

MOTION PLANNING & LAND USE MANAGEMENT

On March 22nd, 2017 the Los Angeles City Council took action to address construction impacts taking place in the City's hillsides by establishing a Hillside Construction Regulation "HCR" supplemental use district for the Bel Air – Beverly Crest area (CF# 16-1472-S1). While these additional hillside protections have improved the quality of life for residents and better construction practices within our hillside communities, more needs to be done.

These hillside communities are predominantly served by roadways less than 25 feet in width. Many of these narrow roadways are in disrepair and carry an "F" or Failed rating by the Bureau of Street Services. Additionally, the trend of large multileveled basements, many of which cascade down hillsides, has only increased. On many roads, residents are caught between large trash collection trucks and cement and dump trucks.

The General Plan Framework is consistent with its goals, objectives, and policies which promote: the preservation of the City's stable single-family residential neighborhoods. Ensuring the character and scale of single-family residential neighborhoods is maintained, allowing infill development provided that it is compatible with and maintains the scale and character of existing development. Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. Require new development in special use neighborhoods such as water-oriented, rural/agricultural, and equestrian communities to maintain their predominant and distinguishing characteristics. Promote the maintenance and support of special use neighborhoods to encourage a wide variety of these and unique assets within the City. It is with these goals, objectives, and policies in mind that the City must act to:

1. Include habitable basement areas towards the overall square footage of a home.
2. Prevent multilevel/cascading basements from being permitted to daylight, or be built.
3. Establish a fee based on the cubic yardage of import/export to be used to repair hillside infrastructure.
4. Exported soil and debris from caissons to count towards Haul Route calculation.
5. Prohibiting cement delivery or earth hauling on designated trash days.
6. Establish a "Start Day Grant" for Haul Routes.
7. Allow Building & Safety the discretion to fine or shut-down a project for any first-time violation of a Haul Route, HCR, or general City construction provision.
8. Increase penalty fees to Building & Safety Code Violations.

I THEREFORE MOVE that the City Council instruct the Planning Department, Department of Building & Safety, in consultation with the City Attorney, and any other needed City agency to prepare the necessary amendments to the Bel Air – Beverly Crest HCR Overlay to accomplish items 1-8 above.

I FURTHER MOVE that in any instance were items 1-8 go beyond the scope of the City's established HCR allowances, that the necessary changes be drafted to the code, so as to accomplish the above stated needs in items 1-8.

Introduced By: 

PAUL KORETZ
Councilmember, 5th District

Seconded By: 

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