roadway width of 28 feet from the apron to the edge of the Hillside Area boundaries. (ii) the area within the vehicular access does not contain any encroachment which would prohibit the passage of emergency vehicles.;
	2) All structures must be within 300 feet of an approved fire hydrant; and
	3) Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance along the path of travel from the edge of the roadway of an improved street or approved fire lane, unless a complete sprinkler system is installed consistent with LAFD and LADBS requirements.
	• ~~Require all construction materials be stored on-site and not on the street to preserve adequate access for emergency vehicles.~~
	• Construction materials and equipment shall not be permitted to be stored in the public right-of-way in any manner that reduces roadway clearance to less than 20-feet in width. Storage of construction materials and equipment on public property requires a street use permit from the Bureau of Street Services.
	• ~~Require street parking for projects be subject to and comply with "Los Angeles Fire Department Red Flag No Parking" program that prohibits parking at designated and posted locations during Red Flag Days.~~
	• Construction vehicles shall be subject to the restrictions established by the Los Angeles Fire Department Red Flag - No Parking Program. Restricted parking signs shall be procured and installed along the project site at the owner/developer's expense when required by the LAFD and/or LADOT.
	Administrative Solutions
	• Environmental review should include roadway improvements. (DCP)

Existing street network does not allow for adequate street parking	**Q Conditions** • ~~Exempt only 200 sq. ft./required parking space from total Floor Area calculation; any covered parking area above that shall be counted towards the maximum Floor Area for a lot.~~ • The first 400 square feet of required covered parking area shall be excluded from the total Floor Area calculation. **Other Recommendations** • *Limit circumstances under which variances are granted.* • *Development Impact Fee or Assessment District for infrastructure improvements, maintenance, and street paving.*
Insensitive and inappropriate hillside road construction	**Other Recommendations** • *Modified Street Standard for Hillsides. (DOT/BOE)* • *New overlay tool for hillside development to address inadequate infrastructure more comprehensively.*

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Emergency Access

Issue	Proposed Solution(s)

Narrow roads are an obstacle for emergency vehicle access	**Q Conditions**
	• ~~Require plot plan to include the following minimum design features:~~
	  ▪ ~~fire lanes, where required, shall be a minimum of 20' in width;~~
	  ▪ ~~all structures must be within 300' of an approved fire hydrant; and~~
	  ▪ ~~entrances to any dwelling unit or guest room shall not be more than 150' in distance horizontal travel from the edge of the roadway of an improved street or approved fire lane.~~
	▪ Plot plan shall include the following minimum design features:
	1) Any construction on a lot with a vehicular access from a street improved with a minimum 28 foot wide continuous paved roadway within the Hillside Area, provided: (i) the roadway begins at the driveway apron which provides access to the main residence and ends where the roadway intersects a designated collector street, or a secondary or major highway where the collector, major or secondary highway roadway also has a minimum continuous paved roadway width of 28 feet from the apron to the edge of the Hillside Area boundaries. (ii) the area within the vehicular access does not contain any encroachment which would prohibit the passage of emergency vehicles.;
	2) All structures must be within 300 feet of an approved fire hydrant; and
	3) Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance along the path of travel from the edge of the roadway of an improved street or approved fire lane, unless a complete sprinkler system is installed consistent with LAFD and LADBS requirements.
	• ~~Require all construction materials be stored on-site and not on the street to preserve adequate access for emergency vehicles.~~
	• Construction materials and equipment shall not be permitted to be stored in the public right-of-way in any manner that reduces roadway clearance to less than 20-feet in width. Storage of construction materials and equipment on public property requires a street use permit from the Bureau of Street Services.
	• ~~Require street parking for projects be subject to and comply with "Los Angeles Fire Department Red Flag No Parking" program that prohibits parking at designated and posted locations during Red Flag Days.~~
	• Construction vehicles shall be subject to the restrictions established by the Los Angeles Fire Department Red Flag - No Parking Program. Restricted parking signs shall be procured and installed along the project site at the owner/developer's expense when required by the LAFD and/or LADOT.
	• Require landscaping palettes for required landscaping plans shall be comprised of drought tolerant, fire retardant, erosion control native vegetation.
	Administrative Solutions
	• Environmental review should include roadway improvements. (DCP)
	• Installation of more "Red Flag Day" parking signs. (DOT)
	• Additional Fire Dept. review for hydrant access. (LAFD)
	Other Recommendations
	• *Modified Street Standard for Hillsides. (DOT/BOE)*
	• *New overlay tool for hillside development to address inadequate infrastructure more comprehensively.*

Emergency services are compromised because of unimproved roads	**Q Conditions** • ~~Exempt only 200 sq. ft./required parking space from total Floor Area calculation; any covered parking area above that shall be counted towards the maximum Floor Area for a lot.~~ • The first 400 square feet of required covered parking area shall be excluded from the total Floor Area calculation. • Require landscaping palettes for required landscaping plans to be comprised of drought tolerant, fire retardant, erosion control native vegetation. **Other Recommendations** • *Carefully review and limit circumstances warranting variances and include public input in all variance requests. (DCP).* • *Development Impact Fee or Assessment District for infrastructure improvements, maintenance, and street paving.* • *New overlay tool for hillside development to address inadequate infrastructure more comprehensively.*

