



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

August 23, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Iris Chi, AICP, Regional Planner
Environmental Planning and Sustainability Section

**Project No. 2017-003725 (1-5) - Plan No. RPPL2018003985 - Plan No. RPPL2017006228
- AMENDMENT TO GENERAL PLAN AND TITLE 22 FOR SIGNIFICANT ECOLOGICAL
ARES - RPC Meeting: September 26, 2018 - Agenda Item: TBD**

30-DAY COURTESY PACKAGE

This is a 30-day courtesy package to allow the Regional Planning Commission (Commission) time to review the draft SEA Ordinance and Implementation Guide. The staff report will be submitted in the staff report package two weeks before the hearing date and will refer to the materials in this courtesy package. Please keep the review materials in this courtesy package for the Commission hearing on September 26, 2018.

BACKGROUND

This project is an update to the Los Angeles County (County) Significant Ecological Areas (SEA) Program, consisting of two components: Conceptual SEAs Update and SEA Ordinance Update.

The Conceptual SEAs Update is an amendment to the General Plan to remove all text references to "Conceptual SEAs" and amend the Significant Ecological Areas and Coastal Resource Areas Policy Map (Figure 9.3) to designate the Altadena Foothills and Arroyos and the Puente Hills "Conceptual SEAs" as official "SEAs" and subject to the SEA Ordinance. The Conceptual SEAs Update is a new component of this project and has not been heard by the Commission prior to the September 26, 2018 hearing. A discussion on this component will be included in the upcoming staff report.

The SEA Ordinance Update implements the General Plan and amends Title 22 (Zoning Ordinance) of the County Code that regulates development within a SEA. The SEA Ordinance was last discussed at a discussion item at the March 14, 2018 Commission meeting. Staff presented the draft Ordinance and Implementation Guide to the Commission and received some initial feedback from the Commission.

DRAFT ORDINANCE

The enclosed draft SEA Ordinance (Attachment A) is the Public Hearing Draft to be heard at the September 26, 2018 Commission hearing. The Public Review Draft (March 2018) was revised based on comments received during the subsequent 75-day public comment period.

Formatting Key

The SEA Ordinance will be implemented through revisions to the existing County Code. Those revisions, along with the revisions made between drafts, are indicated within the Public Hearing Draft through the following text formatting:

<u>Underline in Black</u>	New text to be added to Title 22
Strikethrough in Black	Existing text in Title 22 to be removed
<u>Underline in Blue</u>	New text added to previous draft ordinance
Strikethrough in Blue	Text removed from previous draft ordinance
No Formatting	Existing draft text that will not change

DRAFT IMPLEMENTATION GUIDE

The Public Hearing Draft of the SEA Implementation Guide is enclosed (Attachment B). Staff revised the Implementation Guide to correspond with changes made to the Ordinance. A list of general changes made to the Implementation Guide is also provided in Attachment B.

ALTERNATIVE OPTION

Many of the comments received from members of the public during the 75-day public comment period expressed that single-family residences and agricultural uses in the Antelope Valley should also undergo SEA review. In response to this feedback, staff drafted an Alternative Option for the Antelope Valley exemptions, which is currently being reviewed by stakeholders and the general public. The Alternative Option was posted on the SEA website on July 25, 2018 and members of the public have until the hearing date to submit comments. Please see the enclosure (Attachment C) for a comparison of the current draft language and the alternative option.

Should you have any questions regarding this memo and courtesy package, please contact Pat Hachiya or Iris Chi in the Environmental Planning and Sustainability Section at 213-974-6461 or sea@planning.lacounty.gov.

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Enclosures:

- A – Draft SEA Ordinance (Public Hearing Draft)
- B – Draft SEA Implementation Guide (Public Hearing Draft)
- C – Alternative Option
- D – Hearing Notice