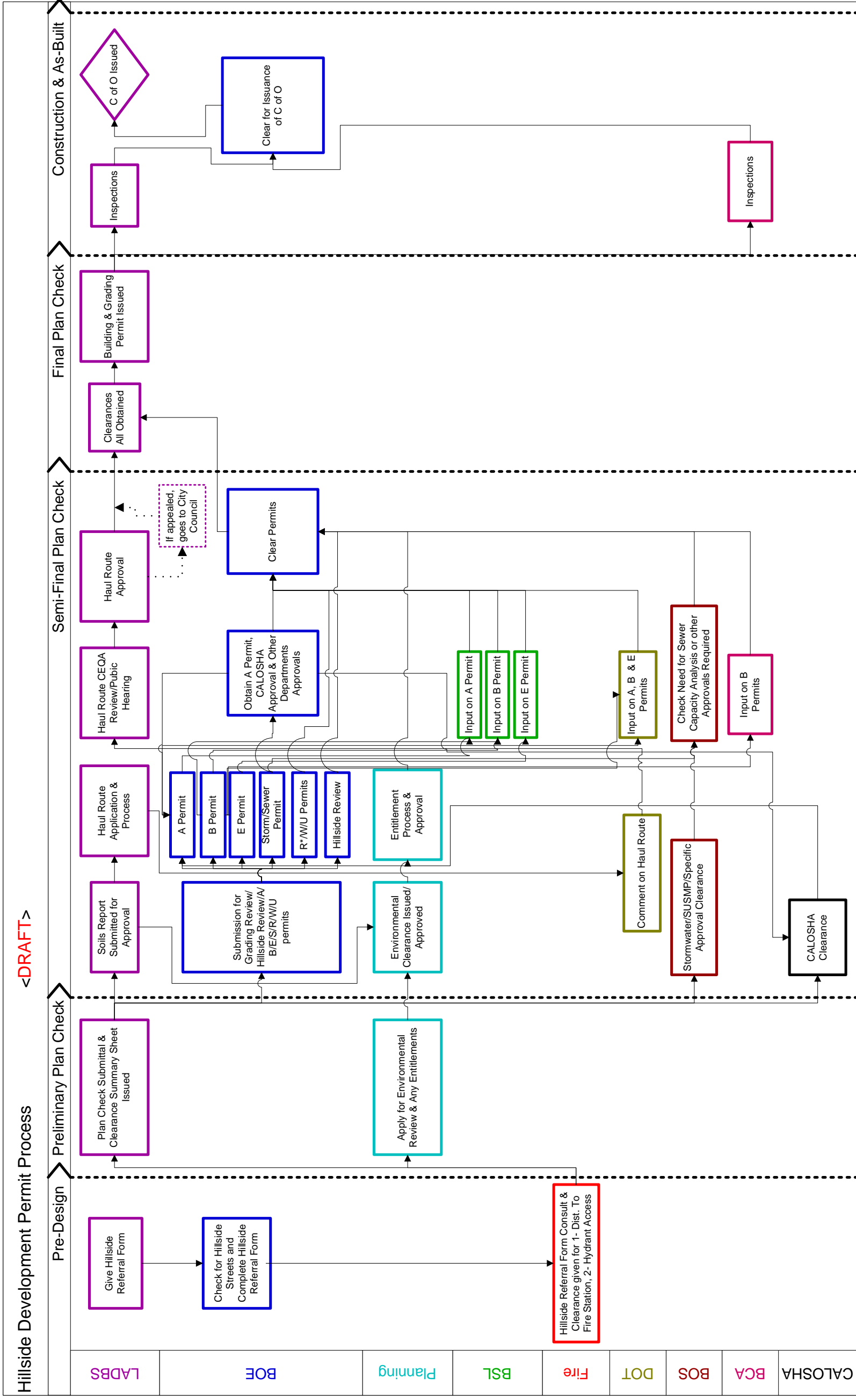


# **EXHIBIT F**

Altura  
Walk @  
Eastlake





\* Multiple Agency Review, often conditional approvals issued on a case by case basis.

