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November 18, 2013

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upon 72 hours notice and request.

Ms. Brianna Menke
Los Angeles County Department of Regional Planning
320 W Temple Street, Room 1354
Los Angeles, CA 90012

**RE: Comments on the County of Los Angeles Draft Hillside
Management Area Ordinance**

Dear Ms. Menke:

Thank you for the opportunity to comment on the draft Hillside Management Area (HMA) Ordinance and accompanying draft Hillside Design Guidelines. Staff has reviewed the materials and has identified several issues, each of which is addressed below.

1. The ordinance state that the density within hillside areas is not determined by the ordinance but by the adopted Area, Community, Neighborhood or Specific Plan, or the Land Use Element of the General Plan. Consideration should be given to including provisions requiring a decrease in density as slopes increase or prohibiting grading over a predetermined limit.
2. The ability to transfer density from one area of a project to another should be highlighted as a means of retaining significant natural slopes and areas of environmental sensitivity.
3. Revegetation, utilizing temporary irrigation where necessary to ensure establishment and growth of vegetation, should be required on exposed slopes in order to minimize the aesthetic impacts of cut and fill slopes and to minimize slope erosion.

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Draft Hillside Management Area Ordinance & Design Guidelines
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Should you require any additional information, please feel free to contact me at (661) 267-5200.

Sincerely,

A handwritten signature in cursive script that reads "Susan Koleda".

Susan Koleda
Senior Planner

RK:sk