

From: [REDACTED]
To: [Mitch Glaser](#)
Cc: [Brianna Menke](#)
Subject: RE: Draft Hillside Management Area Ordinance
Date: Thursday, December 13, 2012 1:31:38 PM

Brianna and Mitch,

I hope you are doing well. Thank you for sending this draft ordinance. I have some comments and questions.

The land use categories provided for in the recently-enacted Santa Clarita Valley Area Plan took into account, among other things, the topography of the land. Section XII of the Area Plan, entitled "Land Use Designations," begins by stating that land use designations were assigned after the land "was evaluated for suitability of development type and intensity based on topography. . . ." The Hillside Ordinance should contain a clarifying statement that the type and intensity of development is governed by the Area Plan, and not by this ordinance.

Section B.2(a) is unduly restrictive. The term "completely natural state" is a criteria that is practically impossible to satisfy, and in some ways contrary to good planning. If a large parcel has an old bike trail on it, the parcel is arguably no longer in a "completely natural state". And if the rule prevents landowners from providing trails and other access or amenities to open space, including streambed restoration and other mitigation work that might be required by other agencies, it is contrary to good planning.

Section B.2(a) only applies if "all terrain" is less than 25 percent slope, without exception for size. If the land has a single rock, boulder, or knoll, the natural slope of that boulder or knoll taken on its own will exceed 25%. It cannot be the intent that no rock (no matter how small) can be moved. There should be an exception for topographical features having no visual significance in the context of the overall topography.

Section C.3(b)(ii) – what is "level of improvement"?

Section C.4 – this appears to require architectural drawings at the tentative map phase. This is unduly expensive, and is inconsistent with the concept of tentative maps. It is not practical or reasonable to require architectural drawings at a tentative map phase.

Section D.2(b) is unduly restrictive. The wording is expressed in absolutes that are inconsistent with the main purpose of the ordinance. The purpose of the ordinance is to allow, in certain circumstances, for development within areas having slopes of 25 percent or greater. And, yet (b) states that, even if the permit is issued, development must still "avoid natural slopes of 25 percent or greater". (a), (b) and (c) should be prefaced by the words "To the extent feasible, . . ."

D.2(e) and (f) are completely uncertain. The phrase "terraced into the hillside" has no readily

recognizable meaning, or applicable standard. D.2(f) is completely open, providing no standard, and no minimums. Could buildings be limited to heights less than 1 story? Under what circumstances?

In other jurisdictions, examples and illustrations are offered as part of an ordinance to provide context, and clarify expectations. This ordinance could benefit considerably from clarifications in the form of practical examples and illustrations.

Thank you.

Allen

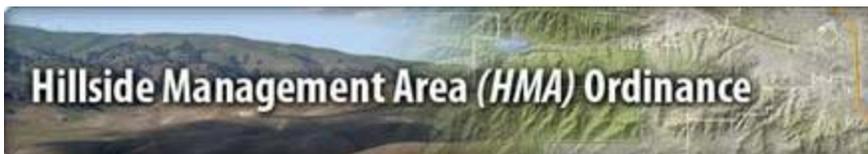
Allen Hubsch

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Please consider the environment before printing this e-mail.

From: Mitch Glaser [mailto:mglaser@planning.lacounty.gov]
Sent: Thursday, December 06, 2012 5:58 PM
To: Mitch Glaser
Cc: Brianna Menke
Subject: Draft Hillside Management Area Ordinance
Importance: High



Good Afternoon:

I am pleased to announce the release of the Draft Hillside Management Area (HMA) Ordinance for the unincorporated areas of Los Angeles County. The Draft HMA Ordinance is a component of the Los Angeles County General Plan Update, also known as [General Plan 2035](#).

The Draft HMA Ordinance is now available on the Department of Regional Planning Web Site: <http://planning.lacounty.gov/hma>

We are providing a 60 day formal comment period for the Draft HMA Ordinance. Please submit your comments by **Monday, February 4, 2013**.

Comments may be submitted to Brianna Menke via e-mail to bmenke@planning.lacounty.gov or via mail to:

320 W. Temple Street, Room 1354
Los Angeles, CA 90012

After the formal comment period closes, the Draft HMA Ordinance will be revised. The Draft HMA Ordinance will then be released again for additional review and comment in Spring 2013. Public hearings regarding General Plan 2035 and all of its components, including the Draft HMA Ordinance, will begin in 2013.

We appreciate your involvement in this important effort. Please feel free to contact our office if you have any questions or if you would like to request a meeting to discuss the Draft HMA Ordinance.

Thanks,
Mitch

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NOTE: You are receiving this e-mail because you have previously indicated interest in [General Plan 2035](#), [One Valley One Vision](#), or [Town & Country](#). If you would not like to receive future e-mails regarding the HMA Ordinance, please reply to this e-mail with the word "unsubscribe."

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