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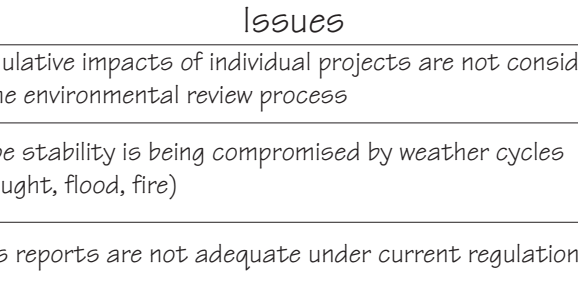
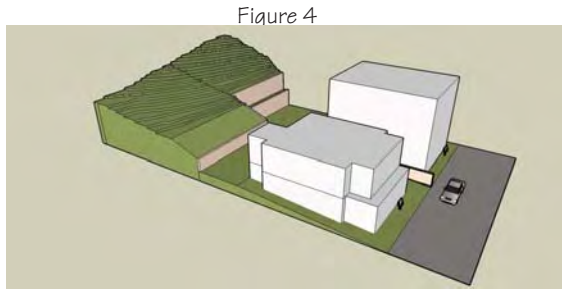
Environmental Impacts Associated with Hillside Development

Issues	Proposed Solution(s)
Cumulative impacts of individual projects are not considered in the environmental review process	• Require expanded environmental assessment for 2 or more contiguous lots. (Administrative).
Slope stability is being compromised by weather cycles (drought, flood, fire)	• Require expanded environmental assessment. (Administrative) • Q condition to require approved Soils & Grading report letter from LADBS – Grading Division.
Soils reports are not adequate under current regulations	• Review current soils standards & permit inspection methods. (Administrative – LADBS)
Construction activity mitigation measures are not adequately addressing the physical impacts on the affected neighborhood (i.e.: Haul Routes, traffic, parking, etc.)	• Move jurisdiction of Haul Routes from LADBS to Dept. of Public Works to allow for more frequent review and centralization of haul routes in NavigateLA. (Administrative – LADBS/DPW/BOE/DOT) • Map haul routes in NavigateLA to centralize scheduling & coordination of projects and increase public access to information regarding route information. (Administrative – LADBS/DPW/BOE/DOT)
- Excessive grading destabilizes the hillsides - More effective erosion control methods to help slope stability Figure 1  Figure 2  	• Q condition to require grading to be done in accordance with the Planning Guidelines Landform Grading Manual adopted by the City Council. • Q condition to require all new graded slopes shall be no steeper than 2:1 (rise:run), except when the Grading Division has determined that slopes may exceed 2:1 as part of an approved Soils Report. • Q condition to require a Geotechnical Investigation Report that evaluates the proposed project's soil and grading. ~~shall be submitted~~ Require submittal to the LADBS Grading Division for review. • ~~Q condition to cap grading through the following formula: 500 cu. yds + 5% of lot size with the maximum grading allowed be limited to 1,000 cu. yds. total under all circumstances. Any deviations beyond what the limits of this standard establishes shall be approved in accordance to a variance process under LAMC §12.27.~~ • Grading shall be limited to a maximum of 500 cubic yards + numeric value equal to 5 percent of the total lot size, up to a maximum of 1,000 cubic yards total. Any deviations beyond these limits shall require a Zoning Administrator's approval under LAMC §12.27. • ~~D condition changing the way height is measured in this defined area: The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. (See Figure 1 on reverse.)~~ • ~~D condition changing the allowable height: No structure shall exceed a height of 24' for flat roof tops and 28' for roofs with more than 25% roof slope as measured with the vertical distance parallel plane and shall not exceed an overall height of 36', as measured from lowest elevation on the site where the structure touches the grade, to the highest point of the roof. (See Figures 2 and 3 on reverse.)~~ • In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 28 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade; except that when the roof of the uppermost story of a building or structure or portion of the building or structure has a slope of less than 25 percent, the maximum height shall be 24 feet above adjacent finished grade.
Excessive grading negatively impacts views	• Q condition to require grading to be done in accordance with the Planning Guidelines Landform Grading Manual adopted by the City Council. • ~~Q condition to require natural features, such as prominent knolls or ridge lines, shall be preserved.~~ • Q condition to limit structures within 50 vertical feet of identified ridgelines, as shown on attached map, to one story oor 12 feet in height. The 50 vertical feet must be labeled on all plans accordingly. Q condition to require second story setbacks or terraced structures and other design articulations be used to ensure that new development is compatible with existing neighborhood identity, character and scale.
Current grading regulations do not distinguish between topography (upslope vs. downslope)	• ~~Revise environmental standard conditions to account for up/down slopes.~~
Building foundations and retaining walls are sliding Figure 4 	• ~~Q condition for freestanding retaining walls to be limited to 50' long (linear distance) with a maximum overall height of 12' of total retaining walls with no one wall measuring higher than 6' and 6' as the minimum distance between freestanding retaining walls. (See Figure 4 on reverse.)~~ • Q condition to limit the maximum total height of all retaining walls to 12 feet, with no individual wall measuring higher than 6 feet on private property. Each freestanding retaining wall shall not either 1) exceed 50 feet in linear length or 2) no freestanding retaining wall may not extend beyond one lot. Walls shall be separated by a minimum horizontal distance equal to the height of the highest wall. Freestanding garden walls 36" in height or less shall not be considered retaining walls for the purposes of this regulation. • ~~Q condition to require stepped or terraced retaining walls have appropriate planting in between them.~~ • Q condition to require retaining walls and building understory areas be fully screened with plantings in a reasonable amount of time, as shown on approved landscape plan.
Environmental studies aren't sufficiently identifying & disclosing major environmental existing conditions	• Q condition to require a Geotechnical Investigation Report that evaluates the proposed project's soil and grading. ~~shall be submitted~~ Require submittal to the LADBS Grading Division for review. • Q condition to require approved Soils & Grading report letter from LADBS – Grading Division.
Flood and drainage issues need to be addressed, especially with regard to retaining walls	• Q condition to require approved Soils & Grading report letter from LADBS – Grading Division. • Q condition to require that all retaining walls provide a standard surface backdrain system and all drainage shall be conducted to the street ~~in an acceptable manner~~ and in a non-erosive device, as required by approved Soils Report.
Current hillside regulations such as the Citywide Hillside Ordinance & the Retaining Wall Ordinance promote grading & limit landscaping	• Q condition to require grading to be done in accordance with the Planning Guidelines Landform Grading Manual adopted by the City Council. • Q condition to require landscaping palettes for required landscaping plans shall be comprised of drought tolerant, fire retardant, erosion control native vegetation.
Lack of landscaping contributes to the slope instability in new development projects	• Q condition to require landscaping palettes for required landscaping plans shall be comprised of drought tolerant, fire retardant, erosion control native vegetation.