# Hillside Development Regulations Summary (City of LA and Other Cities)

	Max. Floor Area Ratio	Building Height Limitation	Lot Coverage Limitations	Grading and Retaining Wall Regulations	Miscellaneous												
<b>City of Los Angeles</b>	3:1 FAR	<b>36'</b> (45' with ZA approval or if slope is >66%); except if lot is 33' higher than the front lot line at a midpoint 50 feet back on the lot, then max. height is 24' within first 20' of the front lot line. Height is measured from lowest point on lot within 5 feet of building.	<b>40%</b> max.	Extra review if 1000+ cubic yards. One 12 ft. retaining wall allowed or two 10 ft. walls; landscaping required for any walls over 8 ft.; ZA can allow higher walls or greater number of walls	1 additional parking space required for project >2,400 sq.ft. total floor area												
<b>Northeast ICO</b>	FORMULA-BASED, lot area. Ranges from <b>0.5 to 0.27</b> . Lots <5,000 sq.ft. (max 2,250 sq.ft.), 5-10K sq.ft. (max 3,500 sq.ft.), 10-15K sq.ft. (max 4,050 sq.ft.). 400 sq.ft. garage ex.	same as L.A.M.C.	same as L.A.M.C.	same as L.A.M.C.	Special regulations for "prevailing front yard setbacks". Architectural design must vary from adjacent buildings on front & rear elevations. Special landscaping requirements.												
<b>Mt. Washington Specific Plan</b>	FORMULA-BASED. lot area. Ranges from <b>0.5 to 0.27</b> . <table border="1"> <tr> <th>Average Slope</th> <th>Maximum Allowable Density</th> </tr> <tr> <td>Less than 10%, inclusive</td> <td>2.2 units/acre</td> </tr> <tr> <td>10.1 to 20%</td> <td>1.6 units/acre</td> </tr> <tr> <td>20.1 to 25%</td> <td>1 unit/acre</td> </tr> <tr> <td>25.1 to 35%</td> <td>1 unit/acre</td> </tr> <tr> <td>Greater than 35%</td> <td>1 unit/20 acres</td> </tr> </table>	Average Slope	Maximum Allowable Density	Less than 10%, inclusive	2.2 units/acre	10.1 to 20%	1.6 units/acre	20.1 to 25%	1 unit/acre	25.1 to 35%	1 unit/acre	Greater than 35%	1 unit/20 acres	<b>45'</b> , with building setbacks required (max 15' height within first 6' back from front property line; max 24' height within 6'-12' back)	same as L.A.M.C.	same as L.A.M.C.	Large, continuous front and rear facades are prohibited. Articulation and roof forms must be implemented to create diverse massing. Code has special zone (R1-H) for hillside lots with stricter development requirements. Requires measures for water quality and water recharge. Parkways on public streets are required. City has authority to ensure developers pay for them.
Average Slope	Maximum Allowable Density																
Less than 10%, inclusive	2.2 units/acre																
10.1 to 20%	1.6 units/acre																
20.1 to 25%	1 unit/acre																
25.1 to 35%	1 unit/acre																
Greater than 35%	1 unit/20 acres																
<b>City of Brea</b>	FORMULA-BASED, using average slope density and max. yield. Varies from <b>0.4 to 0.7</b> (e.g., 17% slope can yield max. 1.6 DU/acre, so SFD would be 62.5% of the max. yield, which corresponds to a max. FAR of 0.7:1.	<b>35'</b> (measured as vertical distance from the existing or planned grade of the pad at the point of the building foundation to the mid-point of the roof. For split-level construction, each building component measured from its own site pad area)	<b>35%</b> for buildings (R1), 30% of front yard except driveway, 50% of rear yard except a pool/spa.	Grading is prohibited within 100' of a recognized ridgeline, and on lots that exceed 30% slope, over an acre in area, with any horiz. dimension of 50'. No specific max., but grading should be sensitive to natural terrain. Cumulative height of retaining walls on a single slope is max 6', but "living wall systems" may be between 15' and 30' in height.	Side Yards for Structures Built Into Uphill Slopes: If a building is built into an uphill slope located between the level pad and a rear property line, then the sum of the side setbacks for the portion of the building built into the uphill slope shall be the setbacks otherwise required by this section plus 30% of the lot width. In no case shall any side setback be less than the setback otherwise required by this section.												
<b>City of Beverly Hills</b>	FORMULA-BASED, using size of level pad and average slope. Varies from <b>0.2</b> (lots with no level pad) to total of <b>(0.4 x Area of level pad) + (0.1 x Area of slope)</b> . Calculated based on finished grade of site. Also, min. main structure size = 1,600 sq.ft., but min. that city may restrict a lot to = 4,600 sq. ft.;	<b>26'</b> (may exceed this height if structure is max 22' at the front setback line, increasing toward rear of site at 33° slope to max height of 30'. Also, for portion of structure located more than 40' from front setback line, max height = 22'. Special height rules apply for uphill lots, construction over fill, construction over slope, and small pad lots.)		Formula used to determine max cut and fill for any site (including basements) over a 5-year period, with overall max of 3,000 cubic yards over a 5-year period													
<b>City of Pasadena</b>	<table border="1"> <tr> <th>Zoning District</th> <th>Allowable Base FAR</th> </tr> <tr> <td>RS-1-HD</td> <td>0.20 + 500 sf</td> </tr> <tr> <td>RS-2-HD</td> <td>0.225 + 500 sf</td> </tr> <tr> <td>RS-4-HD</td> <td>0.25 + 500 sf</td> </tr> <tr> <td>RS-6-HD</td> <td>0.275 + 500 sf</td> </tr> </table> <p>Regardless of the lot area, the maximum FAR for a lot with an average slope exceeding 15 percent shall be further reduced in compliance with the following formula:  <math>F = (B) (1 - (C) - 0.15) / 211</math>  <b>F</b> is the maximum allowed gross floor area, reduced based on lot slope;  <b>B</b> is gross floor area calculated  <b>C</b> is average slope of the site</p>	Zoning District	Allowable Base FAR	RS-1-HD	0.20 + 500 sf	RS-2-HD	0.225 + 500 sf	RS-4-HD	0.25 + 500 sf	RS-6-HD	0.275 + 500 sf	<b>28'</b> (for any point on the site), with 35' max. when measured from the lowest elevation on the site where the structure touches the grade to the highest point of the roof. No max. height for top plate if general height limit is met. Hillside Development Permit required for projects that propose to match an existing structure height that exceeds the general height limit if the existing structure was constructed before May 3, 2004. Max. height measured as the vertical distance from the existing grade to an imaginary plane located the allowed number of feet above and parallel to the grade. Also, max 6' vert. distance between lowest point where the foundation meets grade and the lowest floor line of structure.		Cut slopes limited to max 20' in height, with height of retaining walls included. Drainage and terracing required. Vert. height of any finished cut slope created to develop a res. pad limited to height of proposed dwelling, or 20', whichever is less. If total aggregate height of structure >20', separate cuts, set back as required, must be made. Aggregate length of finished cut slope for a dwelling shall not exceed max. width of dwelling by 20'. (Intent is the max. concement of cut slopes by the proposed structure.) Same for accessory structures, but sports courts may have max. vert. height 8' and lateral extension 60' overall, or 12' > width of the accessory use, whichever is less. Max. 1 cut slope per accessory structure, exclusive of the residence and garage. All cut slopes contoured to meet upper, lower and side slopes. Max 50' width for finished horiz. slope plane. Must undulate in a manner similar to natural topography in the vicinity of the site.	"Neighborhood compatibility" requirement to ensure house size is consistent with the surrounding area - applies to new homes & proposed additions that require permit - based on the size of dwellings w/in 500' radius of property. Rules allow proposal to exceed MEDIAN dwelling size (not avg. dwelling size) w/in 500' radius by up to 35%. Only hearing body can approve an allowance >35%. No part of a proposed structure shall appear silhouetted against the sky above the nearest ridge when viewed from a public street or park. Topmost point of proposed structure and all site grading shall be 30' below the top of the nearest ridge or knoll. Structures to be located in the most accessible, least visually prominent, most geologically stable portion or portions of the site, and at lowest feasible elevation, and aligned with natural contours of the site, especially on open hillsides where structures should be screened by existing vegetation, depressions in topography, or other natural features.		
Zoning District	Allowable Base FAR																
RS-1-HD	0.20 + 500 sf																
RS-2-HD	0.225 + 500 sf																
RS-4-HD	0.25 + 500 sf																
RS-6-HD	0.275 + 500 sf																
<b>City of San Rafael</b>	FORMULA-BASED, using lot area. <b>0.1 x lot area + 2,500 sq.ft.</b> , up to a max of 6,500 sq.ft. First 120 sq.ft. of garage/accessory building exempted.	<b>30'</b> for dwelling, 15' for accessory structures. On a lot with a slope >25%, height is measured vertically from the existing grade to the uppermost point of the roof edge or other feature perpendicular to that grade.	Min. 25% of the lot area + the % of avg. slope, not to exceed a maximum of 85%, must remain in its "Natural State"	On the downhill slope, on walls facing front and side property lines, a 20' height limit measured from existing grade shall be observed within all areas within 15' of the maximum building envelope limit. To allow for design flexibility, an encroachment into the street front, street side, and interior side setback is permitted along 25% of the building length. No building within 100 vert. feet of a visually significant ridgeline, unless this restriction precludes all reasonable economic use of the property.													

