

HCR-SUD: A Change for the Better



June 23, 2024

Dear Neighbors:

What follows is a Fact Sheet on Hillside Construction Regulations for Supplemental Use Districts. It was created to minimize grading in hillside communities which have narrow roads and are located in a Very High Fire Hazard Severity Zone – like Castellammare and Paseo Miramar.

As you may know, the City of Los Angeles Planning Commission has preliminarily approved the development of four huge homes in the Tramonto Landside. The developer has also purchased several more substandard lots in the Revello and Posetano Road area – easily ensuring over a decade of construction on our hill. Castellammare is not the only area in the Palisades where this is happening. The same bad actors are purchasing slide lots in Paseo Miramar and even one on Mt. Holyoke Avenue.

The HCR-SUD offers rules that limit grading, apply limitations on haul routes, constrain construction activities to between 8:00 AM and 6:00 PM Monday through Friday and allows only interior building on Saturdays between 8:00 AM and 6:00 PM. It also regulates lighting of the jobsite at night.

CMHOA and MHOA have met to discuss the application of HCR-SUD in Castellammare and Paseo Miramar. Both areas have an inordinate amount of construction occurring now or planned for the near future, and desire that these developments be built with respect for our hilly topography and with consideration for our landslide conditions and the safety of our residents. Therefore, the two HOAs and other community leaders have united in making a request for a mutual application to be submitted to the City Council by Traci Park. You will find the letter behind the HCR-SUD Fact Sheet.

We cannot control WHEN development occurs, but we will have a voice in HOW it occurs.

If you have any questions or comments, please email CMHO.Pali@gmail.com.

Thank you.

FACT SHEET

Hillside Construction Regulations An LAMC Supplemental Use District

Fact Sheet and Frequently Asked Questions

Los Angeles City Planning is moving forward with a work program to apply Hillside Construction Regulations (HCR) to Northeast Los Angeles, Franklin Canyon, Coldwater Canyon, and Bowmont Hazen communities. The City's HCR's were established as a zoning overlay tool in 2017 to address the unique challenges created by hillside construction activities within hillside communities with constrained access and geotechnical sensitivities.

What does the HCR zoning tool regulate?

The HCR is a Supplemental Use District (SUD) intended to regulate construction activities for residential communities within hillside areas. The goal of the HCR amendment is to apply more refined regulations pertaining to grading and construction activities, within communities that have a concentration of steep topography, substandard roadways, and high fire severity risk.

The HCR tool addresses four facets of hillside construction activities:

1. **Grading Limitations:** Establishes a maximum of 6,000 cubic yards of grading on a site (inclusive of import and export of soil). Sites on substandard streets are limited to a maximum of 4,500 cubic yards. These are maximum allowances, the actual amount is calculated as a percentage of lot area. Normally a maximum of 6,600 cubic yards of grading is allowed in the RE40 zone, while more restrictive grading allowances are applied to other residential zones.

2. **Haul Route Limitations:** Limits haul trips to no more than four per hour, and it prohibits truck convoys. No such limitation exists without the HCR, unless individually applied under a specific haul route approval, which is rare.
3. **Construction Hours:** Limits construction activities to Monday-Friday, 8:00 AM to 6:00 PM. Only interior construction is allowed on Saturdays, between 8:00 AM and 6:00 PM. Flood light-style illumination is prohibited after 6:00 PM.
4. **Large House SPR:** Requires that any house larger than 17,500 sq. ft. obtain a Site Plan Review approval.

Has the HCR been applied in other hillside communities?

Per City Council direction, the HCR has been applied in other hillside communities including Bel Air, Beverly Crest, Laurel Canyon, Kirkwood, and Bird Streets. Furthermore, efforts to finalize an HCR for additional Hollywood Hills communities is underway through their Community Plan Update process. For maps of the current HCR communities, [click here](#).


What communities are proposed to have the HCR tool applied currently?

The City Council requested that the HCR tool be applied to the Mt. Washington/Glassell Park community in Northeast Los Angeles, and the Franklin Canyon, Coldwater Canyon, and Bowmont Hazen areas within the Santa Monica Mountains. After conducting initial community outreach with community groups and Neighborhood Councils, City Planning proposed extending the HCR tool to all hillside areas in the Northeast Los Angeles Community Plan.

Each of these communities have characteristics that have a high concentration of active construction, substandard streets, restricted ingress and egress, below average emergency response times, lack of pedestrian infrastructure, and/or are located in Very High Fire Hazard Severity Zones. For a map of the proposed HCR communities, [click here](#).

