



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

November 28, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON AMENDMENTS TO THE
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM
PLAN NO. 2016000547
(THIRD SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The Santa Monica Mountains Local Coastal Program (LCP) was certified by the California Coastal Commission (Coastal Commission) on October 10, 2014. Since that time, the County discovered a number of text and map inconsistencies that needed to be addressed through amendments to the LCP. On April 4, 2017, the Board of Supervisors (Board) approved LCP amendments that resolved ambiguities in specific development standards and corrected land use and zoning designations appropriately. The Coastal Commission subsequently approved the amendments subject to two modifications on August 10, 2017. The LCP amendments with Coastal Commission's modifications will now be considered by the Board.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Approve a resolution adopting the LCP amendments consisting of map and text amendments to the Land Use Plan (LUP) and Local Implementation Program (LIP), as certified by the Coastal Commission that indicates the following:
 - a. Finds that the LCP amendments do not require an accompanying environmental document under the California Environmental Quality Act (CEQA) because they include the preparation and adoption of LCP amendments under Section 21080.9 of the California Public Resources Code;

- b. Acknowledges that the Board received the Coastal Commission's resolutions of certification of the LCP amendments with the Coastal Commission's suggested modifications to the LIP and accepts and agrees to the Coastal Commission's modifications;
 - c. Finds that the LCP amendments, including amendments to the LUP and LIP, as certified by the Coastal Commission, are consistent with Chapter 3 of the California Coastal Act; and
 - d. Adopt the LCP amendments including all suggested modifications by the Coastal Commission.
2. Adopt final ordinance to amend the LIP as modified by the Coastal Commission and as directed by the Board.
3. Instruct the Department of Regional Planning (DRP) to submit said LCP amendments and resolution to the Coastal Commission for final certification.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The LCP was certified by the Coastal Commission on October 10, 2014. Since that time, the County discovered a number of inconsistencies within the LCP that needed to be addressed through map and text amendments. The proposed LCP amendments clarify specific standards and policies to ensure internal plan consistency, as well as correct and update several land use/zoning designations. The amendments consist of land use and zone changes for 95 parcels to reflect 61 parcels acquired by park agencies since certification that will be designated for open space, and 34 privately owned parcels that will be re-designated from open space to residential or coastal recreation; minor mapping corrections; and text amendments to clarify various LUP policies and LIP provisions regarding biological resources, standards related to County agencies, recreation, and scenic resources.

The amendments were approved by the Board on April 4, 2017, and were subsequently considered and approved by the Coastal Commission on August 10, 2017, subject to two text modifications to the LIP. The first modification pertained to the proposed five-year permit ban provisions. The County proposed new provisions that would allow the Director of DRP (Director) to refer zoning violations to the Regional Planning Commission (Planning Commission) to consider five-year permit bans on subject properties. The Coastal Commission added language that would prevent such permit bans from interfering with enforcement actions by the Planning Commission or Coastal Commission.

The second modification affected the proposed emergency Oak Tree Permit provisions. The County proposed new limitations on the issuance of emergency Oak Tree Removal Permits, while still allowing for the Director to consider other emergencies on an individual basis. The Coastal Commission added language that further limited when such permits could be issued, as well as the Director's discretion to consider other cases of emergency.

The Coastal Commission found that both modifications were consistent with the Coastal Act. These changes have been incorporated into the draft amendments that were submitted to the Board for its consideration.

Implementation of Strategic Plan Goals

The amendments to the LCP support the County's Strategic Plan Goal III, Realize Tomorrow's Government Today, by ensuring that the LCP is operationally effective through updates and periodic amendments. The LCP allows the County to engage with the Santa Monica Mountains coastal community through the regulation of land use and biological resource protection.

FISCAL IMPACT/FINANCING

As previously reported to the Board, the proposed amendments would add fee categories that are currently not listed within the LCP, to ensure consistency with existing fees used elsewhere in Title 22 for similar work and/or permits outside the Coastal Zone. These fee categories allow DRP to recoup the appropriate costs based on level of review required. These fees were determined based on the amount of staff time required to process a permit.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Sections 22.44.700 and 22.60.174 (Planning and Zoning) of the County Code and Section 65856 of the California Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Sections 22.44.700, 22.44.970, and 22.60.174 (Planning and Zoning) of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 65856 of the Government Code related to the notice of public hearings.

On August 10, 2017, the Coastal Commission held a duly-noticed public hearing to consider the proposed amendments. During the hearing, DRP gave a short statement, and one speaker testified in support of the amendments. After hearing testimony, the Coastal Commission closed the public hearing and approved the amendments subject to two modifications to the LIP. The amendments, including the suggested modifications by the Coastal Commission, must now be considered by the Board. If the Board concurs with the Coastal Commission, it will adopt the amendments through a resolution. The Board will then transmit the resolution and LCP amendments to the Coastal Commission for effective certification by the Executive Director of the Coastal Commission. The County can then begin implementing the amendments once they have been certified.

ENVIRONMENTAL DOCUMENTATION

Local governments are not required to prepare an Environmental Impact Report (EIR) for the preparation of, or amendments to, an LCP. The Coastal Commission's review process for LCPs and amendments to them has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. As such, the County is not required to prepare a CEQA document for the proposed LCP amendments. Individual development projects, however, are not functionally equivalent to, or exempt from, CEQA requirements. Development projects shall continue to be required to undergo CEQA review, which may include a full EIR.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed LCP amendments will improve interpretation of LCP standards, protect over a thousand acres of sensitive habitat, and restore the development potential on properties that were designated with incompatible land use and zoning.

Provided the Board adopts the resolution approving the LCP amendments as approved by the Coastal Commission, the amendments will be able to be deemed certified by the Executive Director of the Coastal Commission. Thereafter, the LCP amendments will be final and take effect and be implemented by the County. Enclosed for your consideration are the revised amendments, which have been reviewed and approved by County Counsel.

The Honorable Board of Supervisors
November 28, 2017
Page 5

For further information, please contact Anita Gutierrez, Section Head, Community Studies West Section, at (213) 974-6422 or agutierrez@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dennis Slavin', with a stylized flourish at the end.

Dennis Slavin
Acting Director

DS:MC:AG:ems

Attachments:

1. Draft Land Use Plan and Local Implementation Program Amendments
2. Coastal Commission Letter and Staff Report

c: Executive Office, Board of Supervisors
 Assessor
 Chief Executive Office
 County Counsel
 Fire
 Public Works

S_AP_112817_BL_SMMMLCP_AMEND

Santa Monica Mountains Land Use Plan

Legislative History

August 26, 2014	Land Use Plan and Local Implementation Program adopted by the County Board of Supervisors.
October 10, 2014	Land Use Plan and Local Implementation Program certified by the California Coastal Commission.
[TBD]	Amendment to the Local Coastal Program adopted by the County Board of Supervisors.
[TBD]	Amendment to the Local Coastal Program certified by the California Coastal Commission.

I. INTRODUCTION

A. Purpose of the Santa Monica Mountains Land Use Plan

Land use planning and development standards in the Santa Monica Mountains Coastal Zone (Coastal Zone) are governed by the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Coastal Act created a zone along the State's coastline that must be protected to preserve the state's coastal resources. The Coastal Act directs "[each] local government lying, in whole or in part, within the coastal zone" to prepare a local coastal program (LCP) for its portion of the California coastal zone (Section 30500). The coastal zone in the Santa Monica Mountains extends approximately five miles inland from the coast. (See Map 1 Planning Area, page 11.)

