



Kevin de León

May 16, 2023

Councilmember Marqueece Harris-Dawson, Chair
Councilmember Monica Rodriguez
Councilmember Katy Yaroslavsky
Councilmember John S. Lee
Councilmember Heather Hutt
Planning and Land Use Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

**Re: Item No. 11: Hillside Construction Regulation Supplemental Use District,
Northeast Los Angeles
Council File No. 16-1472-S7**

Dear Councilmember Harris-Dawson and Members of the PLUM Committee:

I am pleased to support the proposed Code Amendment ordinance amending the Hillside Construction Regulations (HCR) Supplemental Use District and Zone Change Ordinance to establish the HCR overlay zone to include hilly parcels in the Northeast Los Angeles neighborhoods in Council District 14, including Highland Park, Eagle Rock, Hermon, Montecito Heights, Lincoln Heights and El Sereno.

The HCR tool will regulate new construction activities in applicable hillside areas by:

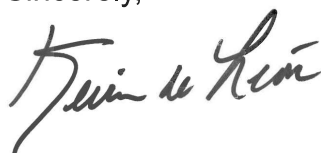
- Applying development regulations to single-family home developments, including any accessory structures, accessory dwelling units and small-lot subdivision.

- Establishing a maximum of 6,000 cubic feet of grading on a site (inclusive of import and export of soil) with some additional limitations for sites on substandard streets.
- Requiring that more projects obtain haul route approvals than would otherwise be required (i.e., if more than 1,000 cubic feet of soil is being hauled).
- Limiting haul trips to no more than four per hour and prohibiting truck convoys.
- Limiting construction activities to Monday through Friday while banning Saturday exterior construction.
- Requiring posting of a sign at the project site at a location that is viewable from the adjacent public right-of-way and provides contact information for City enforcement entities related to the following topics: blocked roadways, construction noise or hours of operation, grading activities, and tree removals.

I would like to request that the Committee support an amendment to the current requirement that requires a Site Plan Review for any house larger than 17,500 sq. ft.. The amendment would establish 2,500 sq. ft. as the house size threshold to trigger the Site Plan Review requirement. The rationale for the change is based on continued community input on creating HCR regulations tailored for lots in Northeast Los Angeles. Using ZIMAS data, the Department of City Planning advises that the average size of existing houses in the Northeast Los Angeles Community Plan Area is approximately 1,400 sq. ft. and the average lot size is an estimated 6,500 sq. ft. Data show that most newer houses are between 2,500 and 3,000 square feet. The 2,500 sq. ft. house size threshold is proportional to the area's historical development patterns and ensures relatively larger residences are appropriately reviewed within hillside areas. The current threshold prescribed in the current HCR ordinance is 17,500 square feet which was developed with larger estate-size lots in mind. The Northeast Los Angeles Community Plan Area includes areas subdivided in the 1890s and early part of the 20th century, including older smaller residential subdivisions with substandard or unimproved public roads. Hence, a lower threshold is appropriate.

For the first time, the HCR tool will apply to Northeast Los Angeles. The City of Los Angeles has applied the supplemental use district to the Bel Air, Beverlycrest, Laurel Canyon, Bird Street, Franklin Canyon, Coldwater Canyon neighborhoods in addition to being initiated for areas near Pacific Palisades. I am pleased to expand this legislation to include the Northeast Los Angeles hillside communities to ensure orderly development of smaller lots and consideration of the area's older public infrastructure. Thank you for your favorable consideration.

Sincerely,



KEVIN DE LEÓN

Councilmember, 14th District