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Environmental Impacts Associated with Hillside Development

Figure 1 (Existing Height Regulations)

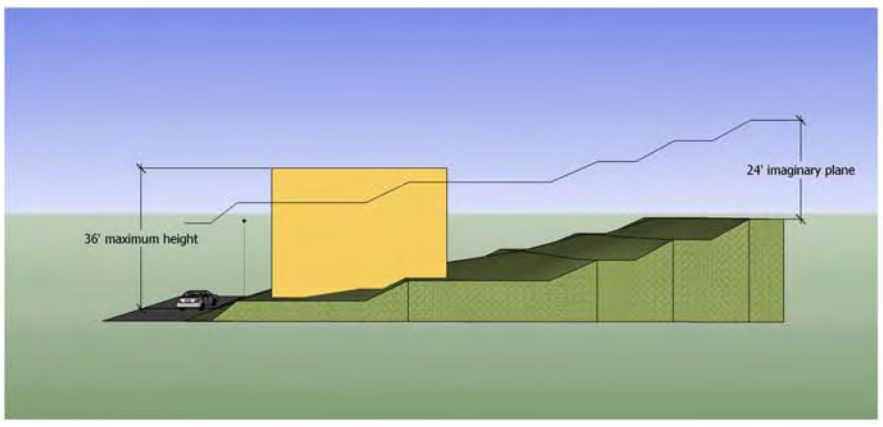


Figure 2 (Proposed Height Regulations).

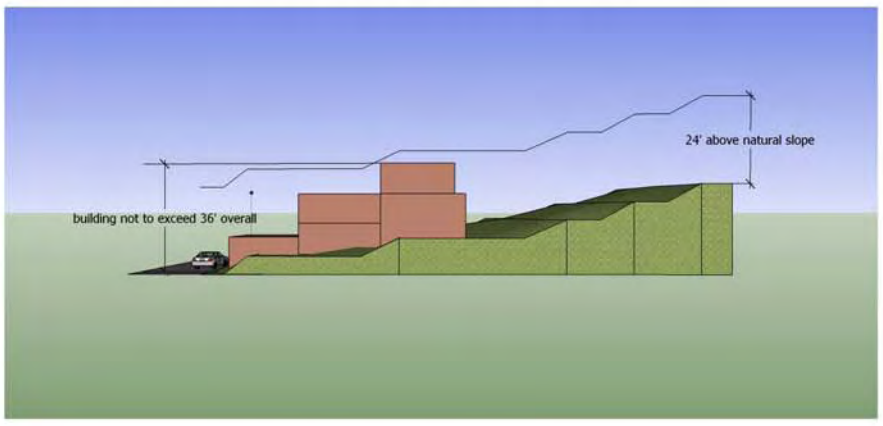


Figure 3 (Proposed Height Regulations)

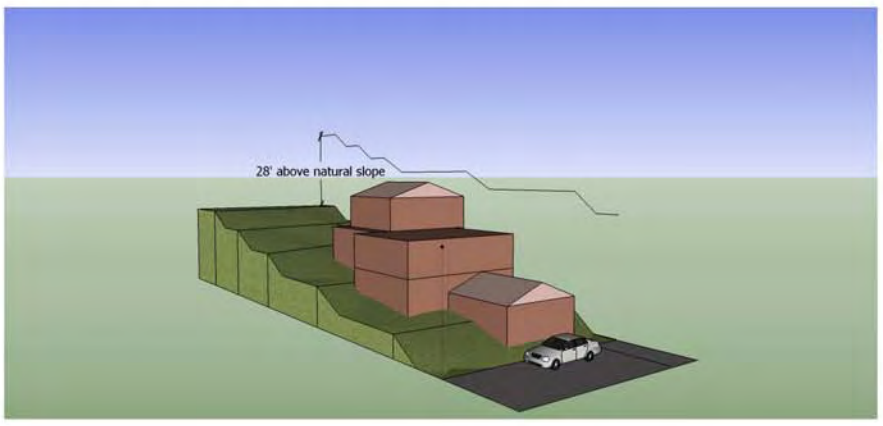
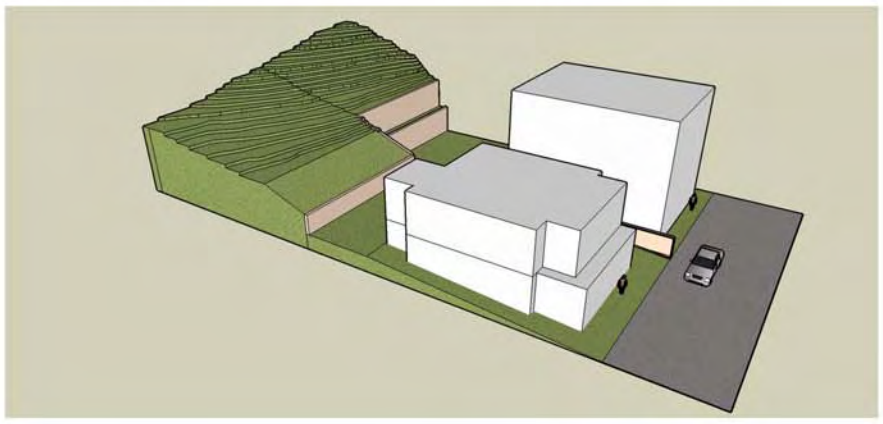


Figure 4 (Proposed Retaining Wall Regulations)



