

HILLSIDE CONSTRUCTION REGULATION “HCR” SUPPLEMENTAL USE DISTRICT ORDINANCE

Council File 16-1472-S1 | **Ordinance No. 184,827**



Summary

On March 24, 2017, pursuant to Ordinance No. 184,827, the Hillside Construction Regulation “HCR” Supplemental Use District (SUD) became effective. The HCR District provides extra protections against the cumulative construction related impacts of multiple single-family home developments in the hillside areas. For the complete ordinance describing the regulations, please see Council File 16-1472-S1. Summarized below are the main components of the HCR District:

Department of City Planning Discretionary Review of Large Homes

- Single-family home developments with a cumulative Residential Floor Area of 17,500 square feet or larger are required to go through a Site Plan Review process with the Department of City Planning.

Maximum Grading

- All single-family residential lots are limited to the “by-right” grading quantity (combined Cut and Fill) quantity maximums set out in the Zoning Code, and further limited to not exceed 6,000 cubic yards.
- All single-family residential lots which abut a substandard street are limited to Import and Export no more than 75% of the “by-right” grading quantity (combined Cut and Fill) quantity maximums set out in the Zoning Code, and further limited to not exceed 6,000 cubic yards.

Hauling Operation Standards

- **Identification.** Projects requiring a grading or building permit are required to post grading permits and (when applicable) the final action letter with approved Haul Route staff report prominently on the job site at all times. Additionally, all hauling vehicles must prominently display a placard identifying the project address.
- **Equipment.** 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. If the project requires a Haul Route approval, the Board of Building and Safety Commissioners may authorize other types of hauling vehicles.

- **Hauling Times.** Hauling is permitted Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal holidays is strictly prohibited.
- **Haul Truck Trips.** A maximum of four trucks are permitted to haul per hour per project site. A grouping or convoy of hauling vehicles is not allowed; only one hauling vehicle is permitted per project site at any one time.
- **Hauling Operation “Best Practices.”** Standard conditions typically imposed by the Board of Building and Safety Commissioners on Haul Route approvals will apply to all hauling activity. Please see the ordinance for specifics on the provisions.

Construction Activity

- Construction activity is permitted Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work is permitted on Saturdays, between the hours of 8:00 a.m. to 6:00 p.m.
- Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.

HCR District Regulations in Relation to Other Regulations

A Supplemental Use District (SUD) is a zoning tool that enables tailored zoning regulations to preserve, enhance, or protect unique qualities of a specific community. Unlike the base zone, a SUD addresses very specific issues. Shown as a suffix to the base zone (e.g. RE9-1-HCR), a SUD creates additional regulations on top of regulations to the base zone. Because the HCR is a SUD, properties within the HCR District are still required to comply with the regulations of the base zones.

For More Information

To access the Council File please visit: <https://cityclerk.lacity.org/lacityclerkconnect/> and input the Council File number **16-1472-S1** in the search box.

For the direct link to the Hillside Construction Regulation “HCR” Supplemental Use District Code Amendment (Ordinance No. 184,827), please follow this link: http://clkrep.lacity.org/online/docs/2016/16-1472-s1_ORD_184827_3-22-17.pdf.