



# Hillsides in the Southwest Valley

Hillside areas represent a sizable portion of the Southwest Valley, amounting to approximately 30% of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area and over 50% of the Encino-Tarzana Community Plan area. Most of the hillside is located south of Ventura Boulevard, with some in the northwest corner of West Hills. Most hillside areas are also located in Very High Fire Hazard Severity Zones, where existing substandard streets can pose access challenges for emergency response crews. In light of these conditions, the update to the Southwest Valley Community Plans seek to direct anticipated growth away from the hillside areas, limit grading, and preserve existing open space to support ecological resources and wildlife.

## Zoning Strategies for the Hillside

### Existing Overlays & Regulations

The Mulholland Scenic Parkway Specific Plan includes regulations for land uses, grading, height, setbacks, fences, gates, lighting, and landscaping. It also includes environmental protection measures for prominent ridges, streams, land around parklands, protected trees, archaeological and paleontological resources, in addition to right-of-way regulations that are intended to preserve hillside views, minimize development impact, and protect ecological, cultural and historic resources. The Valley Circle/Plummer Street Scenic Corridor Specific Plan limits grading and requires preservation of natural terrain and vegetation to the extent possible. It seeks to preserve a clear line of sight from the roadway to the mountain crest, while employing landscaping to enhance the scenic views of the hillside. Both the Mulholland Scenic Parkway Specific Plan and the Valley Circle/Plummer Street Scenic Corridor Specific Plan will remain as they exist today. The Baseline Hillside Ordinance (BHO) regulations will be integrated into the base zones as part of the update to the Southwest Community Plans.

### Haul Route Limitations

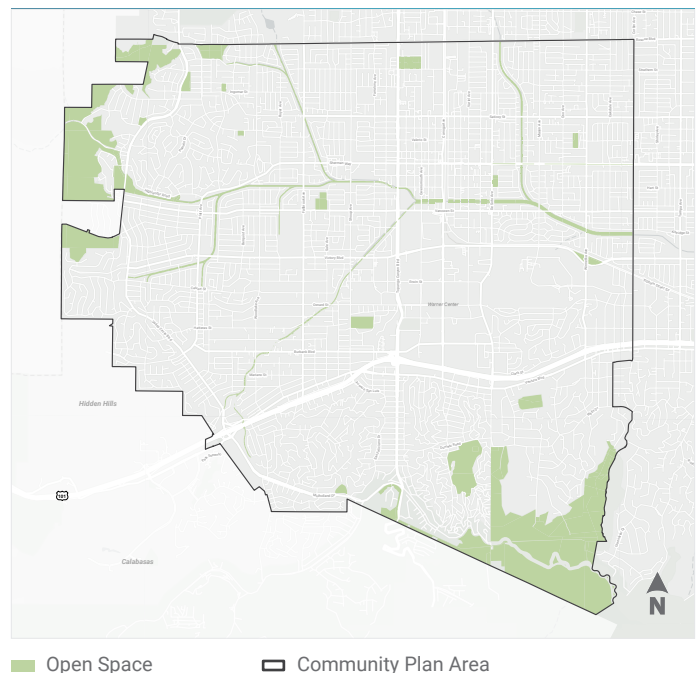
Current regulations do not set operation standards for hauling trucks. To minimize the impact of hauling trucks and reduce carbon emissions, the Plans propose to reduce truck hauling operations in order to limit the number of trucks allowed in total and per hour, and new control measures for their travel routes.

### Open Space and Wildlife

The Community Plans seek to support urban habitats and opportunities for recreation by redesignating existing open space owned by the Santa Monica Mountains Conservancy to the Open Space land use designation. This can protect natural features and wildlife habitats, while reducing the risk of fire and other hazards.

### Proposed Open Space Land Use

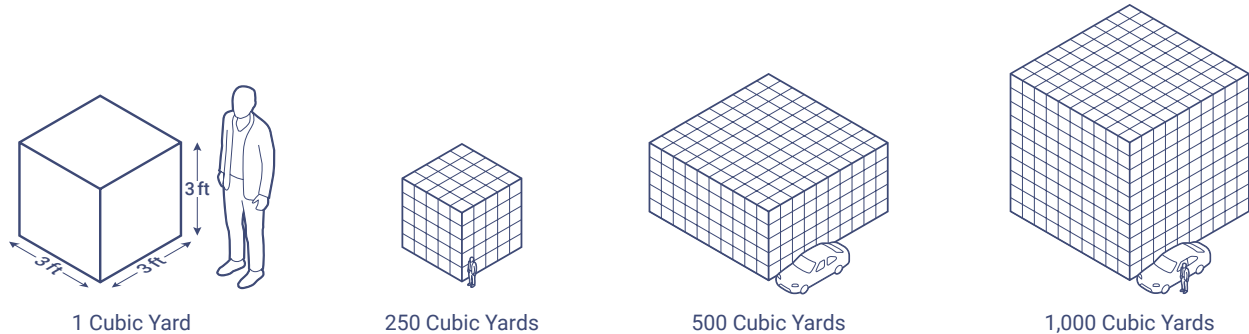
Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area



