

**From:** [REDACTED]  
**To:** [Brianna Menke](#)  
**Subject:** Hillside Management Area Ordinance.  
**Date:** Friday, January 11, 2013 12:07:39 PM

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Dear Mitch Glasser,

I am a land surveyor, who has been working in the Topanga area since 1972. I have probably done as many Lot Line Adjustments (LLA) as anyone else you will talk to. Your desire to control development of new building sites with LLAs by requesting environmental and slope data or a CUP is proper. I applaud you on this. But like most ordinances, it is overkill. Many of my LLAs have involved already developed lots that are simply trying to clear their title by adjusting lot lines to fit set back requirements on houses, make walls, fences and gardens coincide with property lines, make additional room for a failed septic system or acquiring an area not being used by a neighbor that threatens their view shed or privacy.

Nothing happens but paper work. Why can't already developed lots in HMAs be allowed to do an LLA without a CUP, environmental and slope data. It is impossible to explain this to my clients. It adds \$ 4000 to \$ 5000 (\$3000 of it to the county) to the cost and for what? There is no degradation of the environment in these cases. Some of these cases involved a sideline and a rear line to be adjusted, now a CUP is required, add another \$7000 to \$ 10,000. This is not the intent of a CUP. It is not good planning when it is beyond the means of a homeowner to correct a problem that they didn't know existed when they bought and it has no environmental impact.

Why can't already improved lots in an HMA be exempted from these onerous requirements? One simple sentence could make this work and it does not promote development.

John Mac Neil  
Licensed Land Surveyor

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