...

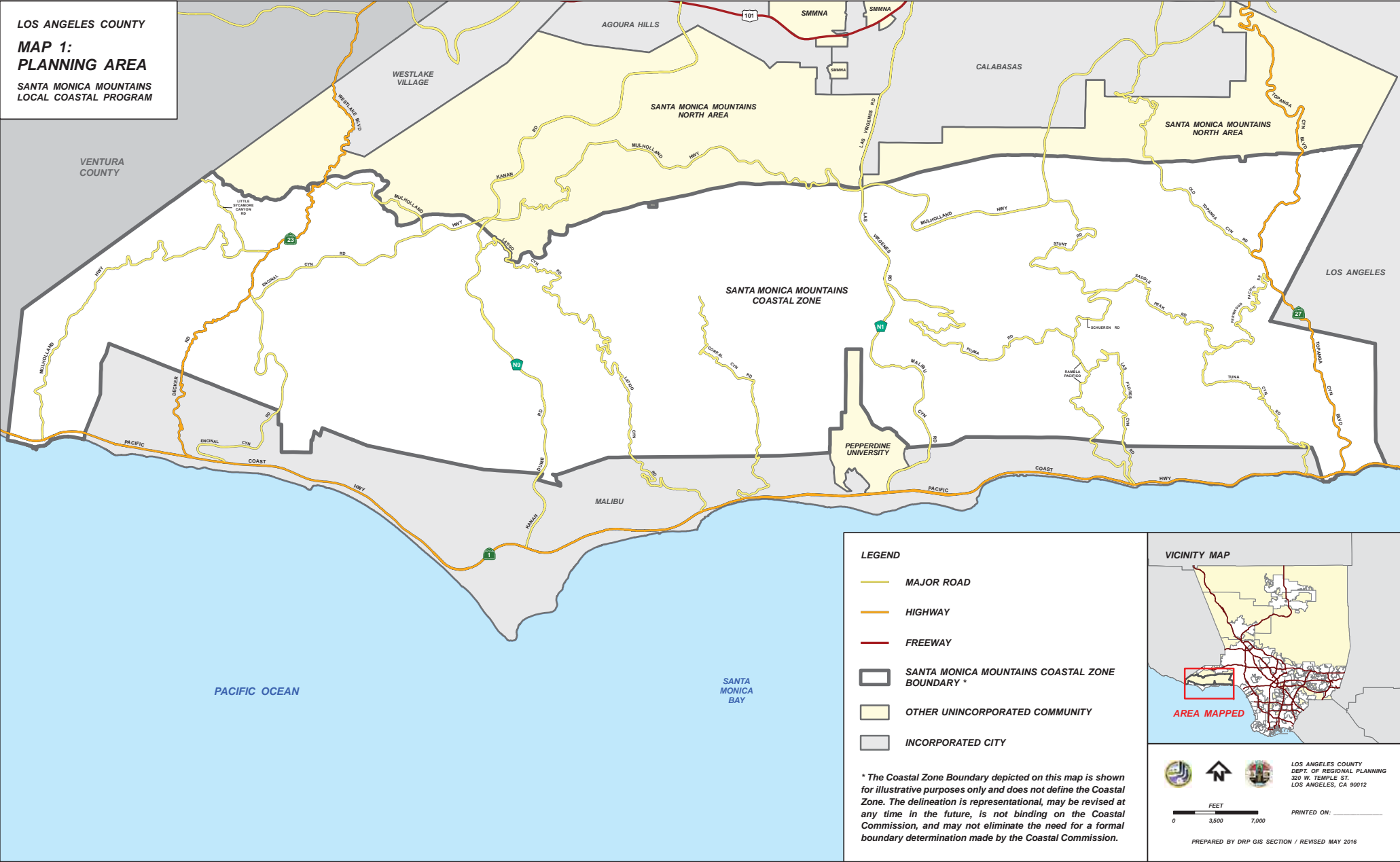
Map 1
Santa Monica Mountains Coastal Zone
Planning Area

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 3 of 18

LOS ANGELES COUNTY
MAP 1:
PLANNING AREA
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - FREEWAY
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - OTHER UNINCORPORATED COMMUNITY
 - INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

PREPARED BY DRP GIS SECTION / REVISED MAY 2016

II. CONSERVATION AND OPEN SPACE ELEMENT

...

D. Biological Resources

...

Biological Resources Goals and Policies

...

Policies:

SERA and H3 Habitat Protection Policies

...

- CO-60 Mosquito abatement within or adjoining H1 habitat shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to H1 habitat. Larvacides shall be used that are specific to mosquito larvae and will not have any adverse impacts to non-target species, including fish, frogs, turtles, birds, or other insects or invertebrates. The use of mosquitofish shall be prohibited throughout the Coastal Zone.

...

G. Scenic Resources

...

Scenic Resources Goals and Policies

...

Policies:

...

- CO-126 Maintain and enhance the quality of vistas along identified Scenic Routes. The following roadways are considered Scenic Routes:
- Mulholland Scenic Corridor and County Scenic Highway;
 - Pacific Coast Highway (SR-1);
 - Malibu Canyon/Las Virgenes Road County Scenic Highway;

- Kanan Dume Road;
- Topanga Canyon Boulevard (SR-27);
- Old Topanga Canyon Road;
- Saddle Peak Road/Schueren Road;
- Piuma Road;
- Encinal Canyon Road;
- Tuna Canyon Road;
- Rambla Pacifico Road;
- Las Flores Canyon Road;
- Corral Canyon Road;
- Latigo Canyon Road; ~~and~~
- Little Sycamore Canyon Road; and
- Decker Road.

...

Map 2
Santa Monica Mountains Coastal Zone
Biological Resources (East)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 6 of 18



LOS ANGELES COUNTY
**MAP 2:
BIOLOGICAL RESOURCES (EAST)**
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
- SENSITIVE ENVIRONMENTAL RESOURCE AREA (SERA):**
- H1 HABITAT
 - H2 HABITAT
 - H2 HABITAT - HIGH SCRUTINY SUB-AREA
- OTHER ENVIRONMENTAL RESOURCE AREA:**
- H1 HABITAT 100-FOOT BUFFER
 - H3 HABITAT
- PARCEL BOUNDARY
- RURAL VILLAGE (SHOWN FOR CONTEXT ONLY)
- SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

