



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

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Director of Planning

TO: DRP Staff
FROM: Bruce W. McClendon, FAICP
Director of Planning

**Subject: Subdivision & Zoning Ordinance Implementation No. 08-2008
Low Impact Development Ordinance Exemption**

These guidelines establish a policy for determining whether a complete discretionary application for a Tentative Map or Vesting Tentative Map was filed with Regional Planning as applicable to the Low Impact Development ordinance only. In order to be exempt from the Low Impact Development ordinance under Section 12.84.430(A)(1) of the Los Angeles County Code ("County Code"), all of the following activities must have been completed prior to January 1, 2009:

1. Completed one Subdivision Committee review;
2. If required from Subdivision Committee report, submitted a Drainage Concept/SUSMP plan to Public Works and received approval, or revised plan resubmitted to Public Works;
3. If required from Subdivision Committee report, submitted a Preliminary Soils and Geology report to Public Works and received approval, or revised report resubmitted to Public Works; and
4. If required from Subdivision Committee report, submitted a Slope Density Exhibit to Regional Planning and no corrections were required in writing.

In addition, if a Tentative Map or Vesting Tentative Map was deemed complete for purposes of LID or approved by the Advisory Agency prior to January 1, 2009, and subsequently a Revised Map is submitted, the project would be exempt from the Low Impact Development ordinance if the change requested under the Revised Map was solely initiated by the County or other public agency.

If a Tentative Map or Vesting Tentative Map was deemed complete for purposes of LID or approved by the Advisory Agency prior to January 1, 2009, and subsequently an Amendment Map is submitted, the project would be exempt from the Low Impact Development ordinance.

The intent of these guidelines and Section 12.84.430(A)(1) of the County Code is to ensure that applicants that had filed complete applications and had invested substantial

resources working with County staff to develop a final, or nearly final, drainage concept and site layout prior to the effective date of this ordinance would not be required to redesign their proposed Tentative Map or Vesting Tentative Map for purposes of LID. In rare circumstances, minor deviations from this criteria may be necessary if justified by facts particular to each case and where a strict application of these guidelines would produce an outcome contrary to this intent. For example, deviations may be justified either because this criteria would deem an application complete that still needs to undergo substantial revision or because it would produce an incomplete determination solely because of the County's delays in reviewing the application prior to January 1, 2009.

When a deviation is recommended, evidence justifying this exemption shall be placed in the file, and presented to the decision-making body as part of the staff analysis for the subject project.

BWM:SA:ST