



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: January 23, 2013 - Wednesday

Time: 9:30 a.m.

Present:

Commissioners Louie, Helsley, Pedersen, Modugno

Absent: Commissioner Valadez

Ex Officio Members:

Director of Public Works: Mr. Steve Burger, Principal Engineer

County Counsel: Ms. Jill Jones, Deputy

Planning Director: Mr. Mark Child, Assistant Administrator, Current Planning Division
Mr. Jon Sanabria, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Modugno representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Helsley – That the agenda for January 23, 2013 be modified to begin with Supplemental Agenda Items 7(x) and 7(y).

Vote-Ayes: Commissioners Modugno, Helsley, Louie, Pedersen

Absent: Commissioner Valadez

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Helsley/Modugno – That the minutes for December 19, 2012 be approved.

Vote-Ayes: Commissioners Helsley, Modugno, Pedersen
Abstained: Commissioner Louie
Absent: Commissioner Valadez

DISCUSSION AND POSSIBLE ACTION

Zoning Permits

Approved

7. (x) **Project No. R2012-01036-(5). Environmental Assessment No. 201200120. Applicant: Redding Properties LLC. 24233 The Old Road, Newhall. Newhall Zoned District. The Significant Ecological Area (SEA) Technical Advisory Committee (SEATAC) Procedures and Guidelines require that Planning staff forward to the Regional Planning Commission a recommendation of a Negative Declaration for the Commission's review and determination prior to completion. The draft Negative Declaration was prepared for associated Conditional Use Permit No. 201000068, which proposes the construction, operation and maintenance of a private historic vehicle collection facility located in the A-2 (Heavy Agricultural) zone and within the Santa Susana Mountains Significant Ecological Area (SEA).**

Mr. Glaser requested that Commissioners consider a request to proceed with the proposed Redding Properties LLC., project with the determination of a Negative Declaration. The SEATAC protocol requires Commission concurrence on the environmental documentation when an Environmental Impact Report (EIR) is not the document being used. The project and the environmental document will be presented to Commissioners at a hearing when the analysis is completed.

Motion/second by Commissioners Modugno/Helsley – That the Regional Planning Commission concurs with staff's recommendation for a Negative Declaration for Project Number R2012-01036-(5) under Environmental Assessment Number 201200120.

Vote-Ayes: Commissioners Modugno, Helsley, Louie, Pedersen
Absent: Commissioner Valadez

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Zoning Permits

Approved

7. (y) **Project No. R2006-03240-(5). Environmental Assessment No. 201100161. Applicant: AT&T. 26650 The Old Road, Newhall. Newhall Zoned District. The Significant Ecological Area (SEA) Technical Advisory Committee (SEATAC) Procedures and Guidelines require that Planning staff forward to the Regional Planning Commission a recommendation of a Negative Declaration for the Commission's review and determination prior to completion. The draft Negative Declaration was prepared for associated Conditional Use Permit No. 201100174, which proposes the construction, operation and maintenance of a roof-mounted wireless telecommunications facility in the C-3 (Unlimited Commercial) zone and within the Santa Susana Mountains SEA.**

Ms. Siemers requested that Commissioners consider a request to proceed with the proposed AT&T project with the determination of a Negative Declaration. The SEATAC protocol requires Commission concurrence on the environmental documentation when an Environmental Impact Report (EIR) is not the document being used. The project and the environmental document will be presented to the Hearing Officer on February 6, 2013.

Motion/second by Commissioners Modugno/Helsley – That the Regional Planning Commission concurs with staff's recommendation for a Negative Declaration for Project Number R2006-03240-(5) under Environmental Assessment Number 201100161.

Vote-Ayes: Commissioners Modugno, Helsley, Louie, Pedersen
Absent: Commissioner Valadez

Community Studies North

Action Taken as Noted

6. **Project No. 02-305-(1-5). Advance Planning Case No. 2012-00007-(1-5). Hillside Management Area (HMA) Ordinance Update. A briefing on the status of the HMA Ordinance Update, a component of the General Update (General Plan 2035). This item is for discussion only and no action is being requested.**

Ms. Menke presented the Commission with an update/overview of the Hillside Management Area (HMA) Ordinance Update which is available to the public on our web page at <http://planning.lacounty.gov/hma> with a 60 day formal comment period ending on Monday, February 4, 2013. She explained that some of the changes will include doing

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DISCUSSION AND POSSIBLE ACTION (Cont.)

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away with the slope density calculation as well as including provisions for open space guidelines and design standards in order to protect hillsides.

Further, she described that the current HMA Ordinance contains definitions for both an Urban Hillside Management area and a Non-Urban Hillside Management area. Currently, a Conditional Use Permit (CUP) is required in Urban Hillside Management Areas if a project's proposed density exceeds a midpoint range. In Non-Urban Hillside Areas, the applicant is required to do a slope density calculation where they multiply the number of acres in three different slope categories by a density threshold and then add the number of units and divide by the total acreage of the project. If the density exceeds that low density threshold, then a CUP will be required

She explained that the new draft will only apply to four types of projects: 1) Land Division projects; 2) Development of two or more lots or parcels in coordinated effort; 3) Relocation of property lines to create three or more lots in coordinated effort; and 4) Private infrastructure projects unrelated to a development such as grading, roads, sewer lines, water lines, and drainage facilities.