0 0.5 1 MILES

PRINTED ON: _____

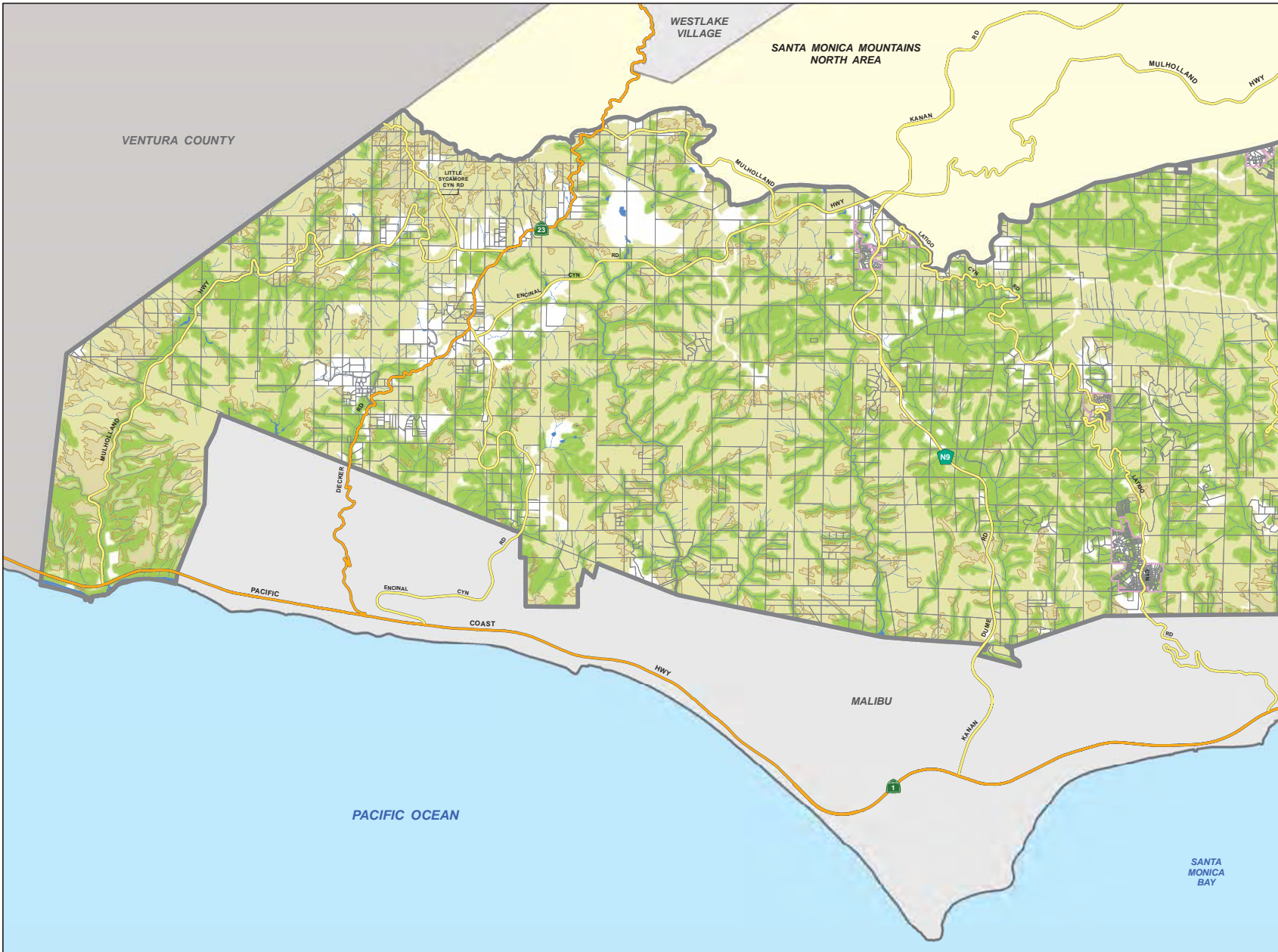
PREPARED BY DRP GIS SECTION / REVISED MAY 2016

Map 2
Santa Monica Mountains Coastal Zone
Biological Resources (West)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 7 of 18



LOS ANGELES COUNTY
MAP 2:
BIOLOGICAL RESOURCES (WEST)
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
- SENSITIVE ENVIRONMENTAL RESOURCE AREA (SERA):**
- H1 HABITAT
 - H2 HABITAT
 - H2 HABITAT - HIGH SCRUTINY SUB-AREA
- OTHER ENVIRONMENTAL RESOURCE AREA:**
- H1 HABITAT 100-FOOT BUFFER
 - H3 HABITAT
 - PARCEL BOUNDARY
 - RURAL VILLAGE (SHOWN FOR CONTEXT ONLY)
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - OTHER UNINCORPORATED COMMUNITY
 - INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

MILES

0 0.5 1

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED MAY 2014

Map 3
Santa Monica Mountains Coastal Zone
Scenic Resources (East)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 8 of 18



Map 3
Santa Monica Mountains Coastal Zone
Scenic Resources (West)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 9 of 18

LOS ANGELES COUNTY
**MAP 3:
 SCENIC RESOURCES (WEST)**
 SANTA MONICA MOUNTAINS
 LOCAL COASTAL PROGRAM

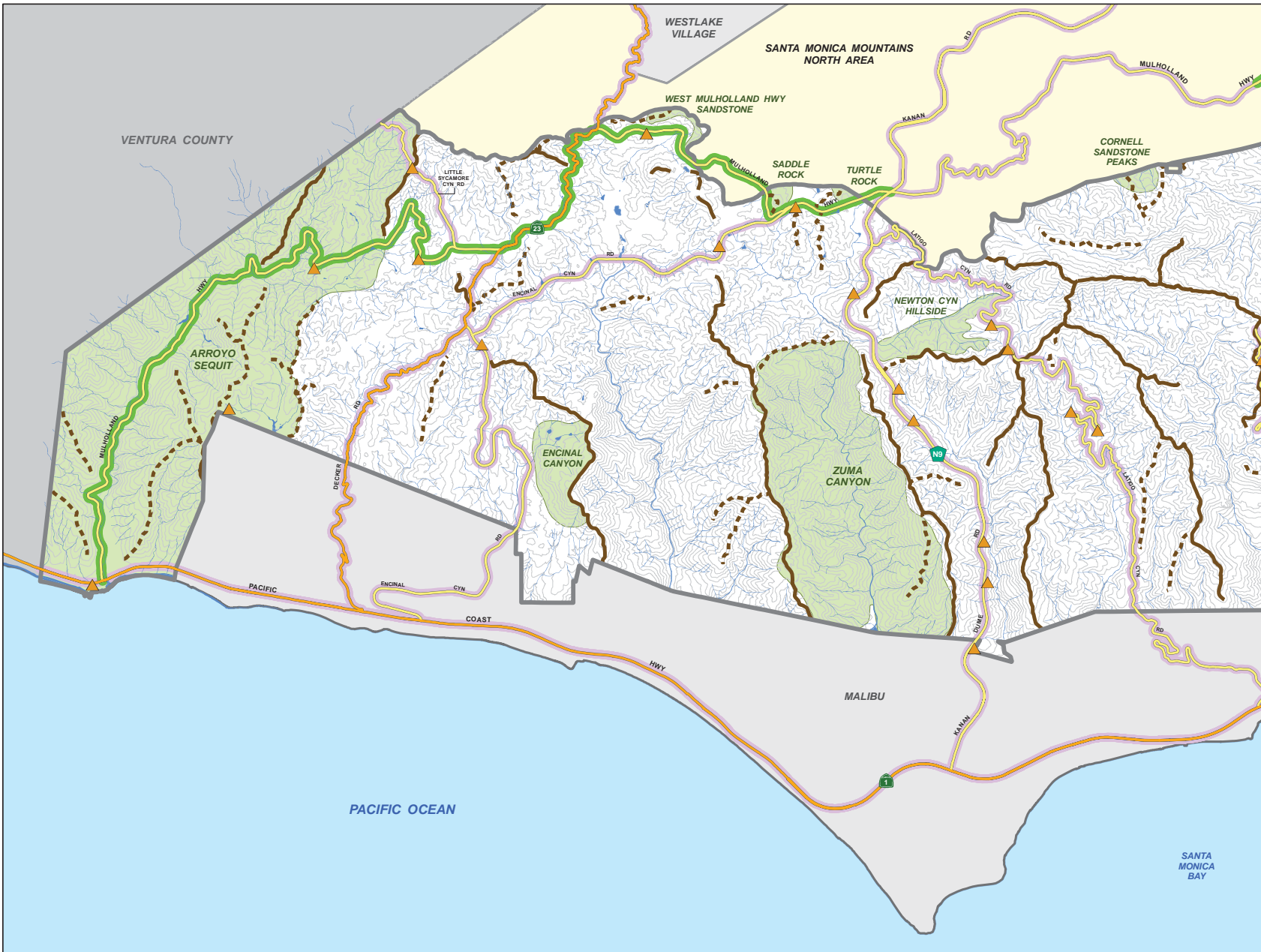
- LEGEND**
- PUBLIC VIEWING AREA
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
 - 100-FT ELEVATION CONTOUR
 - SIGNIFICANT RIDGELINE (ADOPTED)
 - SIGNIFICANT RIDGELINE (PROPOSED)
 - STATE-DESIGNATED COUNTY SCENIC HIGHWAY
 - SCENIC ROUTE
 - MAJOR ROAD
 - HIGHWAY
 - SCENIC ELEMENT
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - OTHER UNINCORPORATED COMMUNITY
 - INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