# Current Hillside Development Regulations







1290101  
I'm not a chevrolet  
8118 B

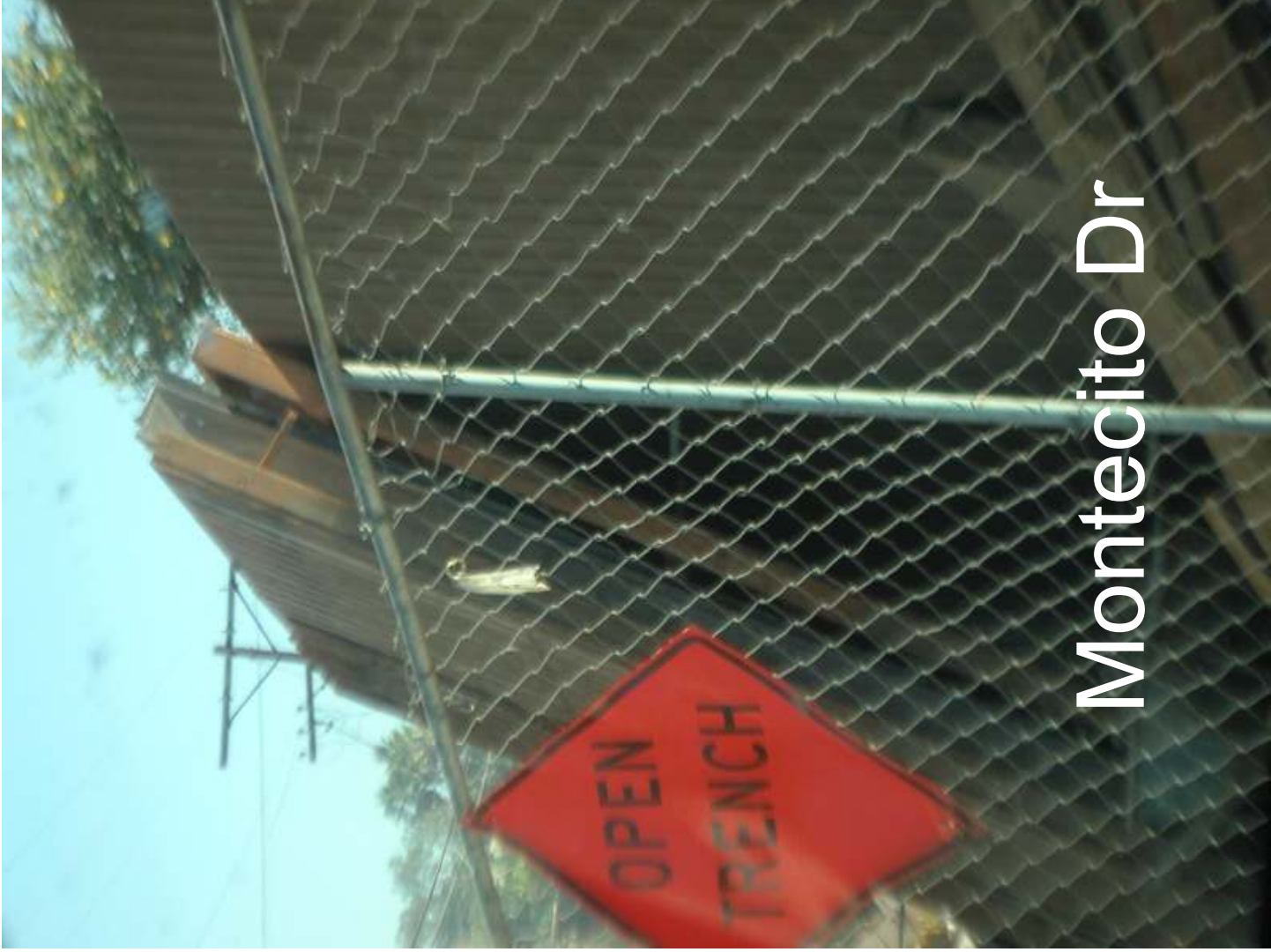






# Retaining Walls/ Grading in the Public ROW





Montecito Dr

CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
ANOTHER IMPROVEMENT FOR  
YOUR CONVENIENCE AND SAFETY  
THANK YOU FOR YOUR PATIENCE  
ANTONIO R. VILLARAIGOSA, MAYOR  
ED P. REYES, COUNCILMAN  
COUNCIL DISTRICT 1



