

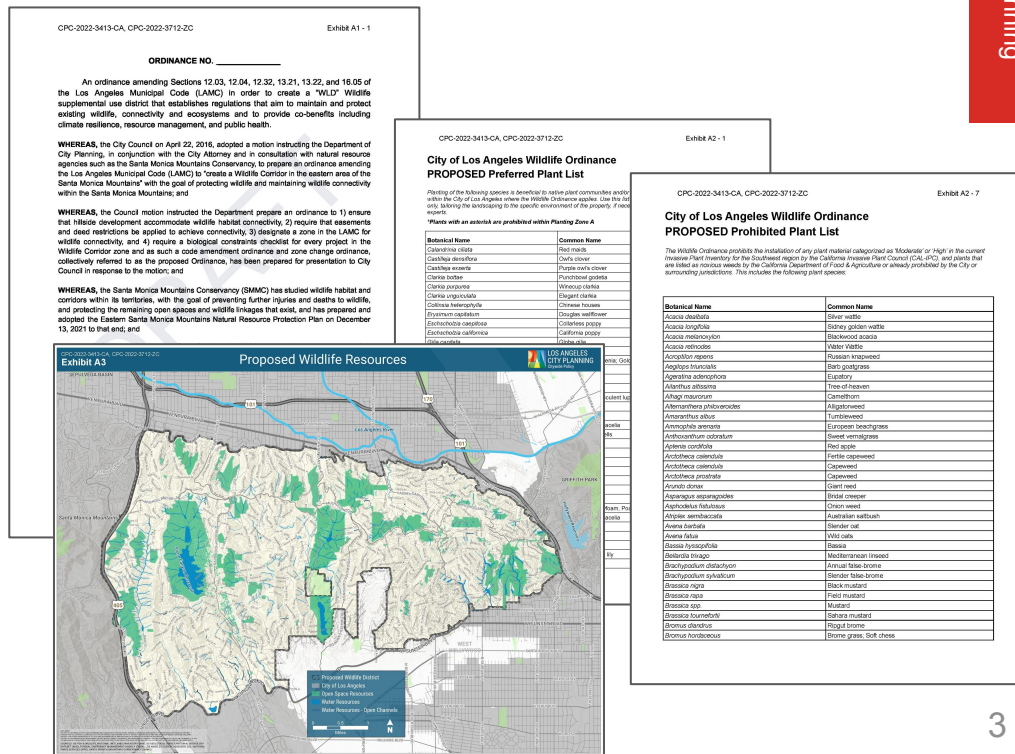
Wildlife Ordinance

CPC-2022-3413-CA, CPC-2022-3712-ZC | ENV-2022-3414-CE

CF 14-0518 | PLUM Committee | June 20, 2023

Proposed Wildlife Ordinance

- **Code Amendment to establish WLD Supplemental Use District**
 - Regulations
 - Plant Lists
 - Resource Maps
- **Zone Change Ordinance to apply the WLD Supplement Use District**



