

From: [LACFB - Farm Bureau](#)
To: [Russett, Anne](#)
Subject: RE: Draft Farmworker Housing Ordinance - RPC Hearing
Date: Sunday, June 14, 2009 4:36:18 PM

Dear Anne:

The Los Angeles County Farm Bureau would like to thank you for the opportunity to review the proposed changes to the Farmworker Housing ordinance. After reviewing the document we felt the changes outline below best reflect the needs of the agricultural community. LACFB felt these items needed to be changed or discussed, so that there is not an adverse impact on the 253 million dollar agriculture industry in Los Angeles County. Once all our changes are incorporated, our office would appreciate an updated copy of the Farm housing ordinance.

- We would like to see an ordinance that is more streamlined, comprehensive, and easy to read in one document.
 1. Our farmers find it difficult to reference to numerous line items and various documents for a full clarification of the guidelines.
- In most cases large farming production in the Antelope Valley is conducted on A1 and A2 zoned property. (A1 – Light Agriculture & A2 Production Agriculture) These farmers hire over 50 employees for their operation and have hundreds of acres in agriculture production.
 1. We believe that housing for farmworkers should be located in relatively close proximity to the agricultural area in which they work. We would like to see a reference to this request.
- On page 8 it references that "...twelve residential units per lot designed for use by farmworkers and their households,...." However, it doesn't reference to the lot size for these 12 units, or the requirements for sewer, water, trash, etc for this many individuals to live on one lot/property. It's not real clear.
 1. Wouldn't the zoning, sewer, and water availability need to accommodate 36 people?
 2. Are the 36 people being called out to the lot/property or to the building?
- End of page 8 top of page 9: Please correct me if I'm wrong. I thought LA County Code Enforcement does not allow recreational vehicles and travel trailers to be used as permanent residency. This is not clear and I don't want this to be an issue in the future.
 1. I see our farming operations using these recreational vehicles and travel trailers for the following reasons:
 1. We move farming operations throughout the valley
 2. Relief for heat stress for farmworkers
 3. Housing for equipment protection or groundskeeper
 4. Housing for seasonable workers
- A reference needs to be added regarding lots/parcels that are substantially located in the floodway or a river or stream are not viable sites for farmworker housing. (Concerns with flash floods.)
- We are unclear why farm housing would be placed on property zoned for commercial. Could you please explain your decision for this change?
- Please replace "Permitted occupancy includes farmworkers who do not

work on the property where the farmworker housing is located.”

1. Farm employee housing shall be occupied only by farm employees (and their immediate family) engaged in agricultural labor on the same parcel as the farm employee housing or on other land owned or leased and farmed by the owner or employer, and shall not be otherwise occupied or rented.
- Parking regulations – How many cars, recreational vehicles and/or travel trailers can be allowed for one piece of property? What the code requirements for R-1, R-2 etc.
 - Could you add: If farming activity is not in progress at the time of application, the permit shall be conditioned to require review to ensure that bona-fide farming activity commences within a reasonable time.
 - Could you add: Farm employee housing shall be removed or converted to another permitted use at such time as the farming activity to which it relates ceases operation for more than twelve consecutive months.
 - Page 10, please change, “That the property owner shall submit a verification form annually to the department of regional planning.”
 1. On an annual basis, the property owner must file a verification form stating that the agricultural operation is still taking place on the property and that the tenants are employed as farmer employees.
 - Farmworker Housing Ordinance background report, page 3, please change “With few options for safe and adequate....”:
 1. With limited options for safe and adequate seasonal housing, including housing that offer short-term leases, migrant farmworkers may be faced with housing shortages. Currently, only one major grower in the unincorporated area provides onsite barrack-style group living quarters for farmworkers.
 2. Page #3 please change, “Permanent housing options are also....”
 1. Permanent housing options maybe out of reach.....

We appreciate your collaborative efforts on the Farm worker housing ordinance; however, you may want to contact the Annika Knoppel, NGA Executive Administrator, Nursery Growers Association of California for additional input on agriculture operations in the LA Basin. Please feel free to call our office for clarification regarding our changes. 661-274-9709

We thank you for your time.
Laura Blank

From: Russett, Anne [mailto:ARussett@planning.lacounty.gov]
Sent: 2009-06-09 10:51 AM
To: LACFB - Laura Blank
Subject: FW: Draft Farmworker Housing Ordinance - RPC Hearing

Hi, Laura –

I just wanted to follow-up with you regarding the draft farmworker housing ordinance. I’m sure you are very busy, but I wanted to see if you’ve had an opportunity to put some comments together regarding the draft.

Thanks, Anne

Anne Russett
Housing Section
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Department of Regional Planning
Phone 213/ 974-6425
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From: Russett, Anne
Sent: Wednesday, May 27, 2009 11:30 AM
To: 'LACFB - Laura Blank'
Cc: Chung, Connie
Subject: Draft Farmworker Housing Ordinance - RPC Hearing

Hi, Laura –

Thanks for contacting me this morning about the Draft Farmworker Housing Ordinance.

As I mentioned on the phone, the RPC has continued the public hearing to Wednesday, June 24, 2009. In addition to following up with you, the Commission asked that we re-evaluate the parking standards and consider reducing the parking requirements; re-evaluate the proposed exceptions, in particular the prohibition of “farmworker dwelling units” in Environmentally Sensitive Habitat Areas (ESHAs); and continue to think about what to do with future farmworker housing projects when/if they are no longer occupied by farmworkers.

In the meantime, please forward me your comments on the draft ordinance and we can also schedule a time to meet and discuss your concerns and questions.

Here’s a link to the PowerPoint presentation. Hopefully you will find this somewhat informative even without the corresponding dialogue.
<https://rcpt.yousendit.com/693188048/cd2b7c907fd93c7d4fbd02c50ed3d529>

Thanks, Anne

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