

Communication from Public

Name: Ifa Kashefi

Date Submitted: 11/21/2024 11:05 AM

Council File No: 14-0518

Comments for Public Posting: Request for Correction in the Latest Draft of Wildlife Ordinance, Posted 11/7/2024, in the Council File 14-0518 I am writing to bring to your attention a discrepancy in the newly released draft of the Wildlife Ordinance by the City Attorney (CA) posted in the Council File 14-0518 on November 7, 2024, compared to the draft ordinance as approved by the City Planning Commission (12/08/22) and is currently posted on the City Planning website. 1. LATEST DRAFT ORDINANCE RELEASED BY THE CITY ATTORNEY (Approved as to Form and Legality on 11/5/ 2024): Section F - Development Regulations, Subsection 4(b)(1): Residential Floor Area Regulations The latest draft states: "Within a WLD District, the Basement exemption contained within the Residential Floor Area Definition in Section 12.03 of Chapter 1 of this Code shall not apply." 2. POSTED DRAFT ORDINANCE REVISED WITH CITY PLANNING COMMISSION RECOMMENDATIONS: Section F - Development Regulations, Subsection 1(d)(2): District-Wide Regulations - Residential Floor Area Regulations The posted draft includes the following language: (i) Within Wildlife Districts, "No more than 1,000 square feet of Basement area, where the height from the finished floor of the Basement to the finished ceiling of the Basement does not exceed ten (10) feet, may be exempted from Residential Floor Area calculations. Any portion of a Basement area which exceeds 1,000 square feet or ten feet (10) in height from the finished floor of the Basement to the finished ceiling of the Basement shall count toward maximum allowable floor area." Additionally, this section removes the statement: "The Basement exemption contained within the Residential Floor Area definition in Section 12.03 shall not apply (attached- Exhibit A2 - 14) Request for Action: Please correct the draft ordinance released by the City Attorney to accurately reflect the recommendations of the City Planning Commission (approved 12/08/22) which is outlined in the currently posted draft ordinance on the City Planning website. Thank you.

(c) Grading (Applies to project types: New Construction, Additions, Major Remodel- Hillside, Grading)

(1) Intent. To preserve natural landform, topography, and vegetation; retain watershed function; and reduce surface erosion, soil instability, landslides, and/or site disturbance by limiting grading on steep slopes.

(2) Regulations.

(i) Grading Restrictions

a. Development on lots with slopes in excess of 100%. No grading or structure shall be developed on the portion of lots with natural slopes in excess of 100% and greater as identified on the Slope Analysis Map per 12.21.C.10(b)(1), except that a Project may utilize a Guaranteed Minimum Residential Floor Area per Table 12.21 C.10-3 of the Los Angeles Municipal Code.

b. Grading Exemptions - Do Not Apply. The following grading exemptions established in Sec. 12.21.C.10(f) of this Code do not apply to Projects in Wildlife Districts.

- i. Cut and/or Fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible Street for which a Lot has ingress/egress rights.
- ii. Fill resulting from Cut underneath the footprint of the main Building, not to exceed 50 percent of said Cut.

(ii) Remedial Grading.

a. Notwithstanding 12.21.C.10(f), all remedial grading as defined in LAMC Section 12.03, on or of slopes greater than or equal to 60% shall be counted toward the Maximum By-Right Grading Quantity, except for the correction of hazardous soil and earth conditions, when notified by LADBS in accordance with LABC Section 7005.7

(d) Residential Floor Area (Applies to project types: New Construction, Major Remodels-Hillside)

(1) Intent. To minimize the disturbance to and alteration of Wildlife Resources, slopes, vegetation, and undeveloped

areas that provide wildlife habitat and connectivity by retaining existing vegetation and natural landforms in hillside areas.

(2) Regulations.

