



COUNTY OF LOS ANGELES  
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JOHN F. KRATTLI  
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November 27, 2012

Agenda No. 9  
02/28/12

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Re: Ordinance Amending Title 22 - Planning and Zoning  
of the Los Angeles County Code Relating to the  
Amendment to the Santa Clarita Valley Area Plan Update -  
Zone Change No. 2009-00009-(5)**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced amendment to Title 22 – Planning and Zoning of the Los Angeles County Code ("Zoning Code"), which was heard concurrently with General Plan Amendment No. 2009-00006-(5) ("Plan Amendment"), which proposes, among other things, to repeal and replace the current Santa Clarita Valley Area Plan ("Area Plan"). The ordinance amends Section 22.56.215 to make the hillside management provisions of the Zoning Code consistent with the new Area Plan.

At the conclusion of the public hearing, you indicated an intent to approve the amendment to Title 22, with modifications, and instructed our office to prepare the appropriate ordinance for your consideration. Enclosed are the analysis and ordinance for your consideration. The related Plan Amendment is being submitted separately.

Very truly yours,

JOHN F. KRATTLI  
County Counsel

By

ELAINE M. LEMKE  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

RICHARD D. WEISS  
Chief Deputy

EML:vn  
Enclosures

HOA.904734.1

## ANALYSIS

An ordinance amending Section 22.56.215 of Title 22 – Planning and Zoning of the Los Angeles County Code (Zoning Code) to make the hillside management provisions of the Zoning Code consistent with the concurrently proposed update to the Santa Clarita Valley Area Plan.

JOHN F. KRATTLI  
County Counsel

By



ELAINE M. LEMKE  
Principal Deputy County Counsel  
Property Division

EML:vn

Requested: 07-24-12

Revised: 11-19-12

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Section 22.56.215 of Title 22 – Planning and Zoning of the Los Angeles County Code (Zoning Code) to make the hillside management provisions of the Zoning Code consistent with the concurrently proposed update to the Santa Clarita Valley Area Plan.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.56.215 is hereby amended to read as follows:

**22.56.215 Hillside ~~m~~Management and ~~s~~Significant ~~e~~Ecological ~~a~~Areas-  
Additional ~~r~~Regulations.**

...

E. Calculation of Thresholds in Nonurban Hillside Management Areas.

Density thresholds for residential uses in nonurban hillside management areas shall be calculated using the analysis of slope categories required by ~~S~~subsection D2b, as follows:

1. Low-density Threshold. The low-density threshold for a proposed development shall be determined by:

a. Multiplying the number of acres to the nearest tenth acre in each of the following slope categories by the density threshold indicated as follows:

i. One dwelling unit per five acres of land within the zero to 24.99 percent natural slope category;

ii. One dwelling unit per 10 acres of land within the 25 to 49.99 percent natural slope category; and

iii. ~~One~~Zero dwelling units ~~per 20 acres of land for any acreage~~ within the 50 percent and above natural slope category;

b. The resulting total number of dwelling units to the nearest tenth acre obtained by adding all ~~three~~the above categories is then divided by the total acreage of the project, to the nearest tenth acre, and rounded down to obtaining the low-density threshold applicable to such project.

2. Determination if Conditional Use Permit Required. If the density per acre of the proposed development exceeds the low-density threshold of such development obtained in subsection E1 above, a conditional use permit is required.

3. Maximum Density Permitted. The maximum density for a proposed development shall be that permitted by the adopted areawide, community, or specific plan for the area in which the proposed development is located. Where there is no adopted areawide, community, or specific plan, the maximum density shall be that established by the land use element of the General Plan. ~~However, in no event shall the maximum overall density permitted for a proposed development exceed a total of one dwelling unit per acre for slopes of less than 50 percent, plus one dwelling unit per 20 acres for slopes of 50 percent or greater.~~

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