

# Hillside and Coastal Overlay

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PLANNING COMMISSION MEETING

FEBRUARY 18, 2026

AGENDA ITEM 7A

# Information / Outline

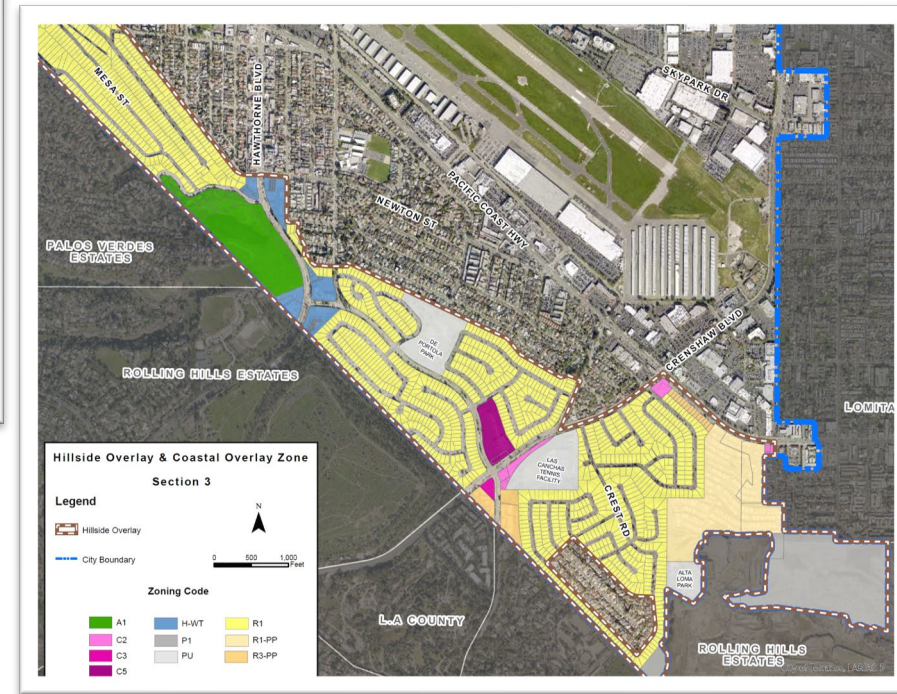
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- ❖ History of the Hillside and Coastal Overlay
- ❖ Development Process
- ❖ Housing Legislation as it relates to the Overlay

# History of the Hillside and Coastal Overlay

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- ❖ Established in 1977
- ❖ Intendeds to protect view, light, air, and privacy due to unique topography
- ❖ Evolved from guidelines to current process
- ❖ Maintains original underlying zoning



