

**From:** Glaser, Mitch  
**To:** Eric Bruins; Paul Edelman  
**Cc:** Jason Smisko; Chung, Connie  
**Subject:** TDR Program  
**Date:** Tuesday, June 14, 2011 9:35:02 AM

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Good Morning Eric and Paul:

On May 17, the Santa Monica Mountains Conservancy (SMMC) sent a letter to the Santa Clarita City Planning Commission regarding the City's General Plan Update. The City's General Plan Update is a component of "One Valley One Vision" (OVOV), which is a joint effort between the City and Los Angeles County. The other component is the County's Santa Clarita Valley Area Plan Update.

The SMMC letter stated, in part, "The Conservancy therefore recommends that the City include an additional policy that directs staff to work with the County to establish an inter-jurisdictional development rights transfer program wherein development rights from all rural-zoned parcels are eligible for transfer to urban-zoned areas, subject to reasonable conditions. Such a program could even provide a bonus for transferring rights from rural parcels within a SEA to leverage the benefits of such a program."

As you may be aware, the County is also in the process of updating its Countywide General Plan. A draft was released in April and may be found at the following Web Site:  
<http://planning.lacounty.gov/generalplan>

The Draft Countywide General Plan Update must undergo an environmental review (EIR) prior to public hearings. A Notice of Preparation for the EIR will be released shortly and we anticipate that the EIR will be released in early 2012. Public hearings before the County's Regional Planning Commission and Board of Supervisors will occur after the EIR is released and we anticipate that the Countywide General Plan Update will be adopted by the end of 2012.

The Draft Countywide General Plan Update includes a Transfer of Development Rights (TDR) implementation program, which I have copied below. The "Phase 2" timeframe means 3-5 years after adoption:

			Timeframe			
Implementation Program	Actions	General Plan Policies	Phase 1	Phase 2	Phase 3	Ongoing
Transfer of Development Rights Program	Explore the feasibility of a Transfer of Development Rights (TDR) Program in order to direct growth and development away from valuable open space areas to identified infill areas.	Land Use Element: Goals LU 3, LU 4		X		

	<ul style="list-style-type: none"> <li>· Identify open space, rural and agricultural areas, including Agricultural Resource Areas (ARA) and Significant Ecological Areas (SEAs), under development pressure as sending areas. Identify potential receiving areas, such as TODs and vacant and underutilized sites, in urban areas</li> <li>· Prepare an ordinance that outlines applicability and procedures for the TDR Program.</li> <li>· Establish County entity to coordinate the sales and transactions of TDR.</li> </ul>					
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I feel that this TDR implementation program is in line with what the SMMC would like to see in the Santa Clarita Valley.

Given the large number of cities in the County, it would be practically impossible for the County to pursue an inter-jurisdictional TDR program with all of them. However, it is possible for the County to work with the City of Santa Clarita on this program, and it makes sense when you consider that the City is completely surrounded by County territory (unlike any other City in the County) and that the City and County are already committed to joint planning, as evidenced by the OVOV effort.

We could add another bullet point to the description of the program that would indicate that we will work with the City of Santa Clarita. The bullet point would be something to the effect of "Include the City of Santa Clarita in the TDR program in order to continue the joint planning efforts initiated by the One Valley One Vision program." Given the technical and legal challenges, we can't guarantee that we'll ultimately have an inter-jurisdictional program with the City, but this implementation program would commit the City to exploring the feasibility with us and working with us on our ordinance and (potentially) a companion ordinance in the City's Unified Development Code.

I have conferred with Jason Smisko, my counterpart at the City of Santa Clarita, and he indicated that the City is willing to participate in this program. He will acknowledge this during his presentation to the Santa Clarita City Council. I have also conferred with Connie Chung, my colleague who is responsible for the Countywide General Plan Update, and she is also willing to pursue this. I anticipate that the Draft Countywide General Plan Update will be amended accordingly.

I hope that this addition will fulfill SMMC's recommendation. If you have any questions or concerns, please feel free to contact me. As previously discussed, I will set up a meeting with the SMMC in the

near future to discuss the County's Santa Clarita Valley Area Plan Update and SMMC's concerns in that regard. The meeting will also provide an opportunity to discuss the Countywide General Plan Update and the County's Antelope Valley Area Plan Update, which is also in progress and will be adopted concurrently with the Countywide General Plan Update.

Thanks,  
Mitch

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