

Attachment A

Bel Air-Beverly Crest Neighborhood Council
Ad Hoc Subcommittee On Proposed Wildlife District
Questions Posed and Clarifications Requested
July 4, 2022

The following questions were posed to Planning staff. Some were answered several weeks ago but written questions submitted since initial answers were received have not been answered. This document will be updated as questions are posed and answers received.

WLD Area

How many lots are in the proposed WLD area.

28000 parcels

How many have resource buffers? How many have ridgeline buffers?

Water resource buffers: 7%

Open space buffers: 13%

Ridgeline buffers: 20%

How many have both?

If the regulations had been in effect in the previous year, how many additional projects would have needed to go through site plan review?

Definitions

Do the lines on the map represent the buffers themselves or just the resources?

Lines are buffers

What is an administrative clearance?

The definition of Lot Coverage, Wildlife specifies that any structure extending more than 6 feet above grade is considered coverage. Please confirm that “above grade” is what is intended and not “above ground.”

Planning is checking on this.

Please provide a definition for the following: ridgeline, wildlife resource, built environment, structure, public easement, storm drain and open channel.

Scientific Underpinnings

What use do relatively small sections of open space have for wildlife that would justify needing resource buffers?

Reasoning will be provided.

What species are meant to be protected or fostered by fencing requirements and the specific openings required?

Are there any studies on the efficacy of this type of fencing on these or other species?

Planning is looking for resources to share.

Are there any studies on harms to animals created by freer access to streets?

No research said that.

Please provide a list of science consultants who advised on the ordinance. In addition, please note any special reference works, data analysis or regulations from other municipalities that provide the basis for specific regulations in the ordinance.

Please define specifically the habitats the ordinance seeks to protect.

Please clarify, either individually or by category (fire resistance, habitat benefit, etc.) why plants on the preferred list are on that list or, alternatively, please provide a pointer to source material for the list.

Public Safety Concerns

Has Planning discussed the public safety consequences of the fencing sections with LAPD and/or LAFD?

Planning had early conversations with LAFD regarding vegetation.

Resource Identification

Will a biological assessment be required? Will a tree report be required?

If compliant, no. But discretionary review or removal of trees requires one or both.

Will there be a mandate to produce any kind of biological resource survey when you submit your Site Plan Review?

What will be the process by which “unmapped resources” will be identified, and what will happen following identification?

Generally Planning is trying to set up a process for updating the map as mapped resources become known and recognized. If a developer notes a resource on plans then site plan review may be required for the project.

What is the purpose of identifying unmapped resources, and how will identification of resources affect regulations regarding on-site building?

Recognition that mapping isn't complete

Why are designated native woodlands not an identified wildlife resource under the ordinance? The National Park Service mapped native woodlands in the Santa Monica Mountains in 20016. See

<https://gisucla.maps.arcgis.com/apps/instant/basic/index.html?appid=868b0af352f5426c8ecef8d31e0796f9>

The Department is relying on existing data sources. This resource may be integrated.

Draft Map B - Why are certain City-owned lots that meet the criteria for “open space” not identified on the map? For example, APNS 5567-004-902, 5567-004-903, 5567-004-904, 5567-004-905. These are just examples. How did staff determine which City-owned lots met the criteria to be deemed “open space”?

Planning is looking at these.

Will the Draft Map be updated annually to reflect new parcels that are acquired as open space by the MRCA and local land trusts?

This is the intent.

Why isn't land acquired by local land trusts not included as “open space” and included on the draft map? The Laurel Canyon Land Trust has acquired many acres in Laurel Canyon. These lots are not yet re-zoned to open space.

Planning is relying on the Community Plan process to ensure that privately-held open space is designated as such.

Procedures

What is the form that will be used for an administrative clearance? What are the application materials that must be submitted?

Typically developed after an ordinance is done. Will provide a sample form. (This has not been provided).

What will be the appeal process for an administrative clearance?

None. It's like a building permit.

Regarding site plan review - how is the 7500 additional square feet to be measured? For example, if a 5000 square foot house is demolished and a 7500 square foot one is built, would that be understood as 2500 additional square feet or 7500? Would this project trigger Site Plan Review? Also, if you had a 6000 square foot house and added 5000 new square feet, we understand that this would not trigger site plan review. Please let us know if we are mistaken.

Are the required findings for Site Plan Review in instances where there is no resource buffer present the same as those where there is a resource buffer present?

Interaction with Existing Rules and Procedures

What will happen if there is a discretionary permit required in addition to an administrative clearance. (for example, a Zoning Administrator's Determination due to a substandard road) Will these be reviewed together?

They will be reviewed together.

What will happen to application of protected tree removal rules and procedures once the WLD is applied? Will a tree removal permit still be required which will require a finding of necessity and approval by the Board of Public Works (or designee)?

Deferring to protected tree ordinance procedures.

Why does the FAQ say that current setbacks must be adhered-to if rebuilding after a disaster if the 75% replacement cost threshold is exceeded when the municipal code does not seem to dictate that?

LADBS meeting forthcoming. Will check.

Additional Clarifications

Please clarify what types of permits will trigger the ordinance if there's a wildlife resource present. The ordinance as written is unclear on whether all permits, including interior permits and permits for work that doesn't change the footprint, would trigger the ordinance.

Interior remodel would never trigger the ordinance. The ordinance is only triggered as to the specific "project."

It was noted in the information session that replacing your fence would require compliance with the fencing portion of the ordinance. Replacing your fence, however, is not a “project” under the ordinance, and therefore would not necessitate compliance. Please explain what was meant.

Are the buffers designed to give animals access to private property?

Can trash enclosures be placed in a setback?

Which types of projects would trigger the need for trash enclosures? Would an addition over 500 square feet trigger this?