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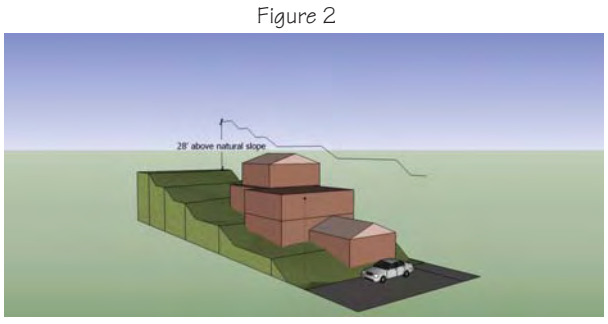
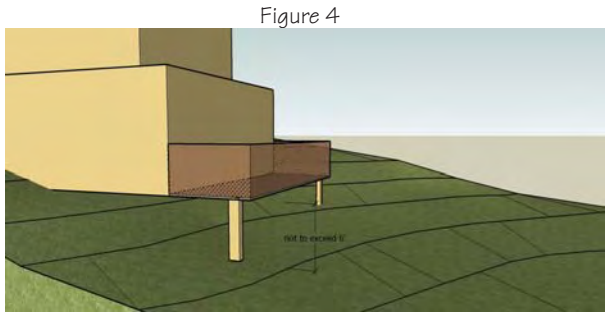
Neighborhood Character, Identity, and Scale

Issues	Proposed Solution(s)
- Tall box-like homes are not reflective of the neighborhood character and scale - Hillside development regulations lack urban design requirements that address aspects such as modulation, architectural definition & landscaping - Height measurement according to the Citywide Hillside Ordinance does not result in desired architectural designs - Current hillside development regulations that addres grading, height, retaining walls, and parking requirements don't account for up/downslope parcels. - Ridgeline development should preserve neighborhood character by lowering height limits and adjusting lot coverage Figure 2  Figure 4  For other Figures, see reverse)	• ~~D condition changing the way height is measured in this defined area: The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. (See Figure 1 on reverse.)~~ • ~~D condition changing the allowable height: No structure shall exceed a height of 24' for flat roof tops and 28' for roofs with more than 25% roof slope as measured with the vertical distance parallel plane and shall not exceed an overall height of 36', as measured from lowest elevation on the site where the structure touches the grade, to the highest point of the roof. (See Figures 2 and 3 on reverse.)~~ • In addition to the height limitations contained in LAMC Section 12.21 A17(c), no building or structure shall exceed 28 feet in height from adjacent finished grade, measured as the vertical distance from the adjacent finished grade of the site to an imaginary plane located above and parallel to the finished grade; except that when the roof of the uppermost story of a building or structure or portion of the building or structure has a slope of less than 25 percent, the maximum height shall be 24 feet above adjacent finished grade. • Q condition to require second story setbacks or terraced structures and other design articulations be used to ensure that new development is compatible with existing neighborhood identity, character and scale. • ~~D condition to regulate the height of the lowest floor level such that the vertical distance between the lowest point where the foundation meets the grade and the lowest floor line of the structure shall not exceed 6' feet.~~ • D condition to regulate the finished floor elevation directly above an exposed underfloor area shall be limited to 6 feet above finished grade. • Q condition limiting attached decks such that no portion of the walking surface of a deck with visible underpinnings shall exceed a height of 6' above grade and decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass. (See Figure 4) • Q condition to require building materials match architectural style of new development. • Q condition to require that the architectural design elements of the front and rear building elevations vary from the adjacent/abutting buildings. • Q condition to require design of new structures to meet one of the following standards: (1) The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area (See Figure 5); or (2) The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width shall be stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line (See Figure 6). When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect shall be used. When through-lots have two front yards, the step-back shall be provided along both front lot lines; or (3) The buildings of the project shall consist of 3 or more building elements, each with its own associated roof form. A building element may also be a major horizontal mass, setback, or forward from the face of other masses. An additional square footage of 20% of the entire FAR will be allowed for structures that are in substantial compliance with the requirements for the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED®) for Homes program at the "Certified" level or higher.
New development should have a 200 sq. ft./required space allowance that does not count towards the FAR calculation	• ~~Q condition to exempt 200 sq. ft./required parking space; any covered parking area above that shall be counted towards the total calculation of Floor Area Ratio (FAR).~~ • Q condition to exempt the first 400 square feet of required covered parking area shall be excluded from the total Floor Area calculation.
- FAR should be reflective of the neighborhood scale - Regulations need to vary based on lot typology in order to create compatible development in the various neighborhoods of the hillsides	• D condition to limit buildable area with new Floor Area Ratio calculations that use slope, lot size and zone as follows: Figure 7

Slope Interval (%)	Multiplying Factors by Zone and Slope Interval							
	RD1.5, RD2	R2, RD3, RD4, RD5, RD6	R1	RS	RE9	RE20	RE40	A1
0-15	1.00	0.75	0.50	0.45	0.40	0.35	0.30	0.25
15-30	0.75	0.50	0.40	0.35	0.30	0.25	0.20	0.10
30-45	0.60	0.35	0.25	0.20	0.15	0.10	0.05	0.05
45+	0.40	0.15	0.025	0.020	0.015	0.010	0.005	0.005
Minimum Floor Area (sq.ft.)	3000 + 400 sq.ft. garage	2200 + 400 sq.ft. garage	1100 + 400 sq.ft. garage	1100 + 400 sq.ft. garage	1100 + 400 sq.ft. garage	1100 + 400 sq.ft. garage	1100 + 400 sq.ft. garage	1100 + 400 sq.ft. garage

*For lots zoned R1, RS, RE9, RE20, or RE40 with no portion exceeding 15% slope, a 20% bonus FAR shall be allowed, consistent with the recently adopted Baseline Mansionization Ordinance.