PRINTED ON: _____
 PREPARED BY DRP GIS SECTION / REVISED MAY 2016



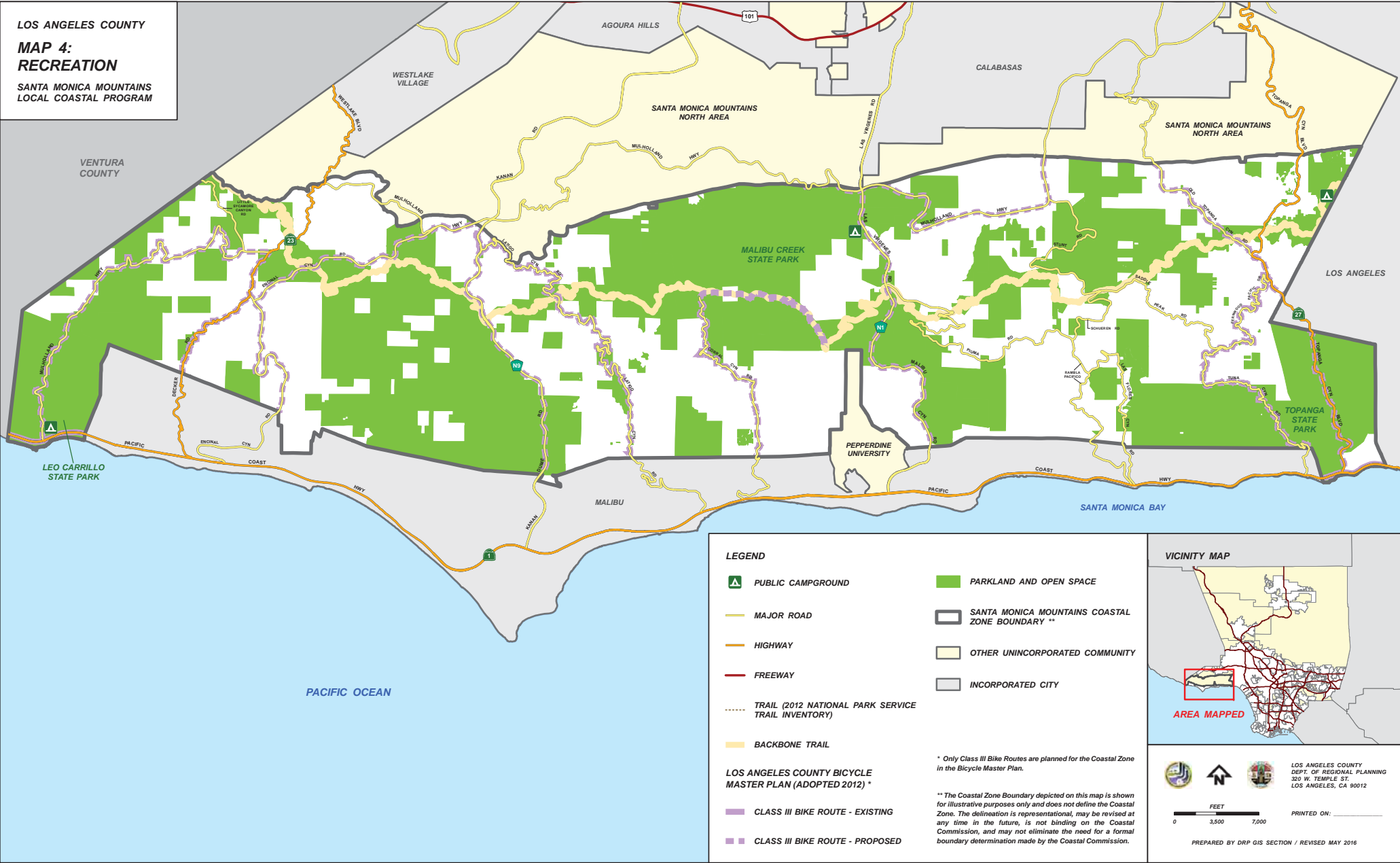
Map 4
Santa Monica Mountains Coastal Zone
Recreation

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 10 of 18

LOS ANGELES COUNTY
MAP 4:
RECREATION
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

