

**MOTION**

On March 22, 2017, the City Council established a "HCR" Hillside Construction Regulation supplemental use district for the Bel Air-Beverly Crest areas of the City to regulate the construction of single family homes in hillside areas, (Council File No 16-1472-S1).

Since the HCR's adoption, it has come to the City's attention that additional regulations are needed in the Bel Air-Beverly Crest hillside areas in connection with the recent proliferation of large and inadequately regulated rooftop uses;

New homes are being constructed with sizable rooftop decks containing intricate outdoor recreation facilities, including such uses and fixtures as kitchens, barbeques, large decks for assembly, built in furnishings, placement of large trees, and outdoor lighting, which can accommodate large events;

Noise emanating from such rooftops reverberate throughout the hillsides and canyon due to the surrounding topography and land forms thereby causing a uniquely adverse impact on hillside communities;

Modern construction technology and engineering has made the addition of these large occupiable rooftop decks and structures more viable and economical, therefore leading to a noticeable increase in their size and proliferation;

There is a trend of hillside homes being used as entertainment venues, filming locations, assembly areas, and for other commercial ventures as a result of the growing shared economy.

If the City does not act quickly to address the proliferation of these over-sized rooftop decks and elevated open uses, many more rooftop deck facilities will be constructed to the detriment of the character and unique nature of the hillside area.

**I THEREFORE MOVE** that the City Council instruct the Planning Department, in consultation with the City Attorney, to prepare an ordinance that incorporates the following amendments to the Bel Air-Beverly Crest Hillside Construction Regulation supplemental use district that incorporates the following amendments:

1. Single-family homes in the Bel Air-Beverly Crest Hillside Construction Regulation supplemental use district shall be prohibited from having rooftop decks larger than 1,000 square feet in total, or five percent of a the total rooftop area, whichever is greater; and
2. Occupiable rooftop decks shall be prohibited from having the following: pools; spas; built in furnishing; kitchens; barbeques, bars and/or other cooking facilities; permanently installed sound amplification equipment; trees and/or landscaping of any kind that project over 5 feet in height; lighting, other than downward facing ambient lighting; any fixture or amenity greater than 5 feet in height.

PRESENTED BY:

  
 PAUL KORETZ  
 Councilmember, 5<sup>th</sup> District

SECONDED BY:



  
 APR 20 2018

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