



Greater Antelope Valley Association of REALTORS®

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December 9, 2014

Honorable Chair Valadez, Chair
Regional Planning Commission
Los Angeles County
300 West Temple Street Rm 1350
Los Angeles, CA 90012

Re: Comments by the Greater Antelope Valley Association of REALTORS® regarding the County's proposed HMA Ordinance

Dear Honorable Chair Valadez:

The Greater Antelope Valley Association of REALTORS® is very concerned about the impacts the proposed Hillside Management Area (HMA) Ordinance will have on future development of property in the Antelope Valley. We previously shared our concerns to the Planning Commissioners through a letter dated June 12, 2014. At this time we are asking that the HMA ordinance be separated from the General Plan and considered separately, in the same way the Significant Ecological Area ordinance has been separated from the General Plan for independent review and consideration.

Due to the very recent release of a new draft version of the HMA ordinance on November 25, 2014, just prior to a major national Holiday weekend, it is our opinion that many of the communities which are likely to be most affected by the proposed ordinance have not, and will not have the opportunity to appropriately review and comment on the ordinance by the deadline of December 10, 2014 for the Planning Commission hearing.

The recently released draft HMA ordinance includes the Hillside Design Guidelines as an appendix to the ordinance; this inclusion is new to the ordinance and has the ability to create negative unintended consequences in its application, if codified, rather than remaining separate as it is in the current ordinance.

The lack of appropriate time for community review of the new draft, the inclusion of new Hillside Design Guidelines appendix to the ordinance, coupled with our concerns previously presented to the commissioners lead to this request for the Regional Planning Commission to take action to separate the Hillside Management Area Ordinance from the general plan, for independent review and consideration.

Sincerely,

Robert Talbot
President