

**From:** Richard N. Kipper rnkipper@yahoo.com 🇺🇸  
**Subject:** BABCNC Comment Letter to City Re: Proposed Wildlife Ordinance--Meeting July 20, 2022  
**Date:** July 18, 2022 at 11:53 AM  
**To:** council@babnc.org, tlongcore@babnc.org

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Hello. My name is Richard Kipper and I live in Bel Air Hills. Therefore, my property is included in the proposed Wildlife Ordinance. I understand that at the public meeting to be held this Wednesday, July 20, 2022, one of the agenda items will be a discussion and motion to submit a comment letter to the Department of City Planning on the draft Wildlife Ordinance. In lieu of public comment at the meeting, I want to express my comments in this email. I am strongly opposed to the proposed Wildlife Ordinance as it applies to fully developed, established properties for the following reasons:

1. If the City is truly interested in preserving wildlife and ridgelines, they should start by regulating new developments in undeveloped areas of the Santa Monica Mountains. I believe that most people in the City of Los Angeles would agree that City government should become serious about protecting the environment and biodiversity. Whether the proposed Wildlife Ordinance would accomplish that goal in the undeveloped areas of the Santa Monica Mountains, I am not expert enough to say. However, applying these proposed rules to fully developed, established areas in the local hills and mountain ranges and thereby trying to undo decades of established property rights is untenable. I do not understand why anyone would want to destroy existing property rights that were legally established under existing City codes and by the Department of Building and Safety, when the objectives here can be accomplished by requiring future new developments, in undeveloped areas, to conform to the new environmental standards. In fact, all new housing developments in undeveloped environmentally sensitive areas everywhere should be subject to stricter environmental standards.
2. I have lived in this fully developed area for 28 years and the wildlife has learned to adapt and we have learned to co-exist. Most people who live in these hillsides care about wildlife and try to be protective of them. True, we, the humans, have encroached on their (the wildlife) territory. But that's a done deal. One might argue that these hillsides should not have been developed in the first place, but that's not what happened. So do the right thing going forward.
3. The provisions of the proposed Wildlife Ordinance are so complicated and complex that the average property owner would not be able to understand the potential impact on their property rights. Even though notices have been sent to property owners in the affected areas, many property owners are still not aware of the proposal, and if they are aware, they most likely do not understand what it means. I consider myself to be fairly intelligent, but I am not a land use attorney or planner, because that is what it would take to understand the impact of this proposal on one's property rights. Just in terms of fairness, this proposal fails terribly.
4. The real danger to wildlife in the fully developed, established areas is existing automobile traffic and exhaust. Traffic is far more dangerous to wildlife than anything the proposed ordinance tries to change in existing properties. Sadly, the proposed ordinance does nothing about traffic danger or the exhaust.

Thank you for your consideration of my comments in submitting your comment letter to the Department of City Planning on the draft Wildlife Ordinance.

Richard N Kipper  
Bel Air Hills  
310-472-6620