Rising



Rising

# Paving/Width of Road Bed



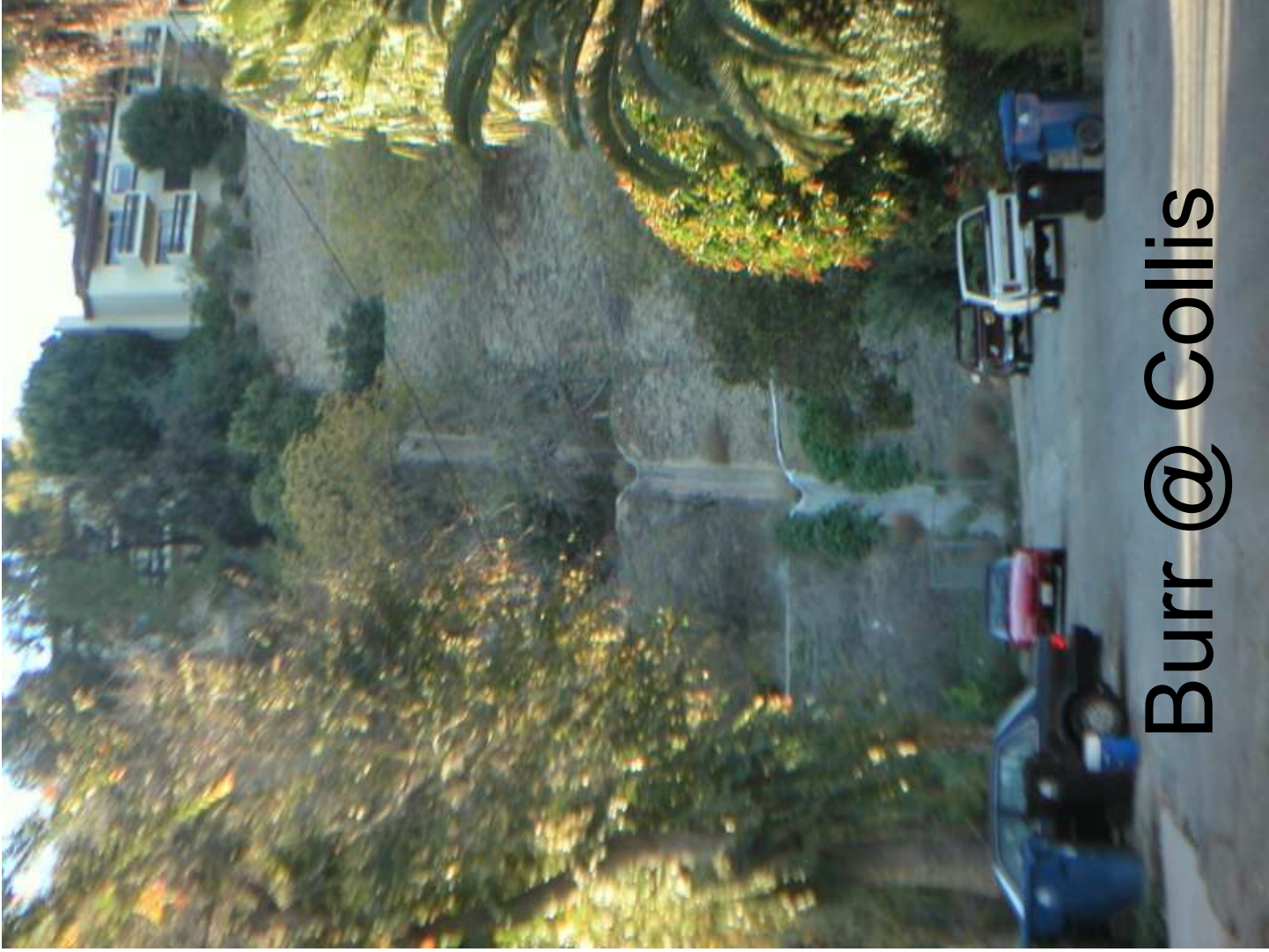
# Via Mia @ Collis







Via Marisol @ Via Mia



Burr @ Collis



Cato @ Beagle – looking North



Emma @ Alta looking west

Kendall @ Collis

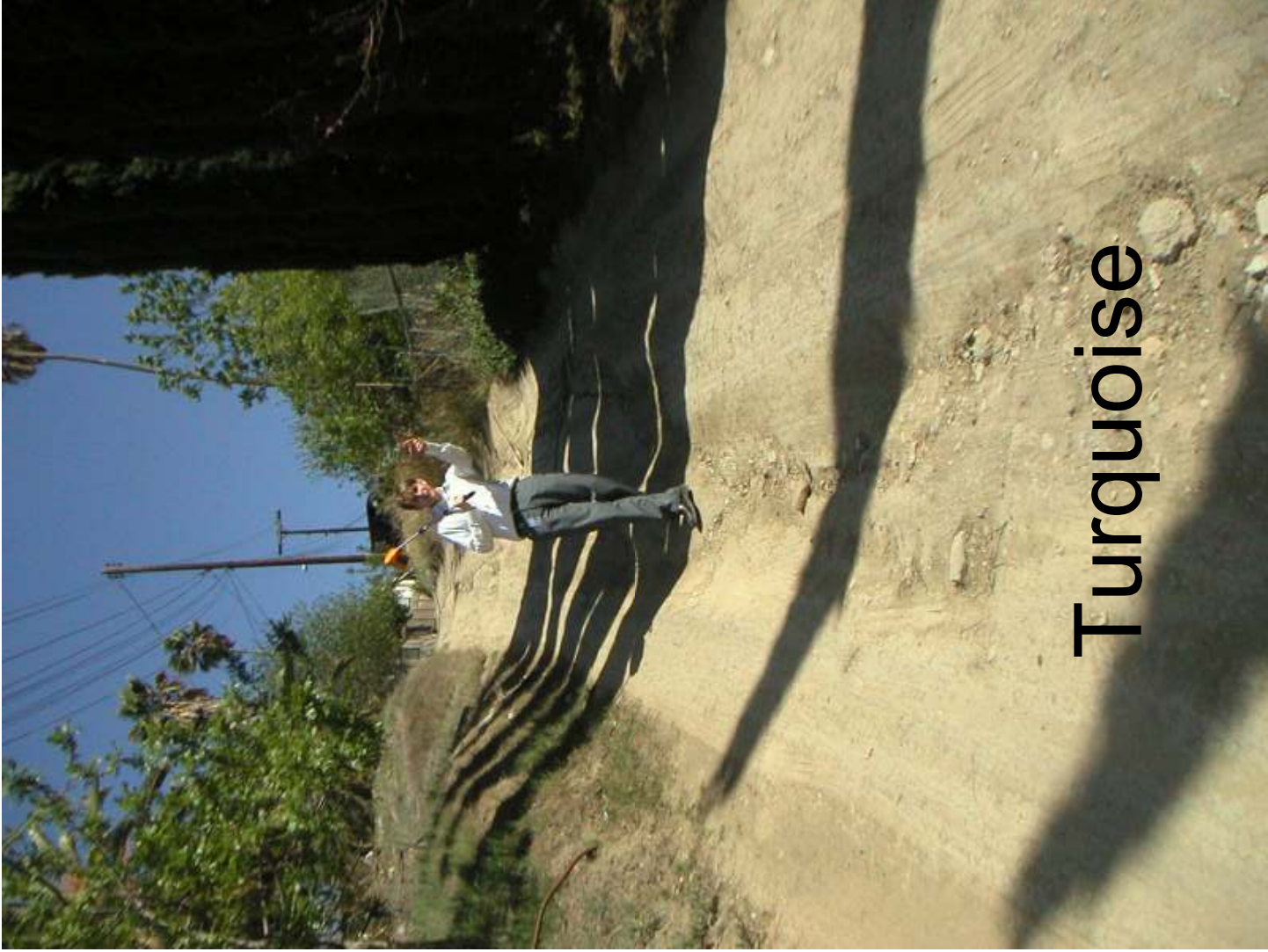




Randolph @ Cudahy looking north



Turquoise @ Amethyst



Turquoise





Turquoise



