

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 to several hillside neighborhoods. The City's established Hillside Construction Regulations (HCR) 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 Hillside Construction Regulations (HCR) is a Supplemental Use District (SUD) intended to regulate construction activities within hillside areas. 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.
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.

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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, Beverlycrest, Laurel Canyon, Kirkwood, and Bird Streets. Furthermore, effort to finalize an HCR for additional Hollywood Hills communities is underway through the Community Plan Update process. For a map of the current HCR communities, [click here](#).

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

Various hillside communities within the City are being proposed to have the HCR applied. These include Mt. Washington/Glassell Park* and the Franklin Canyon, Coldwater Canyon, and Bowmont Hazen areas within the Santa Monica Mountains. 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 located in Very High Fire Hazard Severity Zones. For a map of the proposed HCR communities, [click here](#).

*Portions of Mt. Washington and Glassell Park currently within the Specific Plan area.

Can additional communities be added to this work program?

City Planning will consider changes to the work program boundaries or additional communities through June 30 2022. Stakeholders should work with their Neighborhood Councils and/or Council Office to indicate interest in being included. Furthermore, additional opportunities to apply HCR exist within ongoing and future [Community Plan Updates](#).

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

The City Council has separately requested various amendments to the HCR regulations. Such amendments to the HCR can be addressed at a future time, subject to the availability of funding and resources. City Planning is not proposing to address amendments to the HCR as part of this work program and is focusing resources on applying the existing HCR regulations to sensitive hillside areas.

How can stakeholders be involved?

City Planning staff will attend relevant neighborhood council meetings and additional stakeholder groups, to introduce the HCR work program, and receive initial feedback. Stakeholders are encouraged to monitor their Neighborhood Council, or other agendas, and attend the meetings to learn more, or provide comments. 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 does this HCR zoning tool relate to other hillside work programs?

The City is 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.

In addition, [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.

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.