

# Attachment "F.i."

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### ORDINANCE NO. \_\_\_\_\_

An ordinance amending Sections 12.03, 12.04, 12.32, and 13.21 of the Los Angeles Municipal Code (LAMC) in order to create a "RP" Ridgeline Protection supplemental use district that establishes regulations restricting the location and height of structures and grading requirements within proximity of identified ridgelines.

### THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**Sec. 1.** Section 12.03 of the LAMC is amended to add the following definition in alphabetical order.

**RIDGELINE PROTECTED AREA**— Any lot designated as being within a 50 horizontal foot buffer from a ridgeline identified on a map created and maintained by the Department of City Planning and adopted through the application of a zone change per 13.21 of LAMC. A ridgeline map delineates the boundaries of the identified ridgelines and property which may be subject to Ridgeline Protection provisions of LAMC Section 13.21 of this Chapter, and is adopted as part of the Geographic Information Systems database when the SUD is applied to various geographies within the City.

**Sec. 2.** Subsection D. of Section 12.04. of Article 2 or Chapter 1 of the LAMC is hereby amended to reads as follows:

**D.** Certain portions of the City are also designated as being in one or more of the following districts, by the provision of Article 3 of this chapter.

"O"	Oil Drilling District
"S"	Animal Slaughtering
"G"	Surface Mining District
"RPD"	Residential Planned Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District

"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District
"HCR"	Hillside Construction Regulation District
"RP"	Ridgeline Protection Districts

The "Zoning Map" is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District, "NSO" Neighborhood Stabilization Overlay District, "CPIO" Community Plan Implementation Overlay District, "RIO" River Improvement Overlay District, "CUGU" Clean Up Green Up Overlay District, "RG" Rear Detached Garage District" or "HCR" Hillside Construction Regulation District is also classified in one or more zones, and land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "**Zoning Map**" with a combination of symbols, e.g., **R2-2-O, C2-4-S, M1-3-G, M1-1-P** and **R2-O, C2-G**, etc., where height districts have not been established.

**Sec. 3.** Paragraph 2 of Subsection S of Section 12.32 of the Los Angeles Municipal Code shall be amended to add a new "RP" Ridgeline Protection Supplemental Use District.

**RID2. Districts.** In order to carry out the provisions of this article, the following districts are established:

"O"	Oil Drilling District
"S"	Animal Slaughtering District
"G"	Surface Mining District
"RPD"	Residential Planning Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District

"RG"	Rear Detached Garage District
"HCR"	Hillside Construction Regulation District
"RP"	Ridgeline Protection Districts

These districts and their boundaries are shown on portions of the "Zoning Map" as provided for in Section 12.04 and made a part thereof by a combination of the zone and district symbols. This map and the notations, references and other information shown on it which pertain to the boundaries of these districts are made a part of this article as if fully described here. Reference is hereby made to those maps, notations, references and other information for full particulars.

**Sec. 4.** The table of contents preceding Section 13.00 of the Los Angeles Municipal Code is amended to read as follows:

<u>13.01</u>	"O" Oil Drilling Districts.
<u>13.02</u>	"S" Animal Slaughtering Districts.
<u>13.03</u>	"G" Surface Mining Operations Districts.
<u>13.04</u>	"RPD" Residential Planned Development Districts.
<u>13.05</u>	"K" Equinekeeping Districts.
<u>13.06</u>	Commercial and Aircraft Districts.
<u>13.07</u>	Pedestrian Oriented District.
<u>13.08</u>	"CDO" Community Design Overlay District.
<u>13.09</u>	Mixed Use District.
<u>13.10</u>	Fence Heights District.
<u>13.11</u>	"SN" Sign District.
<u>13.12</u>	"NSO" Neighborhood Stabilization Overlay District.
<u>13.13</u>	"RFA" Residential Floor Area District.
<u>13.14</u>	"CPIO" Community Plan Implementation Overlay District.
<u>13.15</u>	"MPR" Modified Parking Requirement District.
<u>13.16</u>	"HS" Hillside Standards Overlay District.
<u>13.17</u>	"RIO" River Improvement Overlay District.
<u>13.18</u>	"CUGU" Clean Up Green Up District.
<u>13.19</u>	"RG" Rear Detached Garage District.
<u>13.20</u>	"HCR" Hillside Construction Regulation District.
<u>13.21</u>	"RP" Ridgeline Protection Districts.
<u>13.22</u>	Violation.

**Sec. 5.** Section 13.21 of the Los Angeles Municipal Code shall be renumbered as Section 13.22, and a new Section 13.21 shall be inserted to read as follows: **SEC. 13.21. "RP" RIDGELINE PROTECTION DISTRICTS.**

- A. Purpose.** This Section sets forth procedures for the establishment of the Ridgeline Protection (RP) District in identified Hillside Areas of the City. The purpose of the RP District is to offer enhanced levels of protection for the City's ridgelines, or the natural crests of the mountains that bisect and surround the City. To facilitate the protection of these natural ecological, topographic, and aesthetic resources, the City has developed a method to identify ridgelines that may merit additional protection by evaluating their height, slope, topographic features, and potential for wildlife connectivity. This Section establishes a consistent approach to managing development in potentially sensitive ridgeline areas

and ensures that the location, scale and visual prominence of new development is appropriate.

**B. Establishment of District.** The provisions of this Section apply to any lot designated as RP1 or RP2 as a part of its zone designation. Development on properties within the RP District are subject to the protection levels, as applicable, in Subsection C, the standards of which are subject to the provisions of Subsection D of this Section. Development initiated by the City is exempt from all regulations contained in this Section.