Tourmaline



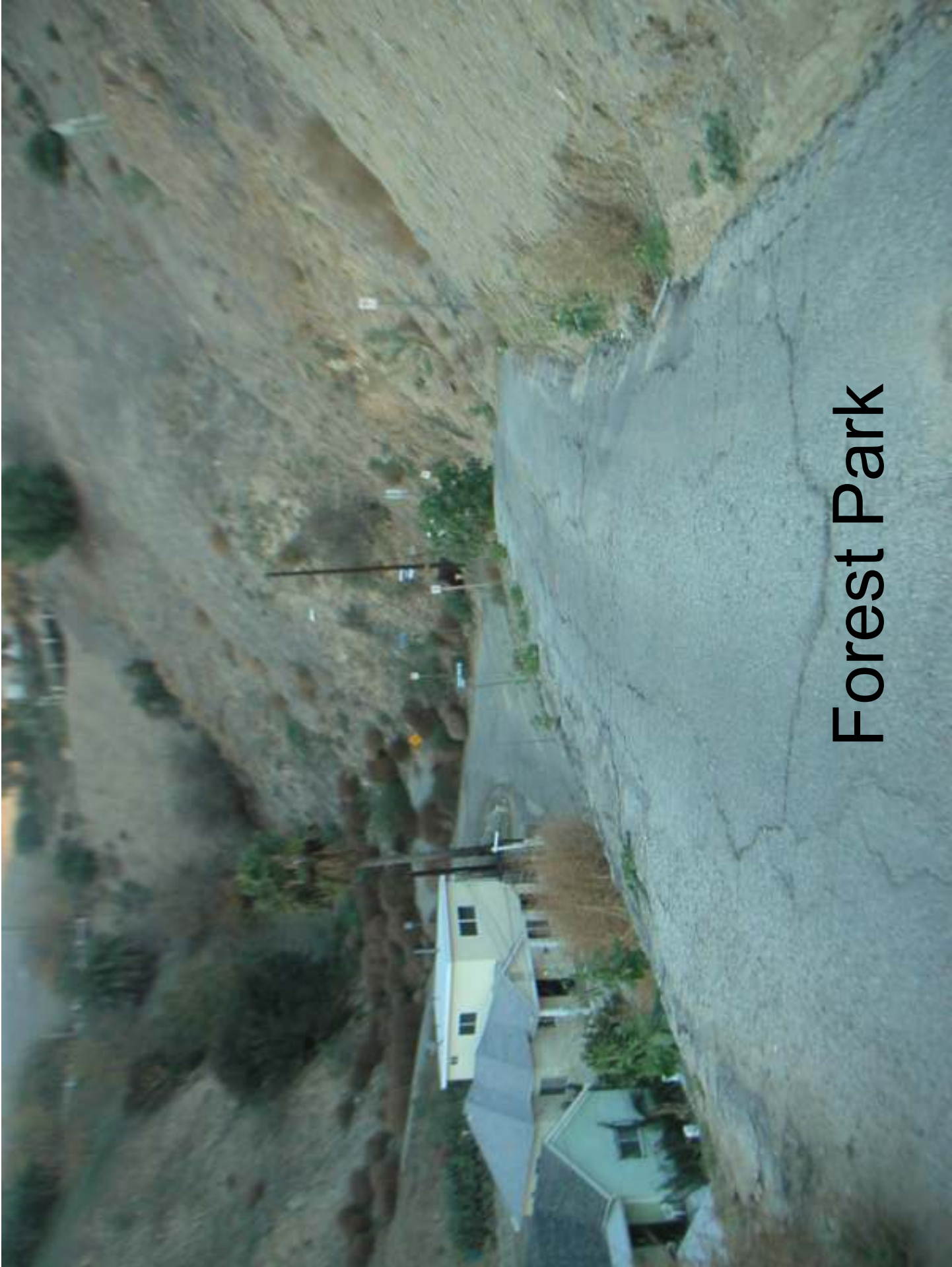
Thomas, north of Broadway  
looking north



Rising



Forest Park



Forest Park



Forest Park



Forest Park @ Commodore





Harriman @ Cudahy


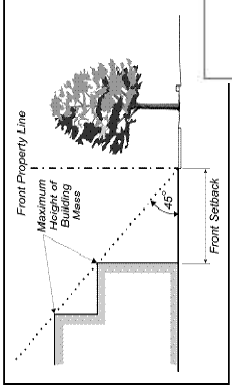
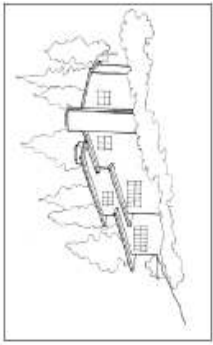

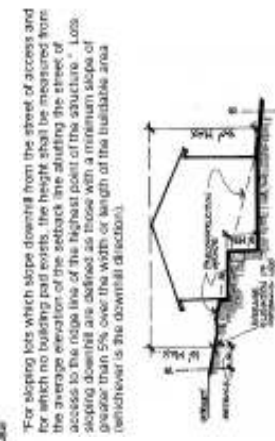
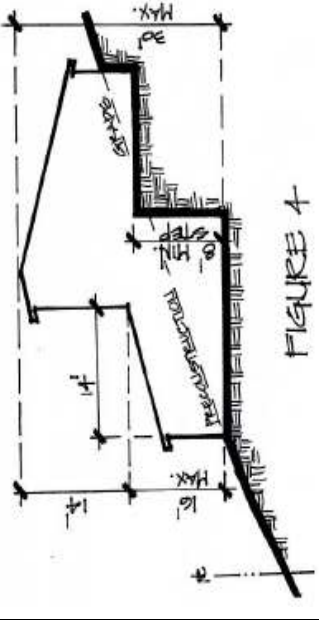