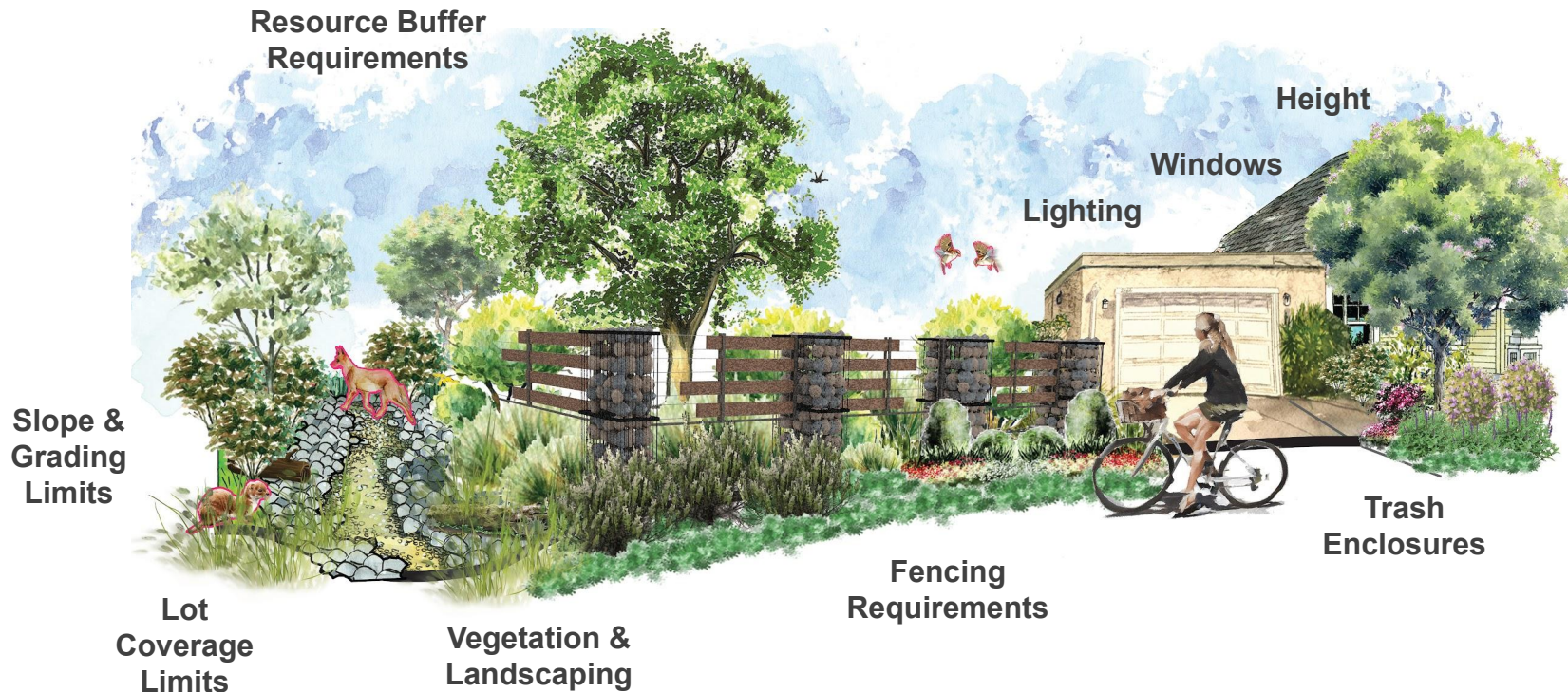
Aligned Plans, Policy Directives & Goals

The Wildlife Ordinance Helps to Achieve the City's Vision for Sustainability and Resilience



Wildlife Ordinance

*Achieving more sustainable development by
minimizing land disturbance;
promoting habitat and biodiversity; and
improving wildlife health and mobility.*