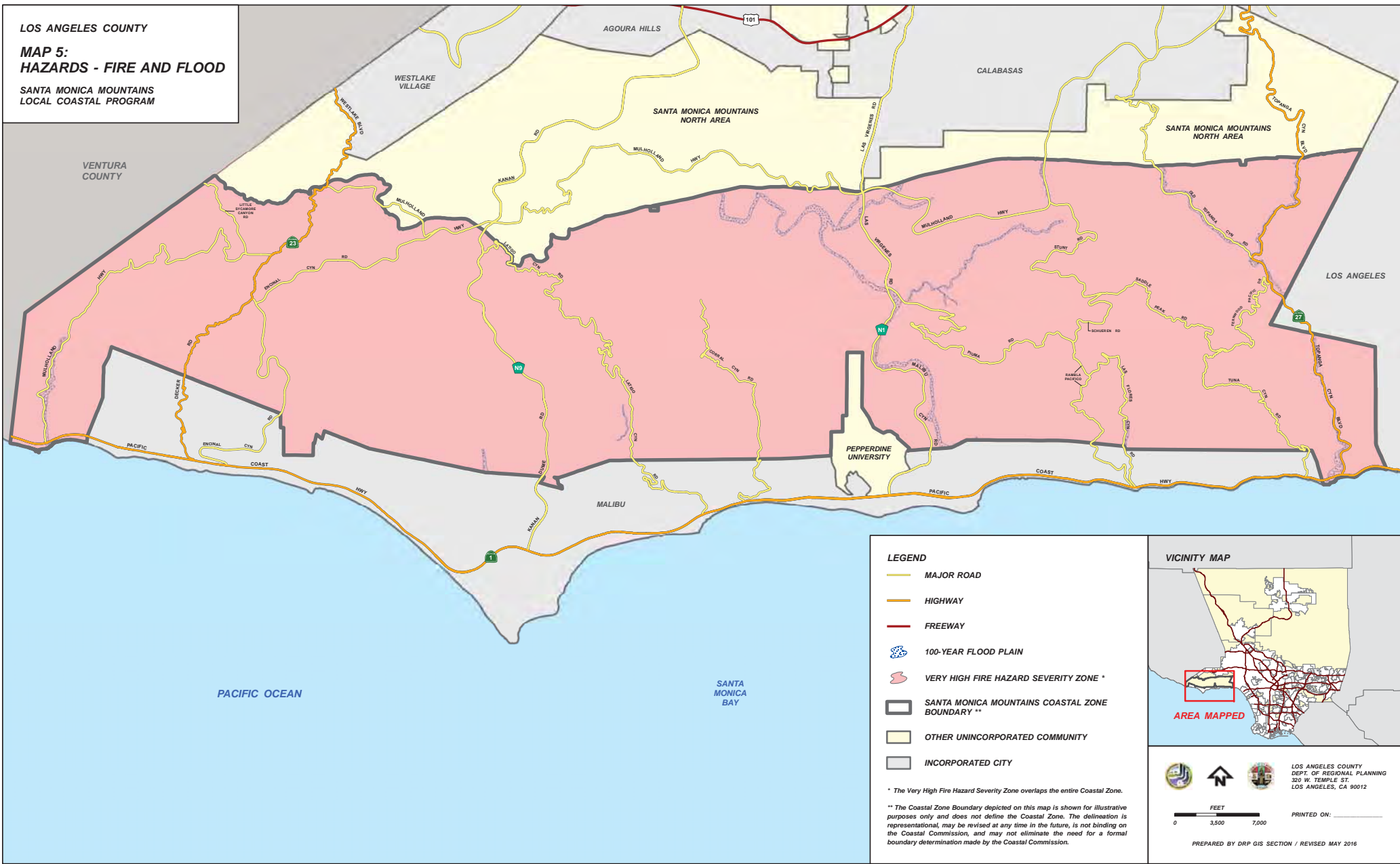


Map 5
Santa Monica Mountains Coastal Zone
Hazards – Fire and Flood

LOS ANGELES COUNTY

**MAP 5:
HAZARDS - FIRE AND FLOOD**

SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



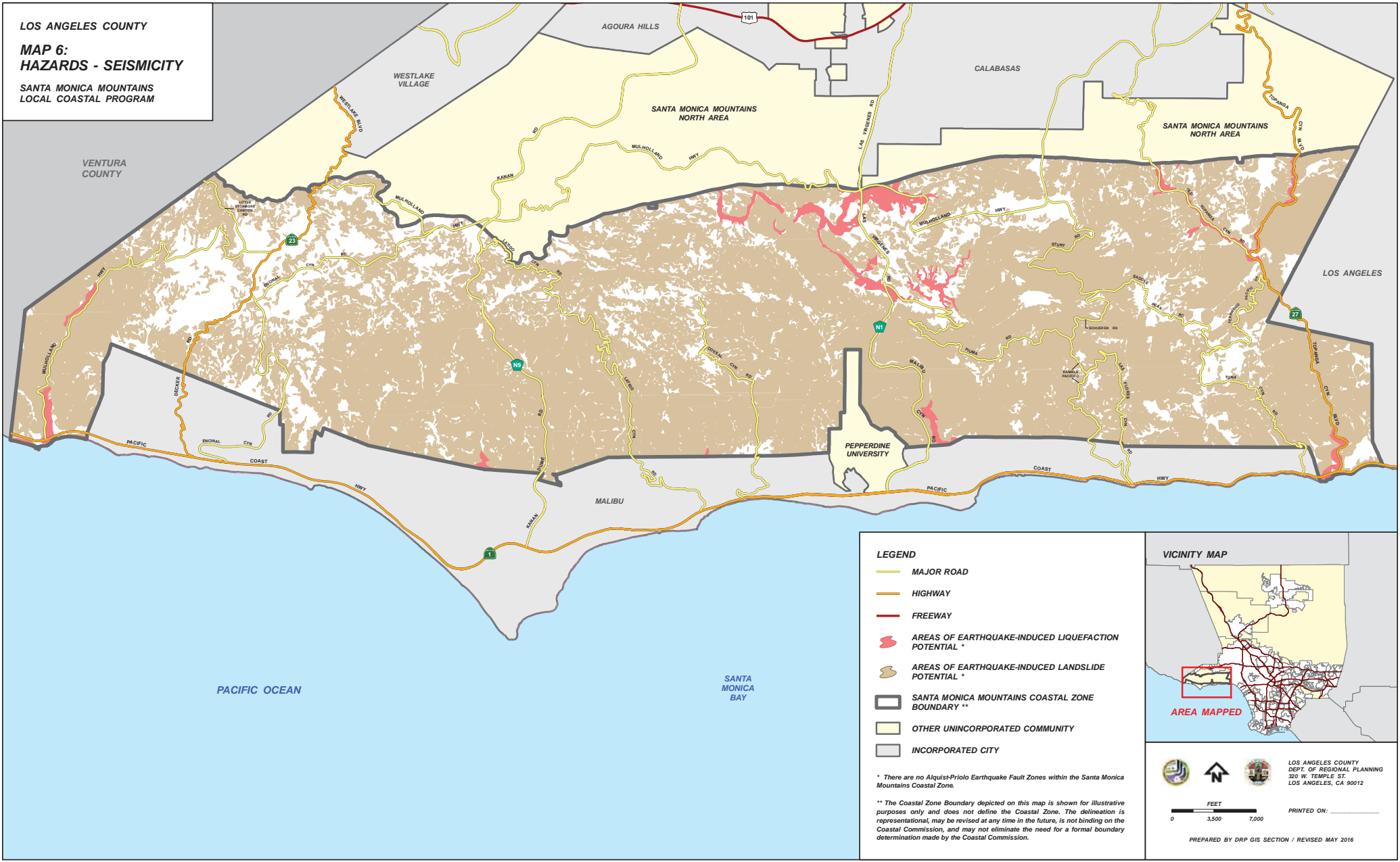
Map 6
Santa Monica Mountains Coastal Zone
Hazards – Seismicity

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 12 of 18

LOS ANGELES COUNTY
MAP 6:
HAZARDS - SEISMICITY
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



LEGEND

- MAJOR ROAD
- HIGHWAY
- FREEWAY
- AREAS OF EARTHQUAKE-INDUCED LIQUEFACTION POTENTIAL *
- AREAS OF EARTHQUAKE-INDUCED LANDSLIDE POTENTIAL *
- SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY **
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY

* There are no Alquist-Priolo Earthquake Fault Zones within the Santa Monica Mountains Coastal Zone.