Stairs off Huntington Dr S near  
Esmeralda

# Stairs off Broadway



# Hillside Development Regulations Summary (City of LA and Other Cities)

	Max. Floor Area Ratio	Building Height Limitation	Lot Coverage Limitations	Grading and Retaining Wall Regulations	Miscellaneous
<p><b>City of Santa Barbara</b></p> <p>FORMULA-BASED, using lot area, building height (over 17'), and slope. Ranges from max. <b>2,200 sq. ft.</b> (house on &lt; 4,000 sq. ft.), to <b>1,200 sq. ft. + 0.25 x Net Lot Area</b> (2-story house on 4,000 - 9,999 sq. ft.), to <b>2,500 sq. ft. + 0.125 x Net Lot Area</b> (2-story house on 10,000-14,999 sq. ft.). Lots with avg. slope 30%+, or for buildings with height &gt;25', or for hillside projects with 500+ cubic yards of grading outside the footprint of the main building (soil located within 5' of an exterior wall of a main building that is excavated and recompacted shall not be included), FAR is <b>reduced to 85% of the above calculation</b>. Net floor area includes carports and accessory buildings.</p>  <p>The height of the house is measured from the finished floor of the lowest level to the highest point of the roof.</p>	<p><b>30'</b>, and must comply with the height limitations imposed for the protection and enhancement of solar access. Guidelines suggest set back higher portions of the structure to reduce the appearance of height. Vary height of building elements. Minimize areas of maximum height. Avoid exposing underside of buildings or decks. The max. vert. height of a building or structure is based on natural grade.</p>	<p><b>28'</b> (for structures with a roof pitch of 3:12); <b>24'</b> (for structures with a roof pitch &lt; 3:12). To reduce the overall height, mass and bulk and avoid adverse visual impacts, roof pitches should be kept to slopes at or below 6:12. No portion of a structure shall encroach through a 45 degree angle projected perpendicularly from the front property line toward the rear property line. Vert. building walls should be max. 15' above grade. Any vertical walls above 15' should be stepped back from adjacent lower walls by a min. distance of 10'. Flat building walls over 1 story in height and over 25' in horiz. dimension discouraged to minimize unarticulated wall mass. No portion of walking surface of a deck with visible underpinnings should exceed a height of 6' above grade.</p>	<p><b>40%</b> max. for structures. Also, 25% of the lot area + the % of average slope must remain in its natural vegetation.</p>  <p>Front Property Line Maximum Building Mass 45° Front Setback</p>  <p>This house is built into the landscape taking advantage of the site and existing plantings.</p>	<p>Minimize visual impact of grading by doing most of the cut under the buildings. Avoid excessive removal &amp; fill. Preserve slopes &gt;30% by avoiding grading and clearing. Grading immediately under the house encouraged; up to 500 cubic yards allowed beyond the footprint of the house w/o Planning Commission review. Retaining walls should not exceed 50' in length or 6' in height. Stepped or terraced retaining walls, with planting in between, may be an acceptable alternative to tall retaining walls.. The following types of retaining wall improvements shall be referred to the Single Family Design Board for design review: 1) Construction of a retaining wall on a lot or a building site with an average slope of 15% or more; 2) The construction of multiple terracing retaining walls not separated by a building or a horiz. distance of &gt;10' where the combined height of the walls exceeds 6'.</p>	<p>Miscellaneous</p>
<p><b>City of South Pasadena</b></p> <p><b>0.35:1</b>, excluding a garage of no more than 500 sq. ft., or a carport of no more than 400 sq. ft.</p>	<p><b>14'</b>, measured from the ground at finished grade, but not including any berm</p>	<p><b>16'</b>. Height Variation Permit process to consider taller structures. Projects may be referred to the Planning Commission if they propose to exceed this height in any of the following ways: 1) if portion of structure exceeding 16' in height is closer than 25' from the front or street-side property line; 2) if area of the structure which exceeds 16' in height is &gt; 75% of the 1st story footprint area (residence and garage); 3) if 60%+ of an existing garage footprint is covered by a structure that exceeds 16' in height (a 2nd story); 4) the portion of a structure that exceeds 16' in height is being constructed as a new SFD; or, 5) if, based on site visit, Director determines that any portion of a structure which is proposed to exceed 16' in height may significantly impair a view, as defined in this chapter. Height Variation Permit may allow up to 26', but variance is needed to allow additional height. Height measured based on lot typology (upslope, downslope) and the extent to which a structure slopes with the lot.</p>	<p>Varies by zone: <b>52%</b> max. (8,000 sq.ft. SFD zone), <b>50%</b> max. (10,000 sq.ft. SFD zone), <b>45%</b> max. (13,000 sq.ft. SFD zone), <b>40%</b> max. (20,000 sq.ft. SFD zone), <b>25%</b> max. (1-acre SFD zone). Includes all structures, interior courtyards, trellises, decks &gt;30" high, and parking &amp; driveway areas.</p>	<p>Referred to Planning Commission if grading involves more than 1,000 cubic yards of combined cut and fill. No construction shall be allowed on any extreme slope (35% grade or higher), except for: 1) trash enclosures, enclosed mechanical equipment or pool equipment located within an area of less than 50 sq. ft., provided not located more than 6' from the top or toe of slope and adequately screened from view from adjacent properties and the public ROW to the satisfaction of the Director; 2) structures and improvements allowed by an "Extreme slope permit"; 3) satellite dish antennas; 4) grading and retaining walls allowed by a Grading Permit; or, 5) allowable fences, walls and hedges, or at-grade stairs &lt;6" in height, measured from adjacent existing grade.</p>	<p>Miscellaneous</p>
<p><b>City of Torrance</b></p> <p><b>0.5:1</b>, and FAR includes garage; for flag lots, the lot area to be used in the calculation includes only the buildable lot area, but not the access easement.</p>  <p>FIGURE 1</p> <p>"For sloping lots which slope downhill from the street of access or in the same direction as the street of access and for which no building pad exists, the height shall be measured from the pre-construction (existing) grade at the highest point on the lot to be covered by the structure to the negative of the highest point of the structure." (uphill Sloping Lot figure on next page)</p>  <p>"For sloping lots which slope downhill from the street of access and for which no building pad exists, the height shall be measured from the average elevation of the setback line adjoining the street of access to the ridge line of the highest point of the structure. Lots with a slope of 30% or greater shall be measured from the highest point of the setback line over the width or length of the buildable area (whichever is the downhill direction)." FIGURE 2</p>	<p><b>50%</b>, including garage</p>	<p><b>14'</b>, measured from the ground at finished grade, but not including any berm</p>	<p><b>50%</b>, including garage</p>	<p>On natural sloping lots, the number of stories proposed should be based on the natural terrain as much as possible, so as to minimize grading. A 2nd story facade should be setback farther than the 1st floor facade in an effort to reduce the apparent mass of the structure.</p>  <p>FIGURE 4</p>	<p>Miscellaneous</p>
<p><b>City of Rancho Palos Verdes</b></p>					