Minimizing Land Disturbance

Grading

Residential Floor Area

Lot Coverage

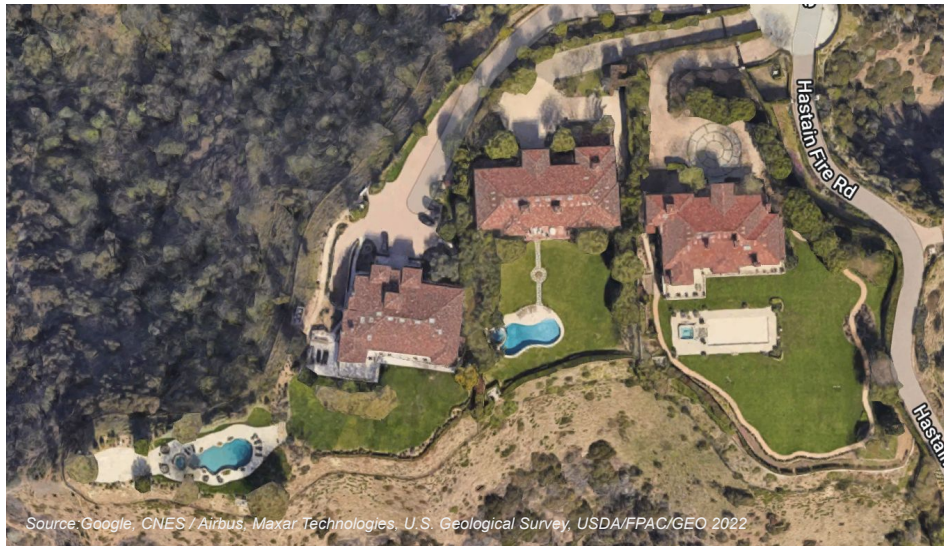
Height





Promoting Habitat & Biodiversity

Vegetation & Landscaping



Source: Google, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO 2022

Trees



Credit: Superfisky



Improving Wildlife Health & Mobility

Fences & Walls*



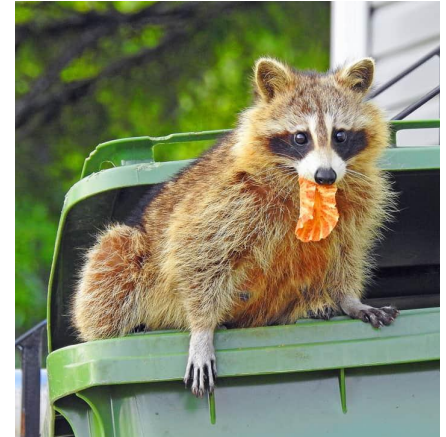
Lighting



Windows



Trash Enclosures*



Sources: Getty Images and Google

**Does Not Apply to Additions; Applies Only to New Construction and Major Remodels*

What is a Project?

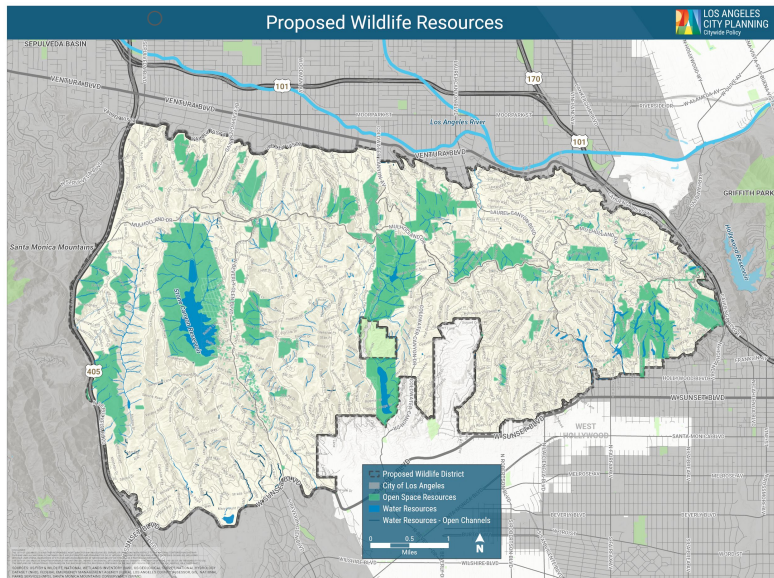
Project Types

- **New Construction**
 - > 500 sq ft
- **Additions**
 - > 500 sq ft
- **Major Remodel, Hillside**
 - > 50% replacement cost
- **Grading**
 - > 500 cubic yards
- **Tree Removal**
 - Protected, Significant, and public ROW
- Projects are to be “reviewed for compliance with those regulations that are applicable to the proposed scope of construction”
- **Applicability specified by regulation type**
 - **Example:**
 - **Height.** (Applies to project types: New Construction, Major Remodels-Hillside, and Additions)

Wildlife Resource Regulations

- **Wildlife Resources Map**

- Open Spaces
- Water Sources



- **Wildlife Resource Buffers**

- Open Space Resources - 25' buffer
- Water Resources (open channels) - 15' buffer
- Water Resources - 50' buffer