## Grading

Currently, the Baseline Hillside Ordinance (BHO) regulates the grading amounts in the hillside. Existing grading regulations cap the maximum amount of grading for any lot to 1,000 cubic yards (c.y.) plus 10% of the area. So a 5,000 square-foot (s.f.) lot would have a maximum grading amount of 1,500 cubic yards (1,000 c.y. for the base amount + 500 c.y. for the 10% calculation). In order to reduce disturbance to the natural environment, lower the number of haul trucks, and limit development the Plan proposes reducing the maximum amount of grading to 500 c.y. plus 5% of the maximum lot area. With this regulation a 5,000 s.f. lot would have a maximum grading amount of 750 c.y. (500 c.y. for the base amount + 250 c.y. for the 5% calculation). This would result in less earth being moved, minimal disturbance to the hillside landscape, and minimized hauling trucks in the hillside.

### What is a Cubic Yard?

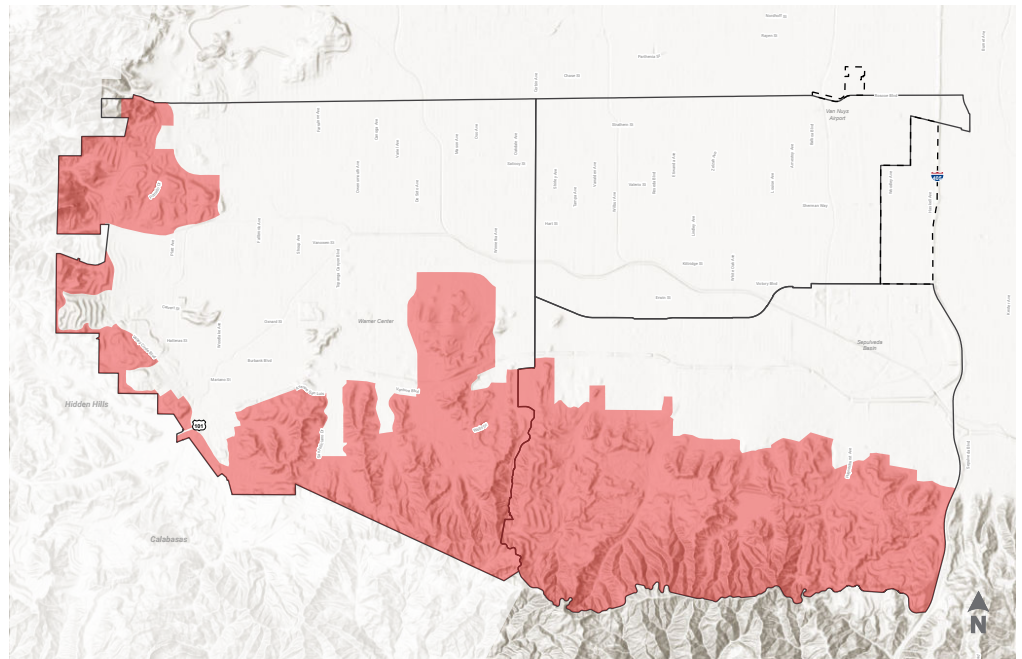


## Promote Safer Pedestrian Circulation

A 3-foot clear depth from the front lot line within the required front yard setback is being proposed to allow for safer pedestrian circulation around substandard streets in the hillside. This 3-foot clear depth would require it to be clear of any structures, including fences.

## Addressing Very High Fire Hazard Severity Zones

Hillside in the Southwest Valley are designated Very High Fire Hazard Severity Zones, which are areas that must comply with the brush clearance requirements of the Fire Code. To minimize the impact of wildfires, density increases are being directed away from the hillside. Changes to maximum grading, haul routes, open space preservation, and maintaining the slope band regulations will further reduce redevelopment in the hillside and promote safety for those in the hillside.



■ Very High Fire Hazard Severity Zones    - - - Proposed Boundary Change Areas    □ Community Plan Areas