**NELA Hillside ICO - Alternative Solutions Matrix**

Issue - Adequate Infrastructure	Administrative	Zoning	Planning Tool	Code Amendments	Policy/Council Action
Existing infrastructure (public ROW) is insufficient to support new development	Environmental review should include roadway improvements	Q condition to require public improvements; T conditions for unsubdivided parcels	Specific Plan	BSU/BOE - Modified Hillside Street Lighting Standard/ Revise Citywide Hillside Ordinance to limit relief from full street improvements (ZA's office)	Assessment District/ TAZ/ Development fee for infrastructure improvements/additions
In sensitive and inappropriate hillside road construction	Limit circumstances under which variances are granted	Q condition for more onsite parking	Specific Plan	DOT/BOE/Street Standards Committee - Modified Street Standard for Hillside	Assessment District/ TAZ/ Development fee for street paving
Existing street network does not allow for adequate street parking	Limit circumstances under which variances are granted	Zoning	Planning Tool	Code Amendments	Policy/Council Action
Narrow roads are an obstacle for emergency vehicle access	DOT - Installation of more Red Flag Day Parking signs/ Environmental review should include roadway improvements/ Additional FD review for hydrant access/ Limit circumstances under which variances are granted; Prohibit all onstreet parking; Revise std conditions to not allow storage of construction materials on streets	Q condition to require public improvements; T conditions for unsubdivided parcels	Specific Plan	DOT/BOE/Street Standards Committee - Modified Street Standard for Hillside & 4" roadway laid (20 ft roadway) prior to framing of buildings AND not allow dust covers as "continuous paved roadway" Revise Citywide Hillside Ordinance to restrict variances for full street improvements (ZA's office) Define what side of the street to park on for Red Flag Day areas; Revise standard conditions to not allow storage of construction materials on streets	Assessment District/ TAZ/ Development fee for infrastructure improvements/additions/ Funding for installation of more Red Flag Day Parking Signs
Emergency services are compromised because of unimproved roads	DOT - Installation of more Red Flag Day Parking signs/ Environmental review should include roadway improvements/ Additional FD review for hydrant access/ Limit circumstances under which variances are granted		Specific Plan	DOT/BOE/ St. Sids Comm - Modified Street Standard for Hillside & 4" roadway laid (20 ft roadway) prior to framing of buildings AND not allow dust covers as "continuous paved roadway"; FIRE - Change review for Hydrant/Station to be required for all projects/ Revise Citywide Hillside Ordinance to restrict variances for full street improvements (ZA's office)	Assessment District/ TAZ/ Development fee for infrastructure improvements/additions/ Funding for installation of more Red Flag Day Parking Signs
<b>Issue - Environmental Impacts Associated with Hillside Development</b>	<b>Administrative</b>	<b>Zoning</b>	<b>Planning Tool</b>	<b>Code Amendments</b>	<b>Policy/Council Action</b>
Cumulative impacts of individual projects are not considered in the environmental review process	Require expanded environmental assessment for 2 or more contiguous lots		Overlay/Specific Plan	Revise Environmental review requirements to require expanded assessment for 2 or more contiguous lots	
Slope stability is being compromised by weather cycles (drought, flood, fire)	Require expanded environmental assessment & approved grading letter	Q condition to require approved grading letter	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require approved grading letter	
Soils reports are not adequate under current regulations	Review current soils stds & permit inspection methods		Overlay/Specific Plan		
Construction activity mitigation measures are not adequately addressing the physical impacts of the affected neighborhood (i.e.: Haul Routes, traffic, parking, etc.)	Map Approved Haul Routes on NavigateLA/ Coordinate concurrent projects in construction phase in a defined vicinity/ Revise std mitigation measures to limit 1 construction truck @ a time		Overlay/Specific Plan		Assessment District/Development fee for street paving/infrastructure maintenance
Excessive grading destabilized the hillside		Q condition to enforce landform grading	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require landform grading & allow garages/accessory structures w/in FY setback; BOE - New Standard for Residential Access Bridge/Structure to garage	
Excessive grading negatively impacts views		Q condition to enforce landform grading	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require landform grading & allow garages/accessory structures w/in FY setback; BOE - New Standard for Residential Access Bridge/Structure to garage	
Current grading regulations do not distinguish between topography (upslope vs. downslope)	Revise environmental std conditions for up/down slopes	D conditions for up/downslope regulations	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to account for up/downslopes	
Building foundations and retaining walls are sliding	Review current soils stds & permit inspection methods	Q conditions to limit grading & reduce retaining wall size and allow retaining walls to be part of foundation/structure walls	Overlay/Specific Plan	Revise Citywide Hillside & Retaining Wall Ordinances to address sliding issues and allow retaining walls to be part of foundation/structure walls	
Environmental studies are not sufficiently identifying and disclosing major environmental existing conditions	Mapping identified geological hazards from geotechnical/soils reports; Require expanded environmental assessment & approved grading letter		Overlay/Specific Plan	Revise Environmental review requirements to require expanded assessment & approved grading letter	
Flood and drainage issues need to be addressed, especially with regard to retaining walls	Monitor retaining walls built under current provisions to see if any changes are necessary	Q conditions for improved flood and drainage mitigation	Overlay/Specific Plan	Revise Citywide Hillside & Retaining Wall Ordinances to improve drainage	
Current hillside regulations such as the Citywide Hillside Ordinance and the Retaining Wall Ordinance promote grading & limit landscaping	Revise std conditions to require increased landscaping	Q conditions to enforce landform grading & increased landscaping	Overlay/Specific Plan	Revise Citywide Hillside & Retaining Wall Ordinances to enforce landform grading & increase landscaping requirements	
Lack of landscaping contributes to the slope instability in new development projects	Revise environmental assessment to require more erosion analysis	Q conditions to require increased landscaping	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require more, appropriate hillside landscaping	
More effective erosion control methods to help slope stability	Revise environmental assessment to require more erosion analysis	Q conditions to enforce landform grading	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require landform grading and require erosion control report	
<b>Issue - Neighborhood Character, Identity &amp; Scale</b>	<b>Administrative</b>	<b>Zoning</b>	<b>Planning Tool</b>	<b>Code Amendments</b>	<b>Policy/Council Action</b>
Tall box-like homes are not reflective of the neighborhood character and scale	Limit circumstances under which variances are granted	D condition to reduce height limit & FAR for terracing; Q condition for design & materials; FAR districts; New height limit/zone	Overlay/Specific Plan/ CDO	Revise Citywide Hillside Ordinance to reduce height limits & FAR changes for terracing; Citywide Hillside Mansionization Project	
Current hillside development regulations that address grading, height, retaining walls, and parking requirements don't account for up/downslope parcels.	Revise environmental std conditions for up/down slopes	D conditions for up/downslope regulations	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to account for up/downslopes; Citywide Hillside Mansionization Project	
Height measurement according to the Citywide Hillside Ordinance does not result in desired architectural designs		D condition to require modulation/articulation in keeping with neighborhood character	Overlay/Specific Plan; CDO; FAR districts; New height limit/zone	Revise Citywide Hillside Ordinance to change height measurement method; LADBS - Change height measurement methods; Citywide Hillside Mansionization Project	
Hillside development regulations lack urban design requirements that address aspects such as modulation, architectural definition & landscaping		D condition to require modulation/articulation in keeping with neighborhood character	Overlay/Specific Plan; Community Plan Urban Design regs (only applicable for discretionary approval); CDO	Revise Citywide Hillside Ordinance to require design requirements in keeping with neighborhood character; Citywide Hillside Mansionization Project	
New development should have a 200 sq. ft./required space allowance that does not count towards the FAR calculation		D condition to limit garage area exempted from FAR calculation	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to exempt required parking from FAR calculations; Citywide Hillside Mansionization Project	
Regulations need to vary based on lot typology in order to create compatible development in the various neighborhoods of the hillside		D conditions for up/downslope regulations	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to account for up/downslopes; Citywide Hillside Mansionization Project	
Ridge line development should preserve neighborhood character by lowering height limits and adjusting lot coverage	Revise std conditions to address ridgelines	D condition to reduce height limit; Q condition for ridgeline/enviro mitigation	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to protect ridgelines; Citywide Hillside Mansionization Project	
FAR should be reflective of the neighborhood scale		D condition to reduce FAR	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to reduce FAR; Citywide Hillside Mansionization Project	