Implementation

- Enhanced review procedures
- Site Plan Review (SPR)
- Updated Forms and Additional Information
- Increased staffing needed for City Planning, Urban Forestry, Building and Safety



City Planning Commission (CPC) Recommendations

At the meeting on December 8, 2022, the CPC requested the following modifications:

- Allow up to 1,000 square feet of basement area to be exempted from Residential Floor Area calculations, as long as the floor to floor height of the basement does not exceed ten (10) feet
- Revise the threshold for Site Plan Review to: any Project in a Wildlife District that creates or results in **6,000** square feet or more of Residential Floor Area

City Planning Commission (CPC) Recommendations

Additionally, the CPC instructed City Planning to:

- Study and report back to the CPC on the effectiveness of the proposed Ordinance three years following the effectuation date of the ordinance
- Prepare an analysis of zoning capacity for SB330 compliance for Council consideration with the final ordinance
- Report back on the resources needed to implement the Wildlife District for consideration with the final ordinance

Proposed Changes and Instructions

The following modifications to the ordinance are being proposed for consideration by the PLUM Committee:

- Revert to the previously recommended provision to count habitable basement space toward Residential Floor Area (RFA) calculations
- Revert to previously recommended provision to not allocate RFA for slope bands exceeding 60% grade
- Amend the definition of Open Space to include City-owned property that is vacant as of the effective date of the ordinance
- Require Biological Assessments to be prepared by Qualified Biologists, in accordance with current City Planning practices

Proposed Changes and Instructions

Additionally, the following potential actions are being presented for consideration:

- Direct City Planning to proactively create a vetted list of registered Qualified Biologists that applicants may select from and that is maintained and updated by the department.
- Direct City Planning, the Department of Building and Safety, the Bureau of Street Services, the Urban Forestry Division of the Public Works Department, and any other relevant departments and units, to report back on resources needed, including the creation of a Hillside Development Review Unit, to implement the Ordinance upon its completion following the Form and Legality process.
- Direct the City Attorney to prepare the Ordinance for form and legality.

Thank You!

More information can be found at planning4la.org/wildlife

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Certified Ecologist
Urban Ecologist

Darryl Koutnik, Maile Tanaka
ESA | Environmental Science
Associates





Additional Slides for Reference

**CONTEMPORARY
DEVELOPMENT**

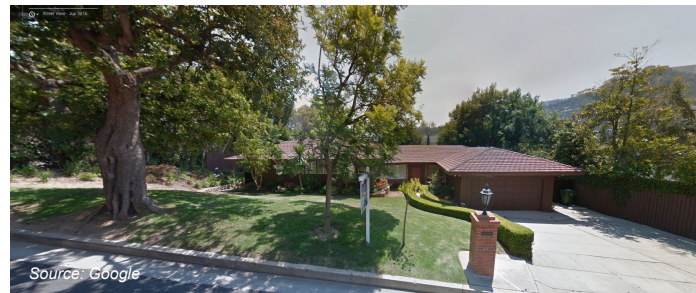
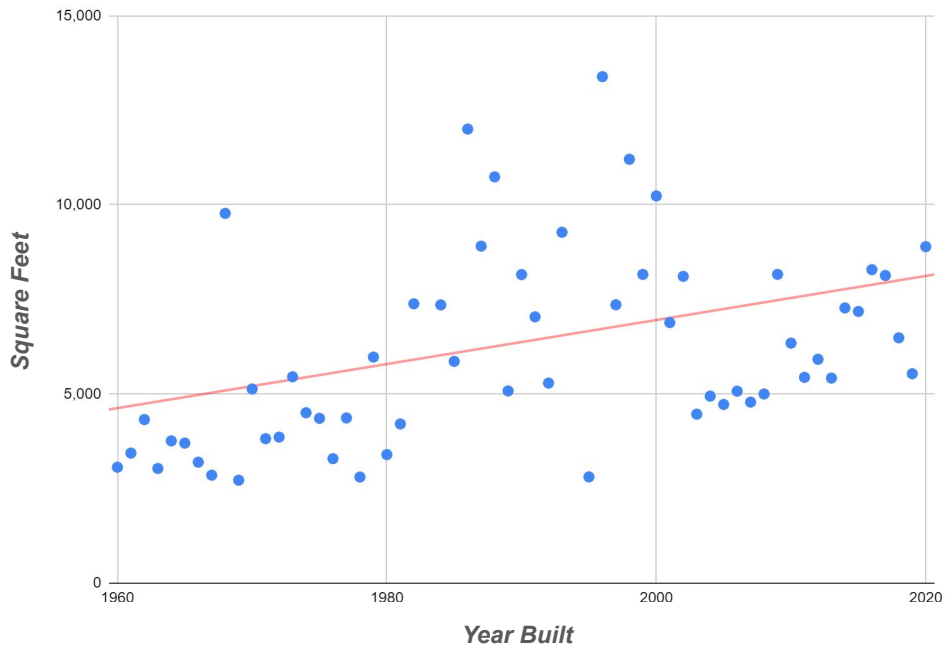
**HISTORIC
DEVELOPMENT**

