



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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September 20, 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) - SIGNIFICANT ECOLOGICAL AREAS (SEA)
PROGRAM UPDATE
General Plan Amendment No. RPPL2018003985 - CONCEPTUAL SEAS UPDATE
Advance Planning No. RPPL2017006228 - SEA ORDINANCE UPDATE
Environmental Assessment No. RPPL2018004477
RPC Meeting: September 26, 2018
Agenda Item: 5**

Staff is submitting additional materials for the above-mentioned item in addition to the courtesy package and staff report package submitted to the Commission on August 23 and September 13, 2018. This supplemental package contains:

- Minor correction to the SEA Ordinance - Public Hearing Draft
- Additional public comment letters (Attachment A), and
- Response to Comments on Public Review Draft (Attachment B).

Minor correction to the SEA Ordinance

A minor correction needs to be made to the SEA ordinance marked as Attachment C in the staff report package (submitted September 13, 2018). In the development standard for Land Divisions, the word “and” was accidentally omitted in the first sentence. Please see below for the correction (shown as highlighted).

- 22.102.090.E.3 - SEA Development Standards (page 35)

3. *Land Divisions.* All land division projects shall be required to preserve at least 75 percent of the original undivided parcels as natural open space and shall not exceed a maximum development footprint of 25 percent of the project site. Development areas shall be designed in one contiguous location and result in the largest, intact blocks of habitat with the lowest perimeter to area ratio, to the maximum extent feasible.

~~4a. *Large Lot Parcel Map.* Large lot parcel maps for sale, lease, finance financing, or transfer purposes, shall demonstrate that all resulting parcels have reasonable potential for future development that meets the standards for Ministerial SEA Review per Section 22.102.090 (SEA Development Standards), (e.g. adequate areas of SEA Resource Categories 4 and/or 5, setback from water resources, 75 percent open space, clustered development) based on the original undivided parcels.~~

~~3b. *Land Divisions.* Land divisions shall not exceed a maximum disturbed developed area of 25 percent of the project site. Development areas shall be designed in one contiguous location and result in the largest, intact blocks of habitat with the lowest perimeter to area ratio, to the maximum extent feasible.~~

Additional public comment letters

Attachment A contains the additional public comment letters received since the staff report package was submitted to the Commission.

Response to Comments on Public Review Draft

During the public comment period from March 14 to May 31, 2018, staff received comment letters on the Public Review Draft of the SEA Ordinance and Implementation Guide. Please see Attachment B to see how comments were addressed.

Regional Planning Commission
SEA Program Update
Additional Materials

Should you have any questions regarding any of the hearing materials submitted to the Commission, please contact Pat Hachiya or Iris Chi in the Environmental Planning and Sustainability Section at 213-974-6461 or sea@planning.lacounty.gov.

PH:IC

Enclosures:

- A – Additional public comments letters
- B – Response to Comments on Public Review Draft