Complicated and long permit processes will deter many of the long-time residents from building and cause a shift in the historic neighborhood identity	• Adjust interdepartmental processes to be more efficient & expeditious. (Administrative) • Recommend: New overlay tool for hillside development to address pedestrian linkages more comprehensively. • Recommend: Revise §12.21 17A (e) to remove full street improvement requirement.
Pedestrian linkages need to be preserved & given access to in new developments	• *Recommend: New overlay tool for hillside development to address pedestrian linkages more comprehensively*
Preserve the mixed-income aspect of the community	• *Recommend: Non Land use solution for Council Policy/Action.*

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Neighborhood Character, Identity & Scale

Figure 1

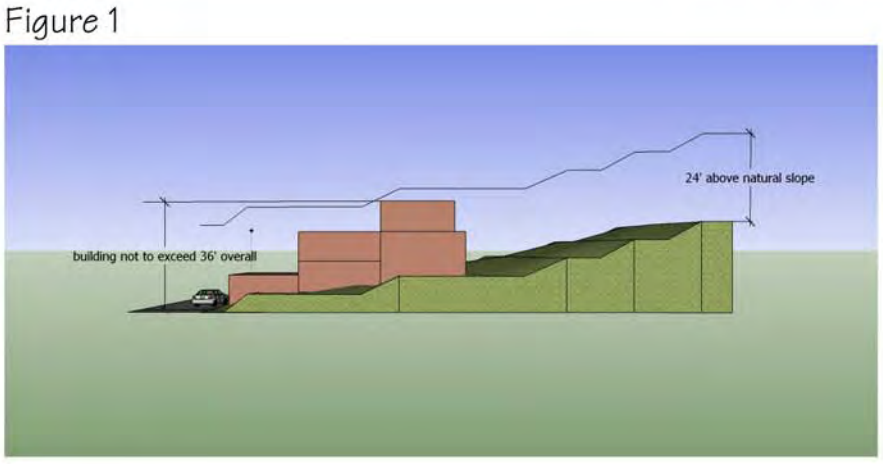


Figure 2

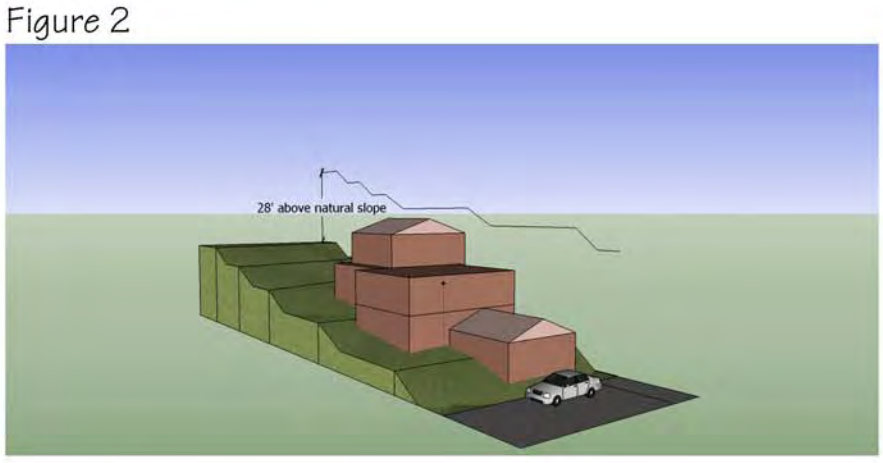


Figure 3

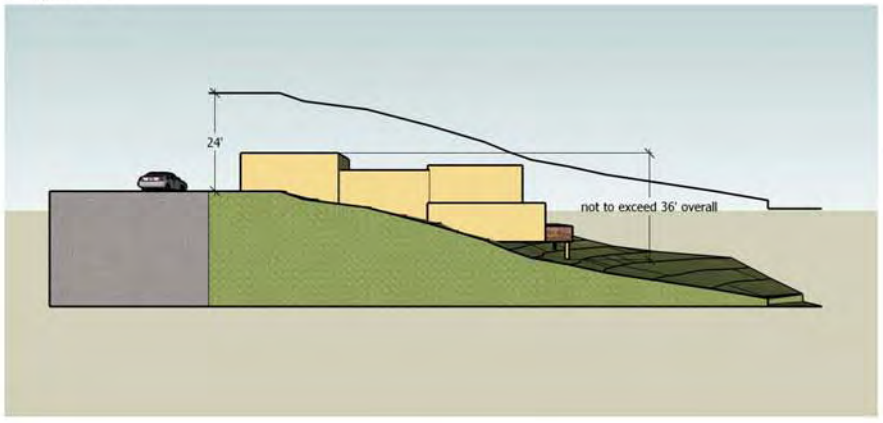


Figure 4

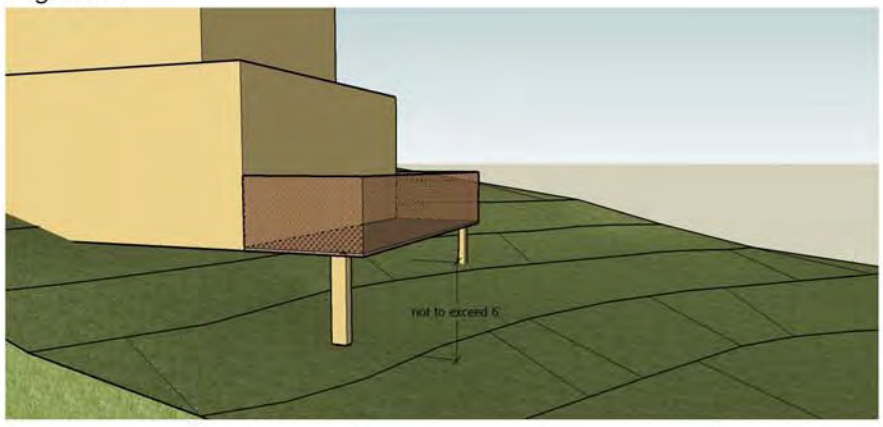
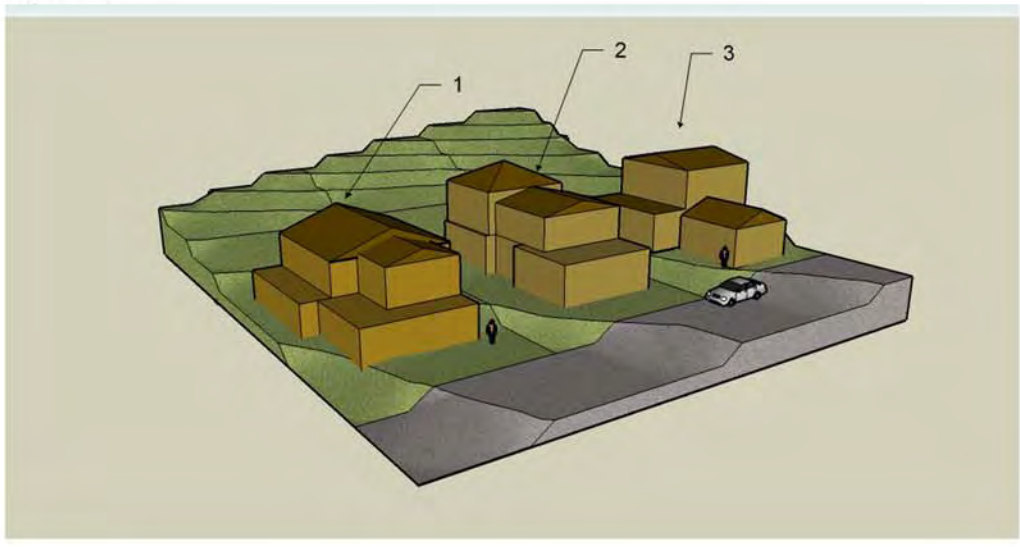


Figure 5 and Figure 6



