

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
COMMUNITY WILDFIRE PROTECTION ORDINANCE
PROJECT NO. PRJ2020-002395
PLAN NO. RPPL2020007456**

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles (“County”) conducted a duly noticed public hearing on June 14, 2023 to consider the Community Wildfire Protection Ordinance (“Ordinance”), an amendment to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code (“County Code”) to reduce and manage risks to people and property by strengthening development standards related to egress and site design for new development located within the Very High Fire Hazard Severity Zone (“VHFHSZ”) and Hillside Management Areas (“HMAs”).

WHEREAS, the Commission finds as follows:

1. The Ordinance has been developed in response to the February 11, 2020 motion by the County of Los Angeles Board of Supervisors (“Board”) to prepare and submit amendments to Title 21 (Subdivision) and Title 22 (Planning and Zoning) of the County Code to reduce damage to life and property from wildfires
2. The Ordinance, which was formerly named and referenced in the General Plan as the Reduce Damage From Wildfire Ordinance, implements the General Plan Safety Element by establishing land use standards and review procedures to reduce public safety risks due to wildfire and other hazards.
3. The Safety Element states that risks posed from wildfire to communities are increasing due to development in the VHFHSZ and climate change.
4. Three of the five largest wildfires in County history have occurred within the last 15 years. The 2009 Station Fire, the 2018 Woolsey Fire and the 2020 Bobcat fire cumulatively burned 372,500 acres, destroyed 1,700 structures, and resulted in five fatalities.
5. The County received a Community Planning Assistance for Wildfire (“CPAW”) grant, which produced a report of recommendations for how the County can update its land use policies and procedures to improve wildfire response and resiliency.
6. The proposed Ordinance expands regulations in Title 21 to address risks posed by wildfire and disaster events for new development located within the VHFHSZ, including requirements for: adequate road ingress and egress, adequate access for emergency equipment, the reduction of parcels created through subdivision on a single means of access, limitation of gated streets, reduction of allowable maximum street grade, road improvement standards, limitation for flag lots and new mobilehome divisions, the use of park sites as fuel breaks, the review of trees required onsite, the Board approval of modifications or waiver of provisions, and the provision by the applicant of an evacuation analysis and Fuel Modification Plan as part of a Tentative Map application.

7. The proposed Ordinance expands regulations in Title 22 to address multiple hazards associated with steep terrain for new development located in the HMAs, including: expansion of definitions, requirement for a Hillside Management Area Conditional Use Permit for new primary use development located on terrain with a slope of 50 percent or steeper, and new findings showing the project incorporates design measures that reduce safety risks on site. The proposed Ordinance also introduces design measures that projects can incorporate into their design, including: locating development away from steep slopes, consolidating fuel modification zones, providing setbacks from open space and parkland, planting of native oaks for strategic fire screening, and slope-adjusted vegetation clearance.
8. The proposed Ordinance is consistent with and supportive of the goals, policies, and principles of the General Plan, including: Policy S 4.2, which requires that new subdivisions provide adequate evacuation and emergency vehicle access to and from the subdivision on streets or street systems that are evaluated for their traffic access or flow limitations; and Policy C/NR 13.8, to manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.
9. The proposed Ordinance implements the Reduce Damage from Wildfire program (Item S-9) listed under Chapter 16: General Plan Implementation Programs. The project meets the criteria listed in the Reduce Damage from Wildfire program.
10. Approval of the proposed Ordinance will be in the interest of the public health, safety, and general welfare and in conformity with good zoning practice by requiring additional design measures, such as increased evacuation access and capacity, for improved public safety in the event of disasters.
11. The proposed Ordinance is consistent with other applicable provisions of Title 21 and Title 22.
12. Staff conducted extensive public outreach with stakeholders, including three public outreach events and 16 meetings with local town councils, community groups, and industry groups.
13. The proposed Ordinance qualifies for a Categorical Exemption (Sections 15307 and 15308, Classes 7 and 8) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.
14. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in 14 local newspapers and email notices sent to 513 email contacts, including town councils and community-based organizations. The public hearing notice and materials were posted on the project website and promoted through social media.
15. On March 1, 2023, the Commission conducted a duly-noticed public hearing where staff requested a continuance to June 14, 2023 to allow staff to study and ensure that the proposed Ordinance and existing County Code is consistent with the California Board of Forestry and Fire Protection’s 2021 State Minimum Fire Safe Regulations, which went into effect on April 1, 2023.
16. **On June 14, 2023, the Commission conducted a duly-noticed public hearing. [Reserved for Hearing Proceedings].**

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the Community Wildfire Protection Ordinance;
2. That the Board find that the Community Wildfire Protection Ordinance is exempt from the provisions of the California Environmental Quality Act for the reasons in the record;
3. That the Board determine that the Community Wildfire Protection Ordinance is compatible with and supportive of the goals and policies of the General Plan and in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of Title 21 and Title 22; and
4. That the Board adopt the Community Wildfire Protection Ordinance.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on June 14, 2023.

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Lisa Jacobs
Deputy County Counsel
County of Los Angeles