(i) Within Wildlife Districts, no more than 1,000 square feet of Basement area, where the height from the finished floor of the Basement to the finished ceiling of the Basement does not exceed ten (10) feet, may be exempted from Residential Floor Area calculations. Any portion of a Basement area which exceeds 1,000 square feet or ten feet (10) in height from the finished floor of the Basement to the finished ceiling of the Basement shall count toward maximum allowable floor area.~~the Basement exemption contained within the Residential Floor Area definition in Section 12.03 shall not apply.~~

(e) Lot Coverage. (Applies to project types: New Construction, Major Remodels-Hillside, Additions)

(1) Intent. To minimize the alteration of existing landforms and vegetation; improve stormwater management and watershed health; limit soil erosion and slope instability, and maintain hillside ecosystems by limiting the amount of impermeable surfaces in the Wildlife District.

(2) Regulations.

(i) For all properties within a Wildlife District, except those zoned R1 and R2, calculation of lot coverage shall include: any structures extending more than six feet above natural ground level; pools; planters; sport courts; pavement, patios, and decks.

(ii) Lot coverage shall not exceed 50% of the total area of the lot, and in no case shall exceed 100,000 square feet.

(f) Trees. (Applies to project types: Tree Removal)

(1) Intent. To maintain habitat and biodiversity, manage stormwater and sequester carbon by retaining Native and Significant Trees, and by incorporating native vegetation that supports wildlife.

(2) Regulations.

(i) Native Tree Requirement

Communication from Public

Name: LFIA

Date Submitted: 11/21/2024 02:14 PM

Council File No: 14-0518

Comments for Public Posting: Dear Councilmembers: The Los Feliz Improvement Association (LFIA), representing all residents of Los Feliz since 1916, supports the Wildlife Ordinance. The ordinance is a well-balanced proposal that preserves the rights of property owners while adding small but effective measures to assure wildlife connectivity. We anticipate a successful outcome to the pilot project and look forward to a time when the ordinance can be rolled out to our neighborhood as well. Please support the Wildlife Ordinance without any changes. Sincerely, The Board of Directors of LFIA



advocacy and action
for Los Feliz

2024-2025

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*Past President

November 21, 2024

Los Angeles City Council

RE: Support for CF 14-0518 Wildlife Corridor / Santa Monica Mountains (Hillside Ordinance Zone) / Zone Change (ZC)

Dear Councilmembers:

The Los Feliz Improvement Association (LFIA), representing all residents of Los Feliz since 1916, supports the Wildlife Ordinance. The ordinance is a well-balanced proposal that preserves the rights of property owners while adding small but effective measures to assure wildlife connectivity. We anticipate a successful outcome to the pilot project and look forward to a time when the ordinance can be rolled out to our neighborhood as well.

Please support the Wildlife Ordinance without any changes.

Sincerely,
The Board of Directors of LFIA

Debra Matlock
President

Communication from Public

Name: Cecilia Dan

Date Submitted: 11/21/2024 02:44 PM

Council File No: 14-0518

Comments for Public Posting: My name is Cecilia Dan, I live at 375 Sycamore Road, Santa Monica. I fully support the Wildlife Ordinance with NO FURTHER changes. These are some of my reasons: ---The Wildlife Ordinance is supported by wildlife biologists, environmental scientists, ecologists. ---The Wildlife Ordinance is supported by over 80% of residents in the WO Pilot Area, who voted yes on Measure H, which supports local open space preservation funded by these voters' own property taxes ---The Santa Monica Mountains are a unique hotspot for biodiversity on the edge of a major metropolis. ---No other city in the United States has an urban/natural resource such as our Santa Monica Mountains. This resource is under threat by development. ---Environmental protection has the mandate of Angelenos. ---Time is of the essence. Many, too many, new properties have been authorized and threaten miles of wildlife connection. At a time when enormous effort and cost is being invested in the Wallis Annenberg Wildlife Crossing as a reaction to original poor planning, we now need to take a preventative approach, make smart decisions in city planning, protect undeveloped areas, and support The Wildlife Ordinance. Cecilia Dan