** The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

VICINITY MAP

AREA MAPPED

LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

PREPARED BY DRP GIS SECTION / REVISED MAY 2016

...

IV. LAND USE AND HOUSING ELEMENT

...

D. Pattern and Character of Development

...

Land Use Policy Map

The Land Use Policy Map (Land Use Map) depicts the location, character, and intensity of land uses throughout the Coastal Zone. (See Map 8, pages 114 and 115.)* The pattern and distribution of land uses are derived primarily from the consideration of environmental opportunities and constraints, the availability of public services, local community character, and development necessary to serve local and regional needs, including business, housing, and recreational opportunities. Land need not present all the criteria listed in each category below to be selected for inclusion in a particular land use designation, but may exhibit one or more of the criteria to such a degree or extent that it is included in that designation.

...

* Descriptions of the land use categories are found on the following pages.
HOA.101559492.1

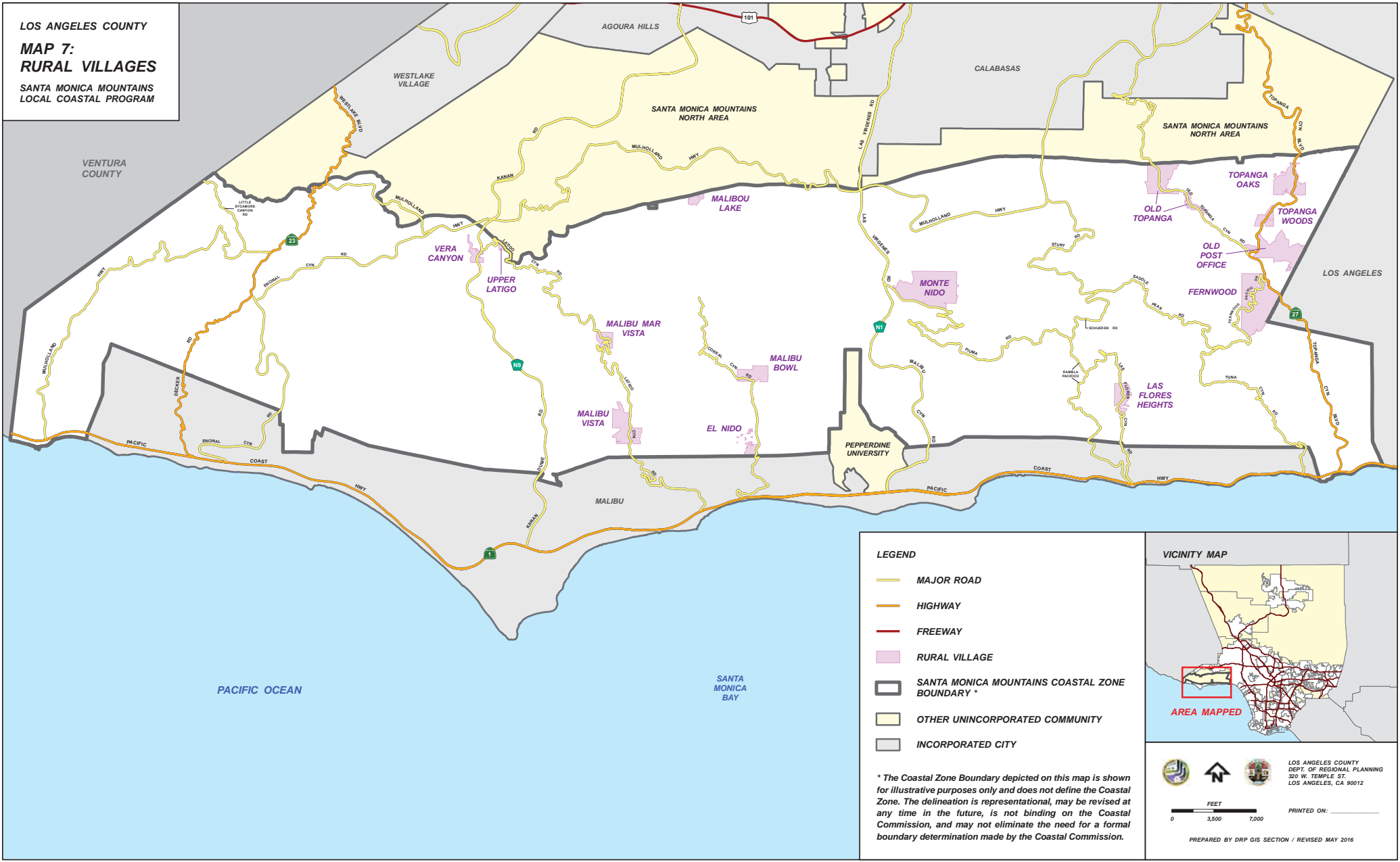
Map 7
Santa Monica Mountains Coastal Zone
Rural Villages

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 14 of 18

LOS ANGELES COUNTY
MAP 7:
RURAL VILLAGES
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