Are any changes being made to the HCR regulations that already exist?

The City Council has separately requested various amendments to the HCR regulations, and various other possible amendments have been advocated for by stakeholders. Any amendments to the HCR would necessitate engagement with a



larger array of Hillside communities, and may be proposed in a future work program, as City resources become available. The focus of this work program is to establish the existing HCR regulations to the Northeast LA, the Franklin Canyon, Coldwater Canyon areas, and the Bowmont Hazen area. City Planning is proposing minor amendments to the HCR to clarify where the HCR may be zoned.

How can stakeholders become involved?

City Planning has attended relevant neighborhood council meetings and additional stakeholder groups to introduce the HCR work program for initial feedback. Stakeholders are encouraged to monitor their Neighborhood Council, or other agendas, and attend the meetings to learn more, or provide comments. A link is available on our website to subscribe to updates, [click here](#).

Following the introduction of the work program, additional opportunities for public participation include:

- On a future date, City Planning will conduct an informational open house, and an official public hearing that will allow stakeholders to provide comments to staff that can be reflected in a staff report to the City Planning Commission. An official notice of public hearing will be mailed out to all the property owners within the project areas that will announce the upcoming public hearing.
- Once the public hearing is completed and the public comments are analyzed, a staff report and recommendations will be presented to the City Planning Commission at a public meeting, where there is additional opportunity for public input. The CPC will provide a recommendation to the City Council.
- Following CPC, the City Council's Planning and Land Use Management Committee (PLUM), will conduct an additional public meeting for further consideration, before issuing a recommendation to the full City Council.
- The City Council serves to finally adopt the HCR regulations for the project areas. Council Meetings are also publicly accessible opportunities to provide input.
- City Planning staff will be available for virtual office hours throughout the process to engage directly with small groups or individuals with questions or comments.

How can I learn more about haul routes in the City of Los Angeles?

Due to the rise in construction projects in grading hillside areas and truck traffic related to the import and export of soil, the Los Angeles Department of Building and Safety (LADBS) launched a new task force in conjunction with the Department of Public Works (LADPW), Bureau of Street Services (BSS) and the Department of Transportation (DOT). Known as the [Haul Route Monitoring Program](#), information about these efforts can be found online and provide the public with some resources for confirming approved haul routes, reporting any violations, and contacts for questions regarding haul routes. Information about the Haul Route Monitoring Program can be found by [clicking here](#).

For projects within the HCR, a Haul Route approval from the Board of Building and Safety Commissioners is required for the import and/or export of 1,000 or more cubic yards of soil.

How do I determine if I live on a lot where the Baseline Hillside Ordinance or Northeast Los Angeles Hillside Zone Change Ordinance No 108.403 apply?

The Baseline Hillside Ordinance (BHO), which was first introduced in 2011 under [Ordinance 181,624](#), and later amended in 2017 under [Ordinance 184,802](#), was introduced to address out-of-scale development in hillside neighborhoods by establishing regulations for projects also within hillside areas, including limitations on residential floor area and the amount of allowable grading based on lot size. This regulation already applies to single family residential Lot Zoned R1, RS, RE, or RA and within a designated Hillside Areas.

The Northeast Hillside Zone Change Ordinance No. 108,403 (also referred to as the “NELA Q & D Ordinance”) became effective on January 16, 2009. This Ordinance regulates infrastructure, building design, retaining walls, landscaping, grading, height, and residential floor area in designated lots within Northeast Los Angeles (NELA).

As mentioned, the goal of the HCR amendment is to apply more refined regulations pertaining to grading and construction activities, within communities that have a concentration of steep topography, substandard roadways, and high fire severity risk.

The City provides a free Zoning Information Map Application System (also known as ZIMAS) and can be accessed [online here](#). The Baseline Hillside Ordinance applies, if

Zoning Information [ZI-2462](#) is shown in your ZIMAS property profile. The Northeast Hillside Zone Change Ordinance No. 108,403 applies, if Zoning Information ZI-2399 [Northeast Los Angeles Hillside](#) is shown in your ZIMAS property profile.

