



NOTICE OF OPEN HOUSE AND PUBLIC HEARINGS

Baseline Hillside Ordinance

Proposed Municipal Code Amendment Establishing New Single-Family Dwelling Development Regulations in Designated Hillside Areas

Case No. CPC-2010-0581-CA and ENV-2010-0582-ND
Citywide Code Amendment

The City of Los Angeles will conduct an Open House and Public Hearing regarding proposed Code Amendments affecting single-family residential hillside neighborhoods.

The proposed project includes amendments to the Los Angeles Municipal Code to establish new regulations for single-family zoned properties which are designated as Hillside Area. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations.

If adopted, the proposed ordinance would affect all lots zoned single-family residential (R1, RS, RE9, RE11, RE15, RE20, RE40, and RA), which are designated Hillside Area. For properties located in a Specific Plan area or a Historic Preservation Overlay Zone, the more restrictive requirements would prevail.

Public Hearings will be conducted on April 5th and April 8th. Before each hearing an Open House session will be held from 5:00 pm to 6:00 pm where you will have the opportunity to review handouts that explain the specific proposal in detail. The Hearing will begin at 6:30pm, following the Open House, and will be conducted by a Hearing Officer. The Hearing Officer will consider all testimony presented to the City at that time and any written communications received prior to the hearing. Written communications should reference Case Number **CPC-2010-0581-CA**. The Hearing Officer will subsequently

prepare a report, including a recommendation, which will be considered by the City Planning Commission. Written communications should be addressed to Erick Lopez, City Planning Department, 200 N. Spring Street, Room 621, Los Angeles, CA 90012, and should include City Planning Case Number **CPC-2010-0581-CA**.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described here, or in written correspondence on the matter delivered to this agency at or prior to the public hearing.

If you have any questions, please contact Erick Lopez at (213) 978-1243 or Jennifer Driver at (818) 374-5034.

Open House and Public Hearing

Monday, April 5, 2010

Marvin Braude Building
6262 Van Nuys Blvd., Room 1A and 1B
Van Nuys, CA 91401

Open House: 5:00 – 6:00 PM

Public Hearing: 6:30 – 8:00 PM

Thursday, April 8, 2010

Hollywood United Methodist Church
Parlor Room
6817 Franklin Avenue
Los Angeles, CA 90028

Note: *There is limited parking on-site, and additional pay parking is available at the Hollywood & Highland complex.*

Open House: 5:00 – 6:00 PM

Public Hearing: 6:30 – 8:00 PM

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the above number. *Traductores u otro tipo de servicio puede ser proveído si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.*