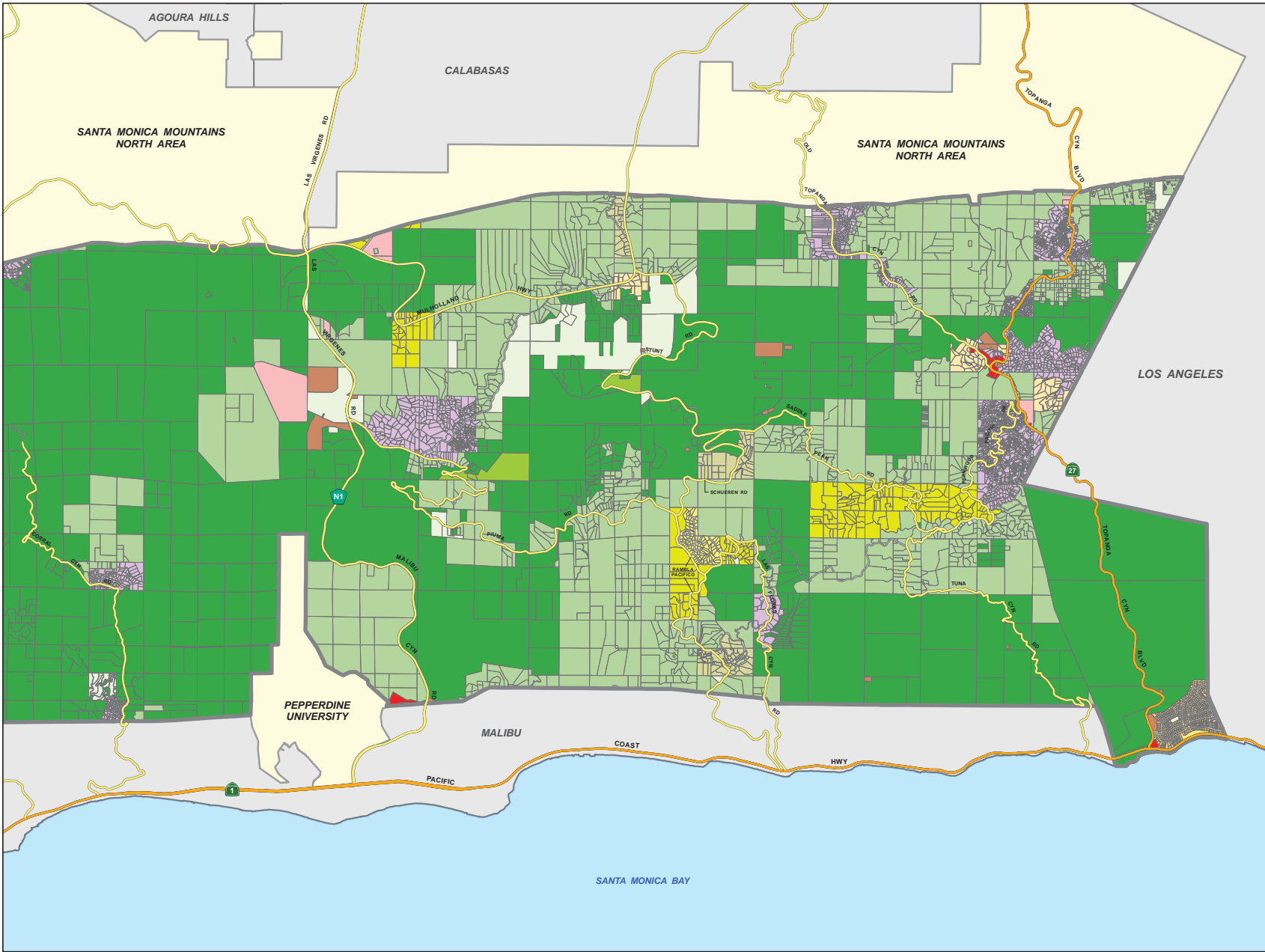


Map 8
Santa Monica Mountains Coastal Zone
Land Use Policy (East)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 15 of 18






LOS ANGELES COUNTY
MAP 8:
LAND USE POLICY (EAST)
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - OS OPEN SPACE
 - OS-DR OPEN SPACE-DEED RESTRICTED
 - OS-P OPEN SPACE-PARKS
 - RL1 RURAL RESIDENTIAL (1DU/1AC)
 - RL2 RURAL RESIDENTIAL (1DU/2AC)
 - RL5 RURAL LANDS (1DU/5AC)
 - RL10 RURAL LANDS (1DU/10AC)
 - RL20 RURAL LANDS (1DU/20AC)
 - RL40 RURAL LANDS (1DU/40AC)
 - U8 RESIDENTIAL (8 DU/AC)
 - U20 RESIDENTIAL (20 DU/AC)
 - RV RURAL VILLAGE
 - C COMMERCIAL
 - CR VISITOR-SERVING COMMERCIAL RECREATION-LIMITED
 - P PUBLIC AND SEMI-PUBLIC FACILITIES
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.





LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

0 0.5 1 MILES

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED AUGUST 2016

Map 8
Santa Monica Mountains Coastal Zone
Land Use Policy (West)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 16 of 18

LOS ANGELES COUNTY
**MAP 8:
 LAND USE POLICY (WEST)**
 SANTA MONICA MOUNTAINS
 LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - OS OPEN SPACE *
 - OS-DR OPEN SPACE-DEED RESTRICTED *
 - OS-P OPEN SPACE-PARKS *
 - RL1 RURAL RESIDENTIAL (1DU/1AC)
 - RL2 RURAL RESIDENTIAL (1DU/2AC)
 - RL5 RURAL LANDS (1DU/5AC)
 - RL10 RURAL LANDS (1DU/10AC) *
 - RL20 RURAL LANDS (1DU/20AC) *
 - RL40 RURAL LANDS (1DU/40AC) *
 - U8 RESIDENTIAL (8 DU/AC)
 - U20 RESIDENTIAL (20 DU/AC)
 - RV RURAL VILLAGE *
 - C COMMERCIAL
 - CR VISITOR-SERVING COMMERCIAL RECREATION-LIMITED *
 - P PUBLIC AND SEMI-PUBLIC FACILITIES *
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY **
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY

* The above land use categories pertain to the entire LCP, but only those marked with a single asterisk are located in the western area.

** The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

MILES

0 0.5 1

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED AUGUST 2016

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code, relating to the Santa Monica Mountains Local Implementation Program to clarify certain development standards and correct land use and zoning designations.

MARY C. WICKHAM
County Counsel

By

JILL M. JONES
Senior Deputy County Counsel
Property Division

Requested: 12/13/16

Revised: 04/03/17

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, relating to the Santa Monica Mountains Local implementation Program to clarify certain developments standards and correct land use and zoning designations.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.620 is hereby amended to read as follows:

22.44.620 Resolving Regulatory Conflicts.

A. Protection of Significant Environmental Resource Areas (SERAs) (H1 and H2 Habitats) and public access shall take priority over other LIP development standards.

. . .

SECTION 2. Section 22.44.630 is hereby amended to read as follows:

22.44.630 Definitions.

The definitions and acronyms listed in this section, along with the definitions appearing in the "Glossary" section of the LUP, apply throughout this LIP.

. . .

— "Building site" means the approved area of a project site that is or will be developed, including the building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas. The following development may be excluded from the total building site area:

- The area of one access driveway or roadway that does not exceed 20 feet in width and is the minimum design necessary, as required by the County Fire Department;

- The area of one ~~hammerhead safety~~ approved Fire Department turnaround that is the minimum design necessary to ensure safety and comply with as required by the Los Angeles County Fire Department requirements and not located within the approved building pad; and

. . .

— "Coastal Zone" (or "Santa Monica Mountains Coastal Zone") means the area that meets all three of the following criteria:

(1) It is within the coastal zone as defined in the Coastal Act (sections 30103 and 30150);

(2) It is within unincorporated Los Angeles County; and

(3) It is in the Santa Monica Mountains area. The boundaries of this area are described generally in Section 22.44.610.

. . .

— "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with section 66410 of the California Government Code), and any other division of land,

including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private or public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with section 4511 of the California Public Resources Code).

. . .

— "Open Coastal Commission Violation Case" means a case regarding a structure where, as of April 10, 2014, Coastal Commission staff had:

- (i) Conducted an investigation;
- (ii) On the basis of that investigation, determined that the allegations warranted creation of a violation file; and
- (iii) Created such a file and assigned the matter a violation file number.

. . .

— "Principal-permitted uses" means the primary use of land that clearly carries out the land use intent and purpose of a particular zone. Where a land use is identified as a principal-permitted use in the LCP, the County's approval of a coastal development permit for that development is not appealable to the Coastal Commission unless it otherwise meets the definition of "Appealable Coastal Development Permit."

...

— "Resource-Dependent Uses" means uses that are dependent on sensitive environmental resource areas (SERA's) to function. Resource-dependent uses include nature observation, research/education, habitat restoration, and passive recreation, including horseback riding, low-impact campgrounds, and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

...

— "Rural villages" means antiquated subdivisions in mountain areas, many of which were created in the 1920s and which often lack basic physical infrastructure meeting current development standards. In the Coastal Zone, these lots are shown on Map 7 of the LUP and are: El Nido, Fernwood, Las Flores Heights, Malibu Bowl, Malibu Highlands, Malibu Lake, Malibu Mar Vista, Malibu Vista, Monte Nido, Old Post Office Tract, Old Topanga, Topanga Oaks, Topanga Woods, Upper Latigo, and Vera Canyon.