**C. Applicability.** The provisions of this Section apply to any project that involves grading, construction, erection, or addition to or structural alteration of any building or structure which requires the issuance of any demolition permit, building permit, foundation permit, or grading permit. Projects that only involve interior construction, as well as additions that do not exceed 500 square feet and do not exceed the height of the existing building, are not subject to the provisions of this Section.

**D. Development Regulations.** The Ridgeline Protection District contains two levels of ridgeline protection. Properties in the RP District are designated as either RP1 or RP2 as part of their zone designation. The standards and regulations for each of the protection levels are as follows:

1. **“RP1” Ridgeline Protection Level 1.** Protection Level 1 is intended to preserve the natural visual profile and ecological value of identified ridgelines . This protection level will ensure that identified ridgelines are preserved by restricting the location and height of structures and grading in relation to identified ridgelines.

Properties with this designation are subject to the ridgeline protections outlined in Table 13.21. C.-1 – Ridgeline Protection Level 1, below.

Table 13.21. C.-1 – Ridgeline Protection Level 1	
<i><b>Metric</b></i>	<i><b>Standard</b></i>
<b>Ridgeline Buffer</b>	All structures must be setback from the lowest elevation of identified ridgeline segments on or adjacent to a property by 50 horizontal and vertical feet
<b>Height</b>	All structures must be kept at least 50 vertical feet below the lowest elevation of identified ridgeline segments on or adjacent to the property
<b>Grading</b>	Grading is prohibited within 50 horizontal and vertical feet from the lowest elevation of identified ridgeline segments on or adjacent to a property

2. **“RP2” Ridgeline Protection Level 2.** Protection Level 2 is intended to limit the visual prominence of development on and along identified ridgelines. This protection level will ensure that new development on identified ridgelines is appropriately scaled and minimally disruptive to the natural visual profile and ecological value of ridgelines by placing limits on the height of new development and alteration of existing topography.

Properties with this designation are subject to the additional ridgeline protections outlined in Table 13.21. C.-2 – Ridgeline Protection Level 2, below.

Table 13.21. C.-2 – Ridgeline Protection Level 2	
<i>Metric</i>	<i>Standard</i>
<b>Ridgeline Buffer</b>	Structures are not subject to Ridgeline Buffer provisions in this protection level.
<b>Height</b>	No point of any structure may exceed 18 vertical feet above the lowest elevation of identified ridgeline segments on the property.
<b>Grading</b>	Within 50 horizontal and vertical feet of the lowest elevation of identified ridgeline segments on a property, grading is limited to the area within 10 feet of an existing or proposed structure, and the finished Grade may not be altered by more than 6 feet from the existing Grade.

**E. Rules of Measurement.** The standards outlined in Subsection C of this Section are subject to following provisions.

1. **Ridgeline Buffer.** Buildings and Structures are prohibited within the Ridgeline Buffer requirements of this Section. If the required buffer overlaps with another required setback or buffer, the more restrictive provision applies. The Ridgeline Buffer shall be measured from the lowest elevation of each 50 foot segment, or portion thereof, of ridgeline on or adjacent to the subject property.
2. **Height.** Buildings and Structures are prohibited to exceed the maximum height requirements of Subsection C of this Section. In cases where the height requirements

contained in Subsection C of this Section differ or are in conflict with other height restrictions associated with the zone designation of the property, the more restrictive requirement applies. Regardless of any other provision of this Chapter, the highest point of a building or structure also includes the roof structures and equipment identified in Section 12.21.1 B.3.(a) of this Chapter. The height requirements contained in Subsection C of this Section are to be measured from the lowest elevation of each 50 foot segment, or portion thereof, of ridgeline on or adjacent to a subject property. Ridgeline height requirements, as well as the elevations of identified ridgelines, are to be measured consistently using absolute height, or height above sea level.

3. **Grading.** All grading activity is subject to the grading requirements of Subsection C of this Section, except for the exemptions listed in Paragraph (i) of this Subdivision (3). In cases where the grading requirements of Subsection C of this Section differ or conflict with other grading requirements, the more restrictive grading requirements apply. In both RP1 and RP2, the 50 horizontal and vertical foot area in which grading is restricted shall be measured from the lowest elevation of each 50 foot segment, or portion thereof, of ridgeline on or adjacent to the subject property.

(i) **Exemptions.** The grading activities outlined in the subparagraphs below shall be exempt from the grading limitations established in Subsection C of this Section.

1. Grading for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights is permitted, though such grading will be included in the total Allowable Maximum Grading for the Lot.
2. Remedial Grading as defined in Section [12.03](#) of this Code as recommended in a Geotechnical Investigation Report, prepared in accordance with Sections [91.7006.2](#), [91.7006.3](#) and [91.7006.4](#) of this Code, and approved by the Department of Building and Safety - Grading Division.

**F. Compliance.** As part of an application for a permit to the Department of Building and Safety, or to the Department of City Planning for a discretionary approval, the applicant must submit site plans, landscape plans, and a survey prepared, stamped, and signed by a registered civil engineer or licensed land surveyor, to verify compliance with the provisions of this Subdivision. Applicants subject to the provisions of this ordinance must provide a survey showing the average elevation of each 50 foot segment, or portion thereof, of ridgeline from property line to property line to demonstrate compliance with Ridgeline Buffer, Height, and Grading requirements.

**G. Non-Conformance.** A building or structure existing at the effective date of this Section that does not conform to the buffer or height standards contained in this Section may be maintained, repaired or structurally altered provided the building conformed to the requirements of the zone and any other land use regulations at the time it was built or established, except as otherwise provided in Section 12.23.A of this Code.

**H. Relief.** An application requesting relief from the buffer, height, and/or grading requirements contained in this Section shall follow the procedures set forth for variances in Section 12.27 of this Code.

**Sec. 6.** The City Clerk shall certify that....