Address/Legal	
Site Address	4479 E CATO ST
Site Address	4486 E DUDLEY DR
ZIP Code	90032
PIN Number	141A229 159
Lot/Parcel Area (Calculated)	5,952.3 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID D6
Thomas Brothers Grid	PAGE 595 - GRID D7
Assessor Parcel No. (APN)	5214009019
Tract	TR 5706
Map Reference	M B 74-21/22
Block	None
Lot	64
Arb (Lot Cut Reference)	None
Map Sheet	141A229
Jurisdictional	
Permitting and Zoning Compliance	
Building Permit Info	View
Administrative Review	None
Planning and Zoning	
Special Notes	None
Zoning	QIR1-1D
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
Zoning Information (ZI)	ZI-2399 Northeast Los Angeles Hillside
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented	None

What are the current grading limits in the Baseline Hillside Ordinance and NELA Ordinance?

Per Code Section [12.21 C.10-6](#), the maximum by-right grading permitted per the Baseline Hillside Ordinance is 1,000 cubic yards in the R1 Zone, with some exemptions permitted for additional grading measures. For all other R Zone limits, please refer to Table 12.21 C.10-6 of the Code. Any deviations beyond the maximum permitted cubic yards requires a Zoning Administrator’s approval for a Conditional Use Permit under Code Section 12.24 X.28.

Per the NELA Q and D Ordinance, grading is limited to a maximum of 500 cubic yards plus the numeric value equal to five (5) percent of the total lot size, up to a maximum of 1,000 cubic yards total. For example, on a 5,000 square foot lot, an additional 250 cubic yards may be permitted, not to exceed the 1,000 cubic yards permitted by-right. Any

deviations beyond the 1,000 cubic yards requires a Zoning Administrator's approval for a Zone Variance under Code Section 12.27.

How does this HCR zoning tool relate to other hillside work programs?

The City is also engaged in a number of additional work programs that affect hillside communities:

The [Wildlife Pilot Study](#), and accompanying Wildlife District Ordinance, is an effort to establish land use regulations that maintain wildlife connectivity and biodiversity within the City. This program, which is proposed to apply, initially, to a large area within the Santa Monica Mountains, and may be expanded in the future, seeks addressing a range of development activities such as lot coverage, vegetation and landscaping, fencing, lighting, and windows, among others. This work program also integrates aspects of a previously proposed set of ridgeline protections standards, which include a unique building height provisions. The Wildlife District Ordinance and the HCR program will have their own set of hearings and notifications.

As stated, [Community Plan Updates](#) are occurring in several Communities across the City. These ongoing efforts provide the opportunity for HCR protections to be applied to additional hillside communities.

What zones are included within the HCR supplemental use district?

Any single-family R-Zoned properties (RS, R1, RE9, RE11, RE15, RE20, RE40, and RA) within the HCR boundary, as well as Agricultural (A1, A2, and RA) properties are included in the Supplemental Use District. The Restricted Density Multiple Dwelling (RD1.5, RD2, RD3, RD4, RD5, and RD6) properties are also being incorporated as part of this program.

Commercial (beginning with C), Public Benefit (PB), and Open Space (OS) properties are not included in the HCR Supplemental Use District and are not shown in our maps, which can be [found here](#).

Where can I learn more?

Please visit our website to download additional information about the project, provide public comment, view the progress of the project, or contact the lead staff member, ulises.gonzalez@lacity.org.

Castellammare Home Owners
PO Box 742
Pacific Palisades, CA 90272
CMHO.pali@gmail.com

Miramar Homeowners' Association
PO Box 12
Pacific Palisades, CA 90272
miramarhoainfo@gmail.com

23 June 2024

Ms. Traci Park
200 N. Spring St. #410
Los Angeles, CA 90012
councilmember.park@lacity.org

Dear Councilwoman Park:

As you know by now, residents of the hillside communities of Castellammare and Paseo Miramar have grown increasingly alarmed by the number and scope of overscale construction projects in our midst. These projects are currently subject to the Baseline Hillside Ordinance of 2011/2023, but as we have unhappily learned, this ordinance is not enough to keep our neighborhoods safe from the practices of aggressive developers. The MHOA has documented the horror story that resulted from just one such project in its video "One Way Out." [See that here.](#)

Ms. Park, our two associations represent more than 400 homes in your district. Both associations have now surveyed its residents and found overwhelming support for applying [Hillside Construction Regulations](#) (HCR) to our areas. We believe our two communities are ideally suited for HCR status given our steep topography, substandard roadways, high fire-severity risk, and limited access and egress.

Securing the HCR designation requires a series of steps, beginning with a request from the Los Angeles City Council to the Planning Department. We are asking that you initiate that request with the City Council promptly.

