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County of Los Angeles
Department of Regional Planning
Mr. Richard Bruckner, Director
320 West Temple Street
Los Angeles, CA. 90012

August 2, 2014

RE: Pending Hillside Management and Significant Ecological Area Ordinance Hearings
OPPOSITION

The Los Angeles County General Plan 2035 includes two ordinances within it; the Significant Ecological Area (SEA) and Hillside Management Area (HMA). These two ordinances will drastically affect any future housing needs and job creation within the county of Los Angeles if adopted as presented. The amount of land area within the county that these two ordinances encompass is vast. The effect of each of these ordinances will significantly hinder population and economic growth within the County. The effects of these ordinances have not been fully studied with sound documentation or economic impact review to identify their full impact nor justify their benefit.

Los Angeles County has a number of Area Plans that are pending adoption or currently being reviewed. It makes little sense to move forward and adopt revised SEA and HMA ordinances while these Area Plans are not approved or to move forward with these amendments when areas already have area plans and Community Standards Districts in place. The SEA and HMA ordinances should be put on hold until all Area Plans that are pending are adopted. Once these Area Plans are adopted the same standards from these Area Plans can be inserted into the SEA and HMA ordinances so as to ensure consistency between governing documents. This will make the documents consistent with one another as well as help guide the residents living within these areas of the County.

The full environmental impacts of the Significant Ecological Area and Hillside Management Area Ordinances cannot be measured while there are a number of Los Angeles County Area Plans pending review and adoption. The county and its residents would be better served if the SEA and HMA ordinances were reviewed separately from the General Plan, with their own individual environmental and economic impact analyses and their own separate forum of open public debate.

I request that the Planning Commission enact a continuance on any further discussion on the SEA and HMA Ordinances until such time as all Area Plans in process have been reviewed and adopted by both the Regional Planning Commission and the Board of Supervisors. In this way, when the SEA and HMA Ordinances are considered they can be brought into conformance with the adopted Area Plans.

Sincerely,

Allen B. Russell APN- 2865-018-033 40 acres, Castaic CSD, Los Angeles County, CA.

cc: Supervisor Michael Antonovich, Edel Vizcarra, Planning Deputy