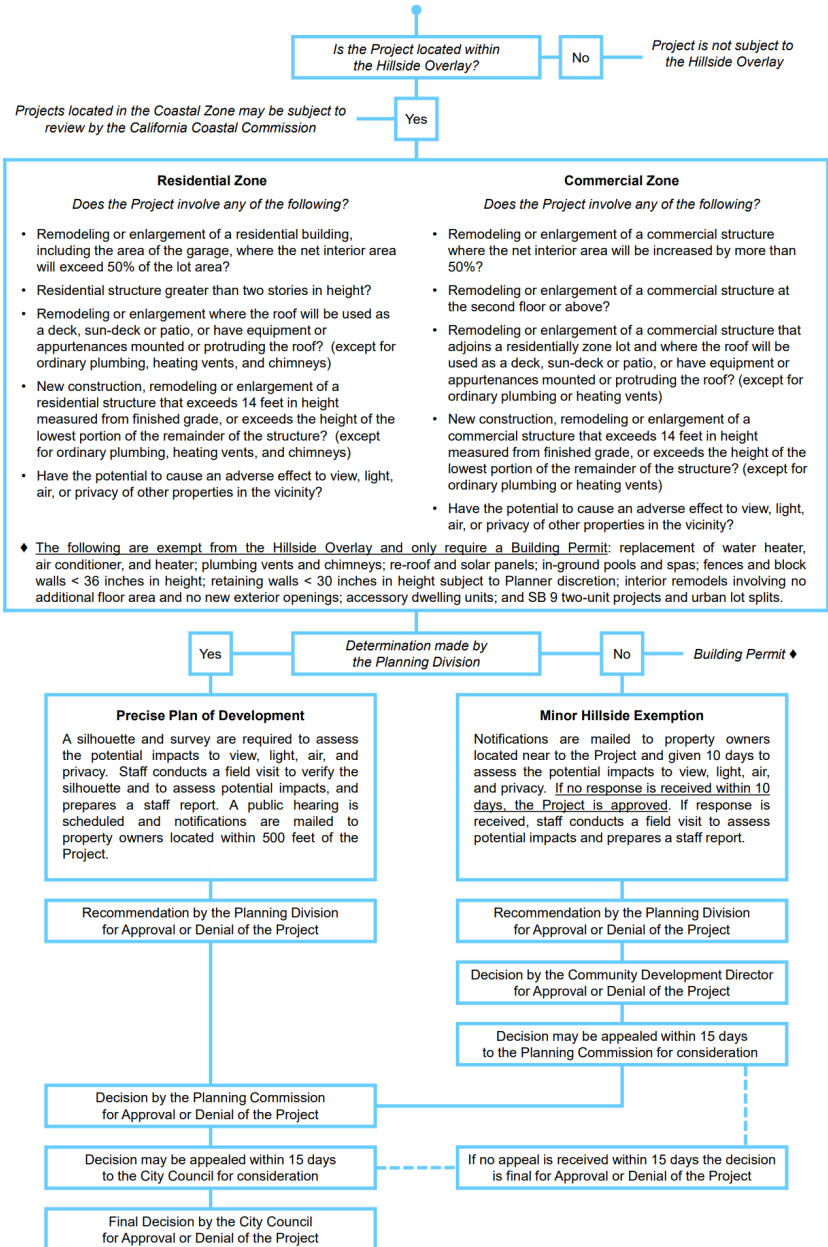
# Development Process

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- ❖ Building Permits - Ministerial
- ❖ Minor Hillside Exemption - Administrative
- ❖ Precise Plan of Development - Public Hearing

### Hillside Overlay Flowchart

The flowchart provides an overview of the permitting process for development in the Hillside Overlay.  
For more information, contact the Planning Division at (310) 618-5990.



# Building Permit (Ministerial)

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## Minor Repairs & Maintenance:

- ❖ Replacing water heater or air conditioner
- ❖ Re-roof
- ❖ Interior remodel
- ❖ Windows of the same dimensions or smaller

## New Construction:

- ❖ Rooftop, flush-mount solar panels
- ❖ In-ground pools
- ❖ Retaining walls less than 36in
- ❖ Fences less than 6ft
- ❖ ADU/JADUs
- ❖ SB9 Projects

# Minor Hillside Exemption

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- ❖ Notification of adjacent/surrounding property owners
- ❖ New construction/addition (one-story, under 14ft)
- ❖ Retaining walls (between 3ft - 5ft)
- ❖ New windows/exterior openings

# Precise Plan

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- ❖ Additions over 14ft in height (one or two-story)
- ❖ New two-story SFR
- ❖ Addition resulting over 0.50 FAR

# Project Evaluation

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- ❖ Evaluated on own merit
- ❖ Site visit by staff
- ❖ Photographs without zoom for internal review/appeal presentations
- ❖ Reviewed for impacts to view, light, air, and privacy
- ❖ Potential impacts discussed with applicant/proponent

# Housing Legislation

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- ❖ Accessory Dwelling Units and Junior Accessory Dwelling Units (ADU/JADUs)
- ❖ SB9 – Two Unit Projects and Urban Lot Splits
- ❖ Housing Accountability Act (HAA)
- ❖ Housing Crisis Act (HCA)

# Relationship to Overlay

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- ❖ Qualifying projects reviewed under objective standards
- ❖ Objective standards are quantifiable, no personal/subjective judgement, definitive
- ❖ Underlying zone applies
- ❖ Qualifying SFR projects still subject to Overlay

# Questions?

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