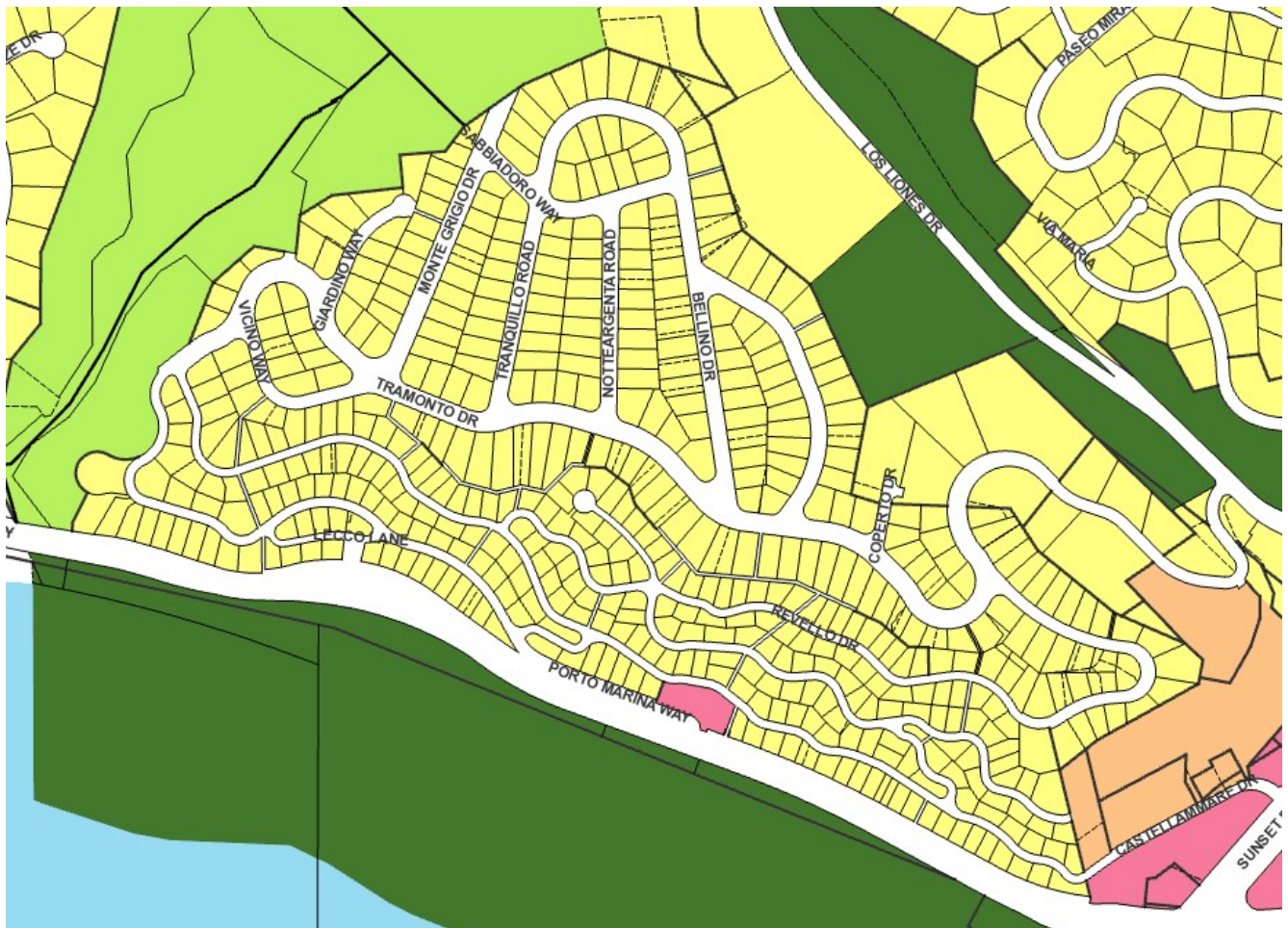
We stand ready to meet with you and your staff to provide whatever additional information you might need. Of course we would welcome the chance to meet with you in our neighborhoods to ensure you understand how even one overscale project can not just reduce the quality of life for residents -- but can endanger their lives.

Below, we've included maps of the two areas seeking HCR status.

Kim Feder, President, CMHO

Kathrin Werner, Co-Chair, MHOA

Castellammare



Paseo Miramar