**We have altered our
development patterns
in ecologically significant
areas, such as the
Wildlife District.**

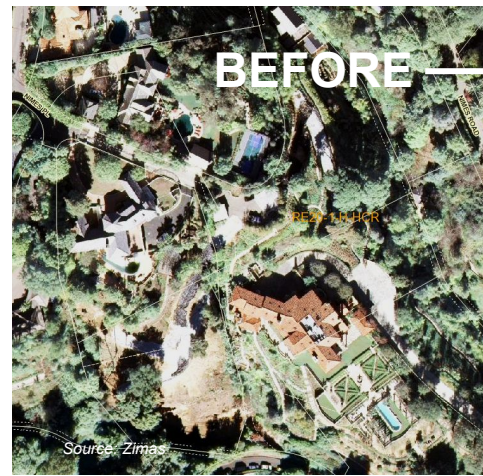
Development Trends

Median Structure Size in Wildlife District

Source: LA City Permit Data, LUPAMS, and LA County Assessor Data



We have altered our development patterns in ecologically significant areas, such as the Wildlife District.



Community Engagement & Feedback

- **Community Workshops & Public Presentations**
- **Project Website & Electronic Outreach**
 - Public website created: planning4la.org/wildlife
 - Wildlife “Interested Parties” Listserv with ~3,000 recipients
 - Planning Listserv with over 32,500 recipients
 - 17+ Emails
 - 64 other digital communications
- **Three (3) drafts of the ordinance were released to the public for review/comment**
 - Mailed notices to 34,774 occupants & 27,796 owners
 - Public Hearing in July 2022 had over 1,100 participants
 - Over 1,850 written comments received throughout



The Wildlife Ordinance...

Does:

Require more review of development in hillsides
Apply to new construction projects
Apply to certain additions and remodels
Review grading to minimize land disturbance
Prohibit harmful fencing materials
Retains trees, plants and spaces for wildlife

Does NOT:

Prohibit development or remodels
Require existing homes to comply retroactively
Prevent repairing or rebuilding after a disaster
Eliminate remedial grading
Change permitted fencing dimensions or location
Change setback requirements

CEQA Considerations

Categorical Exemptions:

The proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3)