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	RD1.5, RD2	R2, RD3, RD4, RD5, RD6	R1	RS	RE9	RE20	RE40	A1
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*For lots zoned R1, RS, RE9, RE20, or RE40 with no portion exceeding 15% slope, a 20% bonus FAR shall be allowed, consistent with the recently adopted Baseline Mansionization Ordinance.

Calculating Buildable Square Footage

Example: Residential (zone R1) property of 5,000 square feet

Slope Intervals of Property	% of Poperty with given Slope Interval	Floor Area Ratio Multiplying Factors	Square Feet in property with Slope Interval	Buildable Square Feet Allowable
0 - 15% slope	50% (half of property)	.5	2,500 sf (.5 x 2,500 sf)	1,250 sf (2,500 x .5)
15 - 30 % slope	25% (a quarter of propery)	.4	1,250 sf (.25 x 2,500 sf)	500 sf (1,250 x .4)
30 - 45% slope	25% (a quarter of property)	.25	1,250 sf (.25 x 2,500 sf)	312.5 sf (1,250 x .25)
45% + slope	0% (none of property)	.025	0 sf (0 x 2,500 sf)	0 sf (0 x .025)
				2,062.5 sf (1,250 + 500 + 312.5)
				+ 400 sf (for garage)
			Total buildable sf =	**2,462.5 square feet**

