

Chambers of Commerce

- Alhambra
- Arcadia
- Armenian American
- Bell Gardens
- Beverly Hills
- Burbank
- Century City
- Claremont
- Culver City
- El Monte
- Filipino American Los Angeles
- Filipino American South East Corridor
- Glendale
- Greater Lakewood
- Greater Los Angeles African American
- Harbor City / Harbor Gateway
- Hollywood
- Irwindale
- Korean American
- LAX Coastal Area
- La Canada Flintridge
- Long Beach Area
- Los Angeles Area
- Los Angeles Latino
- Los Angeles Metropolitan Hispanic
- Malibu
- Manhattan Beach
- Montebello
- Pacific Palisades
- Pasadena
- Pomona
- Redondo Beach
- Regional Black
- Regional Hispanic
- Regional San Gabriel Valley
- Rosemead
- San Pedro Peninsula
- Santa Clarita Valley
- Santa Monica
- South Bay Association
- Toluca Lake
- Torrance Area
- United Chambers San Fernando Valley
- Universal City North Hollywood
- Vernon
- Vietnamese American
- West Hollywood
- West Los Angeles
- Westside Council
- Wilmington
- Woodland Hills-Tarzana

Trade Associations and Minority Business Groups

- AIA Los Angeles
- American Beverage Association
- Antelope Valley Board of Trade
- Apartment Association, CA Southern Cities
- Apartment Association of Greater Los Angeles
- Arcadia Association of Realtors
- Asian American Business Women Association
- Asian Business Association
- Associated Builders and Contractors - LA/Ventura
- Beverly Hills / Greater LA Association of Realtors
- British American Business Council
- Building Industry Association, LA / Ventura
- Building Owners & Managers Association, LA
- Burbank Association of Realtors
- California Apartment Association, LA
- California Cannabis Industry Association
- California Contract Cities Association
- California Grocers Association
- California Independent Bankers
- California Independent Petroleum Association
- California Metals Coalition
- California Small Business Alliance
- Carson Dominguez Employers Alliance
- Central City Association
- Citrus Valley Association of Realtors
- Construction Industry Air & Water Quality Coalitions
- Council on Trade & Investment for Filipino Americans
- Employers Group
- Entrepreneurs' Organization LA
- Fixing Angelenos Stuck In Traffic (FAST)
- FuturePorts
- Gateway to LA
- Glendale Association of Realtors
- Greater Asian Business Federation
- Greater LA New Car Dealers Association
- Harbor Association of Industry & Commerce
- Harbor Trucking Association
- Hospital Association of Southern California
- Hotel Association of Los Angeles
- Industry Manufacturers Council
- International Warehouse Logistics Association
- LA SHARES
- League of California Cities
- Los Angeles County Economic Development Corp.
- Los Angeles County Waste Management Association
- Motion Picture Association of America
- NAIOP Southern California
- National Association of Women Business Owners, LA
- National Latina Business Women Association
- Pasadena-Foothills Association of Realtors
- Recording Industry Association of America
- San Gabriel Valley Economic Partnership
- Santa Clarita Valley Economic Development Corp.
- So Cal Minority Supplier Development Council
- South Asian Business Alliance Network
- South Bay Association of Realtors
- South Park Stakeholders Group
- Southern California Grantmakers
- Southland Regional Association of Realtors
- Tri-Counties Association of Realtors
- Valley Economic Alliance
- Valley Economic Development Center
- Valley Industry Association of Santa Clarita
- Valley Industry & Commerce Association
- Valley International Trade Association
- We Care for Humanity
- Western Manufactured Housing Association
- Western States Petroleum Association

June 18, 2014

COUNTY OF LOS ANGELES PLANNING COMMISSION

Esther L. Valadez
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Pat Modungo
200 W. Temple St., 13th floor
Los Angeles, CA 90012

RE: Los Angeles County proposed Hillside Management Area and Significant Ecological Areas Ordinances

On behalf of BizFed, the Los Angeles County Business Federation, a grassroots alliance comprised of more than 120 top business organizations representing 268,000 employers with 3 million employees throughout LA County, we are writing to request that you postpone any action on proposed Hillside Management Area (HMA) and Significant Ecological Area (SEA) ordinances until the completion of both the Fiscal Impacts Analysis of and the Environmental Impact Report (EIR) Review of the LA County General Plan Update.

The County must consider the fiscal and economic impacts of these ordinances, taken together with the other implementing ordinances of the General Plan. The economic benefits new residential units provide, including quality jobs, government revenue, and economic stimulus is vital to our continued economic recovery. The construction of homes is one of the largest sources of good paying new jobs that do not require post-high-school education. On average, three-fifths of a household's income is spent in the local economy. It is our hope that the fiscal impacts analysis of the proposed LA County General Plan Update (which we understand is undergoing internal staff review and should be released in the near future) will make many of these benefits clear.

Additionally, in reviewing the current proposed HMA and SEA ordinances, we have identified flaws that pose potentially serious threats to the region's ability to address its expansion and housing needs in the future.

We are concerned with the dramatic expansion of the SEA land area from the current 245,000 acres to over 645,000 acres. This additional inclusion of over 400,000 acres is the equivalent of removing 1,000 square miles of land from consideration for future development. This development could be homes, schools and parks, industrial or commercial uses.

The HMA guidelines are restrictive and will dramatically reduce the amount of available land for development, in addition to reducing the land yield on nearly every existing and proposed project. The proposed guidelines would mean that 40 percent of unincorporated land would not be available for future development to meet our housing and community's needs, and fuel our economic recovery.

On behalf of BizFed, we urge the Regional Planning Commission and the County Board of Supervisors to reject the current draft ordinances and work

with stakeholders to develop processes that work. This means creating ordinances that protect our environment while promoting a development plan that adequately addresses the needs of the region now and in the future. But this can only be properly accomplished after all stakeholders have the benefit of both the Fiscal Impacts Analysis of and complete CEQA review.

We look forward to continue working together to ensure balanced development policies that meet the full scope of our region's needs.

Sincerely,



Don St. Clair
BizFed Chair
Woodbury University



David Fleming
BizFed Founding Chair
Latham & Watkins LLP



Tracy Rafter
BizFed Founding CEO
IMPOWER, Inc.

CC: Los Angeles County Board of Supervisors