When discussing the provision of open space in the draft, she stated that at least 70% of the gross area of a project site with a Non-Urban, Rural, and Open Space land use designation, and at least 25% of the net area of a project site in all other designations shall be set aside as open space. This open space should be undisturbed and contiguous with adjacent open space. Priority open space, which includes areas of significant ridgelines, earthquake-induced landslide and liquefaction areas, steep natural slopes of 50% or greater, and natural watercourses with a minimum of 50 foot buffer, should be mapped on the site plan and prioritized for inclusion into required open space. Land division projects greater than 40 acres must have required open space configured into separate lots which can be owned and managed by: 1) A government entity; 2) A non-profit land conservation organization; or 3) An HOA. Land division projects less than 40 acres and all other projects subject to the HMA CUP can have open space on the same lot designated as an open space/restricted use area.

Ms. Menke went on to discuss additional design standards which included site location, grading, street and access design, stormwater runoff, and retaining walls. She stated that the findings would require the applicant to demonstrate that the project was consistent with purpose of HMA Ordinance.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

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This was followed by discussion between staff and Commissioners. In discussion, Commissioners expressed that they were pleased with the route in which staff is moving forward with HMA ordinance. Ms. Menke was commended by the Commission for a job well done.

Action Taken as Noted

7. **Project No. 02-305-(1-5). Advance Planning Case No. 2012-00001-(1-5). Significant Ecological Area (SEA) Ordinance Update. A briefing on the status of the SEA Ordinance Update, a component of the General Plan Update (General Plan 2035). This item is for discussion only and no action is being requested.**

Ms. Howard briefed the Commissioners on the status of the SEA Ordinance Update. The Board of Supervisors adopted the Santa Clarita Valley Area Plan Update and requested that the Department of Regional Planning provide a report on its recommendations related to the Significant Ecological Area (SEA) Program and the Significant Ecological Area Technical Advisory Committee. The draft Significant Ecological Area Ordinance Update is available to the public on our web page at <http://planning.lacounty.gov/sea>. The public comment for this draft period from members will conclude on Monday, April 1, 2013.

Ms. Howard described the following issues with the current ordinance: 1) Limited approach reducing flexibility; 2) Issues of fairness in where some exempt uses may be more impactful than many non exempt uses; 3) Many uses require a full SEA Conditional Use Permit (which costs approximately \$18,000); and 4) The burden of proof for the CUP lacking clarity, similar projects many undergo different process.

The draft ordinance solutions will include: 1) Four levels of SEA regulation to create flexibility; 2) Uses that were formerly exempted will now follow some standards and have some inspection of site for rare species; 3) Many uses will undergo a lesser process than currently; and 4) New standards specify actual numbers or impacts.

She further described the current SEA Ordinance process and the changes under the proposed SEA Ordinance, which include new review processes, new exemptions and applicability, the creation of Developed and Disturbed Area Map which exempts from the SEA ordinance for all projects inside the mapped SEA Developed and Disturbed Areas and creation of a Habitat Linkages and Corridor Map.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

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Addition information was presented about the changes to the ordinance Findings which are much more specific than current findings for the ordinance. Discussion followed between staff and the Commission in which the Commission expressed concerns and considerations that should be taken; 1) short process in brush clearance zones if within 200 feet zones; 2) rural lighting criteria; 3) one-step process thresholds and standards;. In discussion, Ms. Howard answered many of the Commission's questions and concerns.

Lastly, the Commissioners thanked and commended staff for her tremendous amount of work on SEA Ordinance Update thus far. Commissioner stated that the high level of quality and detail of the staff report presented for their review made their job of reading and understanding it much easier and was very impressed.

PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

10. Commission/Counsel/Director Reports

Mr. Bruckner reported to the Commission that the Board of Supervisors will be updated on the Department's recommendations regarding the Significant Ecological Area Program and the Significant Ecological Area technical Advisory Committee (SEA) as requested by the Board.

In addition, Mr. Bruckner announced that Universal City Studios LLC., Project No. TRO68565 is scheduled before the Regional Planning Commission on Wednesday, February 27, 2013.

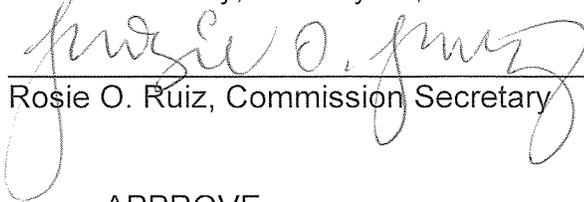
Commissioner Helsley reminded the Commissioners that Tuesday, January 29, 2013 the Board of Supervisors will be presenting the Commission with a scroll for its 90th Anniversary and service to the people of Los Angeles County, as arranged by the Chairman and lastly, the regular RPC meeting of Wednesday, January 30, 2013.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:54 a.m. to Wednesday, January 30, 2013.



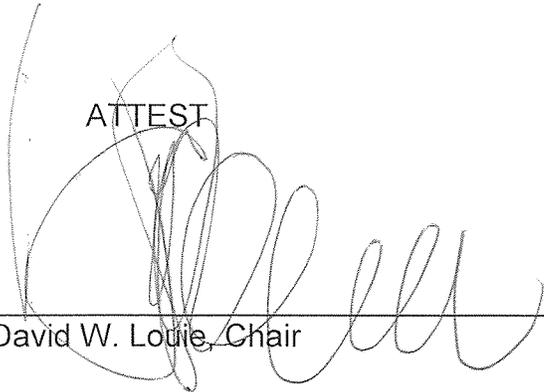
Rosie O. Ruiz, Commission Secretary

APPROVE

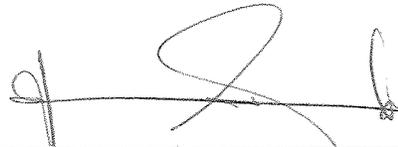


Mr. Mark Child, Assistant Administrator
Current Planning Division
Items No. 1-5 and 7(x) – 7(y)

ATTEST



David W. Louie, Chair



Mr. Jon Sanabria, Deputy Director
Advance Planning Division
Items No. 6-10