Issue - Neighborhood Character, Identity & Scale (cont'd)	Administrative	Zoning	Planning Tool	Code Amendments	Policy/Council Action
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; Revise §12.21 17A(e) to remove full street improvements		Development Agreements, SP incentives	Code Amendments to streamline procedures & processes	Funding sources for OS Acquisition
Pedestrian linkages need to be preserved & given access to in new developments			Specific Plan	Community Plan linkages; Revise Horse & Trail Plan (CD 12 motion 12/19/07)	Non-Land Use Solution for Council Policy/Action (e.g. Inclusionary Housing)
Preserve the mixed-income aspect of the community			Planning Tool	Mello Act provisions for large subdivisions for 10+ units	Policy/Council Action
<b>Issue - Protection of Natural Resources, Vegetation &amp; Wildlife</b>	Revise std conditions to require specified landscaping	Zoning	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require landscaping	Funding for in-depth biological & cultural survey to identify ecosystems
Landscaping should be fire-resistant, drought tolerant, and stabilize slopes		Q condition to require landscaping			
An in-depth biological & cultural survey should be conducted to identify ecosystems (wildlife, plant life, etc.)	OS in subdivisions		Overlay/Specific Plan/ Community Plan identifies OS plan		Funding sources for OS acquisition
Balance development with preservation of open space	Require Dept of Urb Forestry approval letter prior to issuance of grading permit		Overlay/Specific Plan	Revise Citywide Hillside Ordinance to address protected tree concerns	Funding sources for OS Acquisition
Better enforcement/regulation of Protected Tree Ordinance	Revise std conditions to require specified landscaping	Q condition to require vegetation/landscaping palettes	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to require regional vegetation/landscaping palettes	
Create and maintain linkages among open spaces	Revise std conditions to address ridgelines	Q condition for ridgeline/environmental mitigation	Overlay/Specific Plan	Revise Citywide Hillside Ordinance to protect ridgelines; Citywide Hillside Mansiozation Project	
Require vegetation that support existing wildlife (i.e. specific tree species)					
Protection of the ridgelines in the area	Revise std conditions to address ridgelines	Q condition for ridgeline/environmental mitigation	Overlay/Specific Plan		
<b>Mt. Washington/Glassell Park Specific Plan Issues</b>	Administrative	Zoning	Planning Tool	Code Amendments	Policy/Council Action
Grading impacts were not sufficiently addressed in regulations				Mt. Wash/GP SP Amendment	
FAR should continue to include garages and extend to carports				Mt. Wash/GP SP Amendment	
Increase linkages from Mt. Washington/Glassell Park area to existing parks				Community Plan OS Plan; SP Amendment	Funding Sources for OS Acquisition
Downslope projects not sufficiently addressed in current regulations				Mt. Wash/GP SP Amendment	Fund Hillside Enforcement Unit
Regulation enforcement is not strong enough and is key for implementation					
<b>Miscellaneous/Other Concerns</b>	Administrative	Zoning	Planning Tool	Code Amendments	Policy/Council Action
Existing slope density regs are outdated now due to the rapid advancement of technology				Revise Slope Density Ordinance to reflect current technology available - Completed Summer '07	
Expand boundaries of permanent regulations beyond ICO boundaries	Apply all mentioned as needed				
Citywide Hillside Ordinance is not clear in its descriptions and definitions of regulations required (i.e. instructions for measuring height, setbacks, etc.)			Overlay/Specific Plan can modify for a defined area only	Revise definitions and descriptions in Citywide Hillside Ordinance	Fund Hillside Enforcement Unit
Better interdepartmental coordination is needed to effectively enforce regulations	Create permanent interdepartmental hillside taskforce				
<b>Taskforce Identified Issues</b>	Administrative	Zoning	Planning Tool	Code Amendments	Policy/Council Action
Limit granting of variances from the required 20' min. width for access roadways in hillside streets	Limit circumstances under which variances are granted		Overlay/Specific Plan	Revise Citywide Hillside Ordinance to limit granting of exemptions from the required 20' min. width for access roadways in hillside streets/ Revise §12.21 17A(e) to remove full street improvements (ZA's office)	
Temporary Parking Restrictions in Hillside not well implemented	Require requests to be filed 2 weeks prior to dates needed; restrict renewals to not exceed 90 consecutive days w/out further review; centrally calendar/schedule all projects in the area for better coordination (i.e.: PWRS in NavigatELA); Revise std conditions to address signage for enforcement				
R2 zoned properties not covered by Citywide Hillside Ordinance	Establish regular internal meetings to discuss hillside issues/concerns interdepartmentally			Revise Citywide Hillside Ordinance to include R2 lots	Fund Hillside Enforcement Unit
Need for ongoing citywide hillside taskforce					