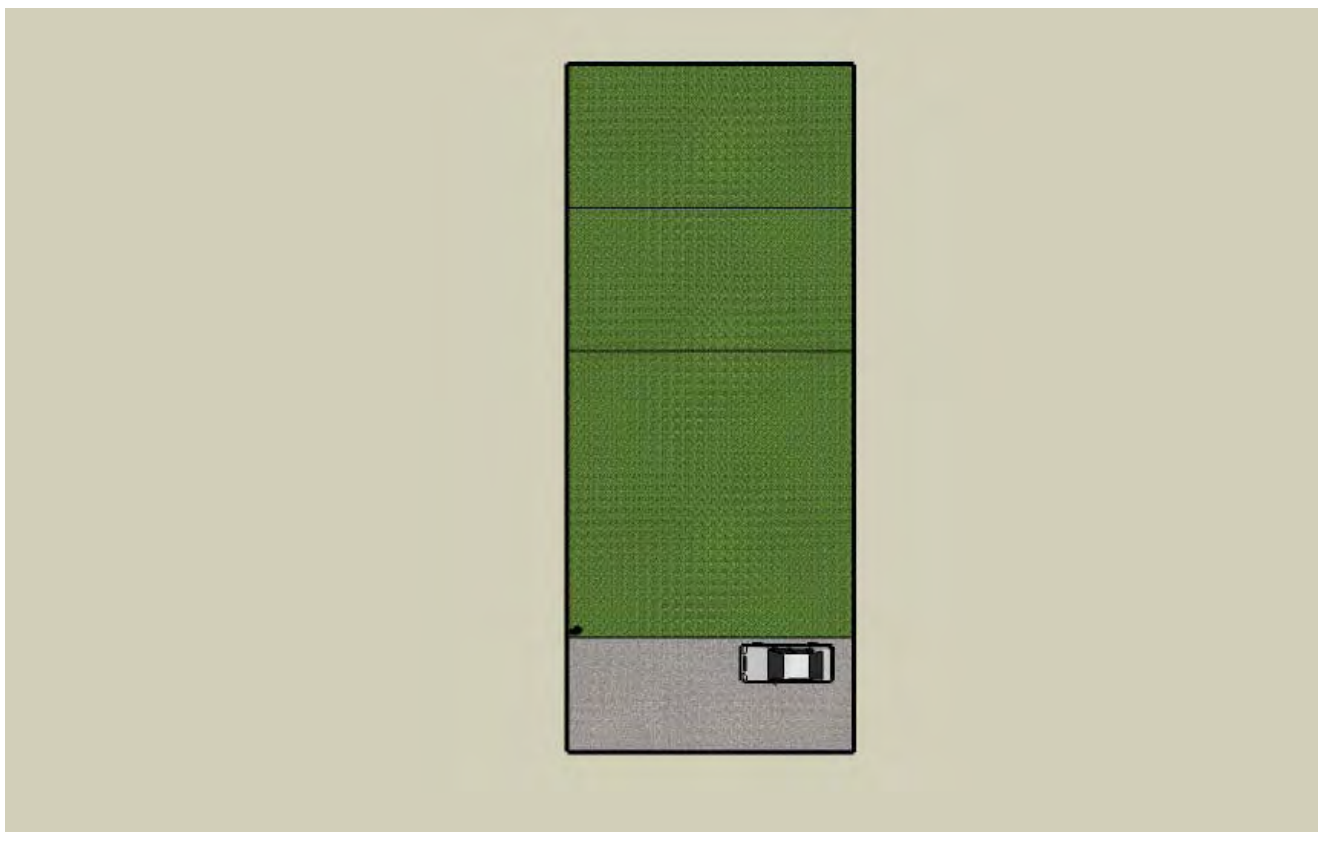
Illustrations

Standard R1 Residential Zone

(same property used in example in the table above)

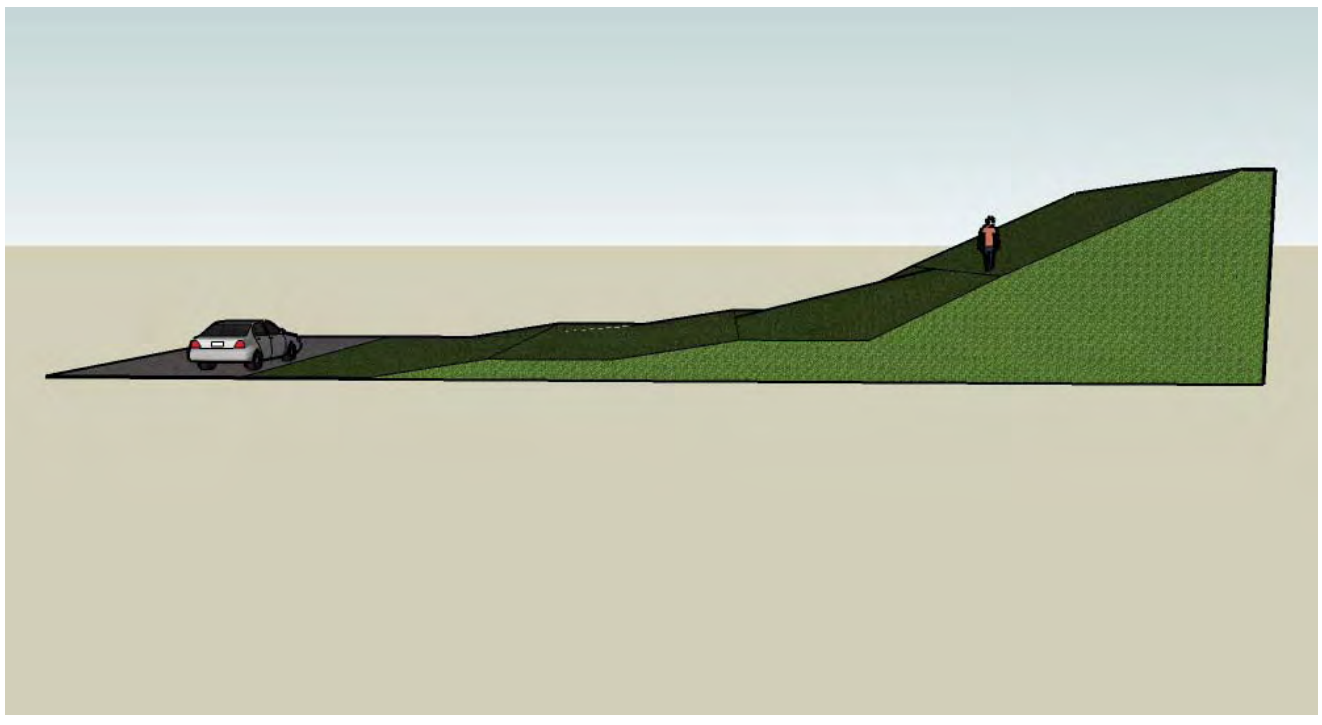
View from Above (plan view)

5,000 square foot property



Side View (section view)

Distribution of Slope Intervals on property



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Protection of Natural Resources, Vegetation & Wildlife