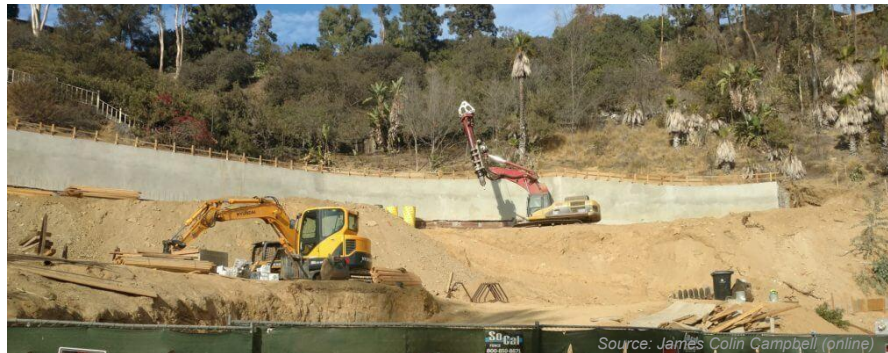
- Class 7: Actions for the protection of natural resources
- Class 8: Actions for protection of the environment

No exceptions to a categorical exemption apply.


- The ordinance would not lead to a significant impact due to unusual circumstances.
- The ordinance would not result in a significant impact, either direct, indirect, or cumulative.


Site Plan Review

- Existing discretionary process
- Triggers for Site Plan Review in the Wildlife Ordinance:
 - Projects proposed within a Wildlife Resource and/or Buffer
 - **1,000 cubic yards** or more of remedial grading
 - **7,500 square feet** or more of cumulative RFA
- Appealable to APC



Summary of Changes Presented to CPC

Component / Standard	Change(s) Made
Boundary	No Change.
Ordinance Structure	No Change.
Applicability/ Project Definition	Specified when a Project is required to comply with rules. Added language clarifying homes may be rebuilt to existing specifications in the event that a building or structure is damaged or destroyed in a natural disaster.
Grading	No change.
Residential Floor Area	Removed limitation on calculation of RFA for 60% slopes.  Removed elimination of covered parking exemption.
Lot Coverage	Exempt R1 and R2 lots.
Vegetation and Landscaping	Removed one plant species from the Preferred Plant list. Removed four plants from the Preferred Plant List in Zone 1.
Fencing	Removed location and opacity standards.
Setbacks	Removed section and standards.

Component / Standard	Change(s) Made
Lighting	No Change.
Windows	Increased window size threshold for Bird Safe treatment from 24 to 40 sq. ft.
Trash Enclosures	Removed 18" height clearance standard.
Resources / Buffers	Removed development prohibition. Require Site Plan Review and Biological Assessment when a Project is located within a Wildlife Resource or Buffer. Reduced open space Resource Buffer from 50' to 25'.
Ridgelines / Heights	Removed envelope height restriction of 25'. Revised overall height restriction from 35' to 45' and applied District-wide. Removed additional setback requirement for Ridgeline properties. Removed Ridgelines Map.
Site Plan Review	Changed from "any parcel where a resource buffer is present" to "any Project" within a Wildlife Resource or Buffer is subject to Site Plan Review. Added a requirement for Biological Assessment. Clarified threshold to apply to cumulative size of development creating or resulting in 7,500 square feet or greater. 

Noteworthy Numbers*

- Total parcels within the proposed Wildlife District = **28,000** (23,000 acres)
- Number of vacant parcels within the proposed Wildlife District = **4,000 (14% of the total parcels)**
- Total number of City-owned parcels within the proposed Wildlife District = **460**
- Number of City-owned parcels that would be added to Wildlife Resource areas due to a change in the definition of Open Space (OS) = **300**
- Total parcels intersecting a Wildlife Resource area with the change in the definition of OS = **6,000 (21% of the entire Wildlife District)**

**All numbers are rounded*



Source: Getty Images

Noteworthy Numbers

Table 1. Parcel Distribution by Zone.

Zone	Total	Vacant	Acres
R1	8,360	1,417	1,450
RE9	348	32	113
RE11	1,299	188	446
RE15	12,023	921	10,385
RE20	2,109	134	1,584
RE40	3,269	1,168	4,652
RA	17	0	10
A1	172	47	2,156
OS	233	42	1,811
PF	30	2	126
Other: RD2; RD6; PF; PB; C2, CR	269	5	315
Total	28,129	3,956	23,048

Potential Wildlife District Expansion Areas