Issue	Proposed Solution(s)
Landscaping should be fire-resistant, drought tolerant, and stabilize slopes	• Q condition to require landscaping palettes for required landscaping plans shall be comprised of drought tolerant, fire retardant, erosion control native vegetation.
An in-depth biological & cultural survey should be conducted to identify ecosystems (wildlife, plant life, etc.)	• *Recommend: New overlay tool for hillside development to address biological & cultural resources with an in-depth environmental assessment.*
Balance development with preservation of open space	• ~~Q condition to require open space for multifamily projects such that Open space for active and passive recreational purposes shall be provided on the subject site as follows: a. A minimum of 100 sq. ft. of Usable Open Space, located approximately at ground level shall be provided for each dwelling unit. Automobile parking areas, driveways and the required front yard area shall not be included as open space. 1) Pedestrian access ways, building separations, courtyards, etc. (with an average of 20' in width and no less than 15' in width at any point) & side & rear yard areas (which are at least 15' in width) may be included as Usable Open Space, provided these areas are landscaped or improved for recreational use to the satisfaction of the Director. Stairs are not Usable Open Space. 2) A private patio or enclosed yard (located at ground level or at the lowest level with a habitable room) which is part of a dwelling unit may be included as Usable Open Space, if it has a minimum area of 150 sq. ft. & each side has a minimum dimension of 8'. 3) Notwithstanding the definition of Usable Open Space, recreation rooms may be included as open space but may not count for more than 10% of the total required open space area. b. Each common open space area (for use by more than one dwelling unit) including recreational rooms shall be a minimum of 400 sq. ft. 1) A maximum of 50% of the common Usable Open Space may consist of hardscape features, such as swimming pools, spas, walkways, patios, courts, fountains & barbecue areas. 2) Common rooftop open space areas are not counted towards the required open space. c. Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, sitting areas, etc., to the satisfaction of the Department of Planning. Amenities that meet the Department of Recreation and Parks specifications pursuant to LAMC Section 17.12 F may be credited against fees.~~ • Q condition to require that developments of 2 or more dwellings units comply with LAMC Section 12.21G. • *Recommend: New overlay tool for hillside development to address open space linkages more comprehensively.*
Better enforcement/regulation of Protected Tree Ordinance	• Q condition to require landscape plans be submitted to Bureau of Street Services Urban Forestry Division prior to ~~to filing for review to~~ DCP clearance. Upon satisfaction of the requirements set forth under LAMC Ordinance No. 177,404 (Protected Trees) ~~& other landscaping requirements~~ deemed necessary by the Urban Forestry Division, an approval letter will be issued by the Urban Forestry Division and submitted with new development filings as part of submission packages. ~~will be issued and submitted with new development filings. Upon satisfaction of requirements set forth under LAMC Ordinance No. 177,404 (Protected Trees) & other landscaping requirements deemed necessary by the Urban Forestry Division, an approval letter will be issued and submitted with new development filings.~~ • Q condition to require landscaping plans be submitted to Bureau of Street Services, Urban Forestry Division, and Department of City Planning for review and approval consistent with LAMC Ordinance No. 177,404 (Protected Trees). • Q condition to require the filing of a signed Certificate of Compliance with the Department of Building & Safety prior to issuance of a Certificate of Compliance to ensure that landscaping plans are fully implemented.
Create and maintain linkages among open spaces	• *Recommend: New overlay tool for hillside development to address open space linkages more comprehensively.*
Require vegetation that support existing wildlife (i.e. specific tree species)	• Q condition to require landscape plans be submitted to Bureau of Street Services Urban Forestry Division prior ~~to filing for review to~~ DCP clearance. Upon satisfaction of requirements set forth under LAMC Ordinance No. 177,404 (Protected Trees) & other landscaping requirements deemed necessary by the Urban Forestry Division, as evidenced by an approval letter. ~~will be issued and submitted with new development filings. Upon satisfaction of requirements set forth under LAMC Ordinance No. 177,404 (Protected Trees) & other landscaping requirements deemed necessary by the Urban Forestry Division, an approval letter will be issued and submitted with new development filings.~~ • Q condition to require landscaping plans be submitted to Bureau of Street Services, Urban Forestry Division, and Department of City Planning for review and approval consistent with LAMC Ordinance No. 177,404 (Protected Trees). • Q condition to require the filing of a signed Certificate of Compliance with the Department of Building & Safety prior to issuance of a Certificate of Compliance to ensure that landscaping plans are fully implemented.
Protection of the ridgelines in the area	• ~~Q condition to require natural features, such as prominent knolls or ridge lines, shall be preserved.~~ • Q condition to limit structures within 50 vertical feet of identified ridgelines, as shown on attached map, to one story or 12 feet in height. The 50 vertical feet must be labled on all plans accordingly.

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Other Issues (Miscellaneous & Interdepartmental Taskforce Identified)

Issue	Proposed Solution(s)
Expand boundaries of permanent regulations beyond ICO boundaries	• See new map of proposed boundaries based on topography, slope and field verification.
Citywide Hillside Ordinance is not clear in its descriptions and definitions of regulations required (i.e. instructions for measuring height, setbacks, etc.)	• Q & D conditions proposed here explicitly describe height measurement with definitions to minimize confusion and/or misinterpretation.
Better interdepartmental coordination is needed to effectively enforce regulations	• Create permanent interdepartmental hillside taskforce. (Administrative) • *Recommend: Establishment/Creation of a Hillside Enforcement Unit.*
Limit granting of variances from the required 20' min. width for access roadways in hillside streets	• *Recommend: Carefully review and limit circumstances warranting variances and include public input in all variance requests. (DCP).* • *Recommend: Revise §12.21 17A (e) to remove full street improvement requirement.*
Temporary Parking Restrictions in Hillsides not well implemented	• *Recommend: New overlay tool for hillside development to address open space linkages more comprehensively.*
R2 zoned properties not covered by Citywide Hillside Ordinance	• *Recommend: Revise Citywide Hillside Ordinance to include R2 zoned lots.*
Need for ongoing citywide hillside taskforce	• Create permanent interdepartmental hillside taskforce. (Administrative) • *Recommend: Establishment/Creation of a Hillside Enforcement Unit.*

Northeast Los Angeles Hillside ICO

Legend

- Northeast LA Hillside ICO
- Lincoln Heights CDO
- Highland Park HPOZ
- Lincoln Heights HPOZ
- Mount Washington-Glassell Park SP
- Northeast Los Angeles Community Boundary

N

600 300 0 600 Feet

Prepared by Los Angeles Department of City Planning - Systems and GIS Division March - 2007

Mount Washington - Glassell Park

Highland Park

Northeast Los Angeles Hillside (ICO)

Lincoln Heights

Lincoln Heights

Lincoln Heights

Northeast Los Angeles Hillside (ICO)

Northeast Los Angeles Hillside (ICO)

Northeast Los Angeles Hillside (ICO)

PASADENA FRWY

GOLDEN STATE FRWY

GOLDEN STATE FRWY