...

— "Significant ridgelines" means those ridgelines shown on the "Map 3 Scenic Resources" of the LUP that were designated by the Director based on one or more of the following criteria:

...

SECTION 3. Section 22.44.640 is hereby amended to read as follows:

22.44.640 Land Divisions.

A. A CDP shall be required to authorize that portion of any land division that lies within, in whole or in part, the boundaries of the Coastal Zone. Any CDP for a land division shall include the consideration of the proposed building site (including a building pad if necessary), access road, and the driveway (if necessary) for each proposed parcel (other than a parcel that is dedicated or restricted to open space uses) as well as all grading, whether on-site or off-site, necessary to construct the building site and road/driveway improvements. The County shall only approve a CDP for a land division where substantial evidence demonstrates that the land division meets all of the following requirements:

. . .

6. The land division includes a safe, all-weather access road and driveway(s), if necessary, that comply with all applicable policies and provisions of the LCP and all applicable fire safety regulations, and does not locate the access road or driveway on slopes of ~~25~~15 percent or more; and, does not result in grading on slopes of ~~25~~15 percent or more.

. . .

SECTION 4. Section 22.44.690 is hereby amended to read as follows:

22.44.690 Coastal Zone Enforcement Procedures.

In addition to the enforcement provisions contained in this section, the provisions of Chapter 9 of Division 20 of the California Public Resources Code shall also apply with respect to violations and enforcement.

. . .

Y. Enforcement and Special Compliance Program for Existing Confined Horse Facilities.

. . .

5. Application Submittal Requirements. In order for an existing structure that is eligible for this Special Compliance Program and not the subject of an Open Coastal Commission Violation Case to remain immune from enforcement beyond the initial two-year window, an application for a minor CDP to bring the structure into compliance with the substantive provisions of the LCP to the extent possible must be filed, with all materials necessary for the County to determine the application is complete, within the two-year period beginning as of the date of effective certification of this LCP. The Director ~~anymay~~ grant an additional 12 months to provide the materials necessary to complete an application for good cause, such as to accommodate required seasonal biological surveys. If an application is filed as complete by the deadlines established in this paragraph, the eligible structure remains immune from enforcement until the permit is issued as long as the applicant continues to proceed through the permitting process consistent with the schedule listed in subsections 7 or 8 of this

subsection Y, as applicable, in good faith, including by not withdrawing the application or otherwise impeding in any way the permitting agency's action on the application.

Confined horse facilities that are the subject of an Open Coastal Commission Violation Case must submit a complete permit application within a 12-month period beginning as of the date of effective certification of this LCP to remain immune from enforcement beyond that initial one-year period. The Executive Director may extend this time for a period of up to 180 days for good cause.

In addition to the application submittal requirements of Section 22.44.840 and Section 22.44.1870, the following minimum additional information requirements shall be provided as part of a minor CDP application that is submitted pursuant to this section:

. . .

b. Detailed site plan of the existing confined horse facility, with a descriptions of any changes made since 2001, and any associated as-built BMPs, drawn to scale with dimensions shown, showing existing topography and other physical site features, including but not limited to, existing vegetation and trees (including canopy/root zone), streams, drainages, wetlands, riparian canopy, access roads, and trails.

. . .

8. Compliance Process - Phased Conformity (Legal Non-conforming).

e. The eligible structures shall be considered legal, non-conforming upon full compliance with the terms of the CDP issued for the facility and this section for a period of eight years ~~as of~~ from the date of effective certification of this

LCP. The approved legal, non-conforming facility may not be enlarged or expanded, and may not be re-established after removal or abandonment. The permittee may apply to the permitting entity for an extension of the eight-year period for up to an additional eight years, provided the application is submitted prior to the expiration of the first eight-year period. The permitting entity may deny such extension in its discretion, based on on-going inconsistencies with the provisions of this section, or may approve such an extension for good cause, provided that all conditions of the CDP have been satisfied continuously since approval, that all required findings above can still be made, and that all required restoration and habitat mitigation has been completed. Prior to the expiration of any revised deadline, the permittee may apply for one final extension of a period not to exceed eight years that would bring the total to 24 years ~~as of~~from the date of effective certification of this LCP. In no event may a facility authorized under this subsection Y.8 be allowed to remain for more than 24 years ~~as of~~from the date of effective certification of this LCP. Prior to any extension as described in this subsection, the permitting entity will re-evaluate the facility's BMPs and may require improved BMPs if necessary.

f. The approved legal, non-conforming facility shall be removed and the disturbed areas restored using native vegetation that is consistent with the surrounding native habitats, pursuant to an approved restoration plan consistent with subsection L of Section 22.44.1920, no later than the expiration of the approved permit term and any extensions thereof pursuant to subsection (e) above, or for properties sold during the life of a permit pursuant to this section, the close of escrow

upon sale or transfer of the property to a bona fide purchaser for value, whichever occurs sooner. The purchaser may apply for a permit pursuant to this section to retain the horse facility for a term not to exceed the remaining term of the facility's prior CDP plus eight additional years. In no case shall the cumulative term of the CDP extend beyond 16 years ~~as of~~from the date of effective certification of this LCP and shall expire after the remaining term of the original CDP and eight additional years have passed or after 16 years ~~as of~~from the date of effective certification of this LCP, whichever is sooner. Such permits may not be extended beyond that term.

g. Temporary impacts to H-1 habitat(s) resulting from the provisional retention of a confined horse facility authorized pursuant to this subsection Y.8 shall be mitigated through the enhancement/restoration of an equivalent habitat either on-site or off-site, in the vicinity of the subject property, at a mitigation ratio of 1:1 pursuant to detailed habitat enhancement/restoration plan submitted as a filing requirement for the CDP application. The habitat enhancement/restoration plan shall be reviewed and approved by the County Biologist and required as a condition of the CDP. The approved plan shall be implemented no later than the expiration of the first approved eight-year permit term.

9. Monitoring. For each permit issued pursuant to the Special Compliance Program, the County shall track and monitor the facility's conformance with the conditions of the permit, including maintenance of required BMPs, on an annual basis. One year ~~as of~~from the date of effective certification of this LCP, the Director shall provide a CDP condition compliance monitoring report to the Executive Director for

confined horse facilities authorized under this program that are the subject of an Open Coastal Commission Violation Case. If an applicant/property owner that is the subject of an Open Coastal Commission Violation case is not in full compliance with the required terms and conditions of the County-issued CDP, the CDP no longer exists, and the facility shall be considered unpermitted development and subject to enforcement as if the permit never existed.

Z. When a cease and desist order, notice of violation, or CDP revocation has been issued or recorded for a property by the County or by the Coastal Commission, the Director may set the matter for a public hearing before the Commission to consider a five-year ban on filing any new application, or acting upon any application for the subject property. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a CDP. Following a public hearing, the Commission may place up to a five-year ban on filing any applications, but may exempt emergency permits and/or permits for restoration work deemed by the Director as necessary, for the subject property to address a violation, cease and desist order, or permit revocation on the property. The five-year period shall commence from the date of the hearing. The Director shall record such five-year ban in the office of the County Recorder. The Commission's action on a ban does not limit the Commission or Coastal Commission from taking enforcement action due to a LCP or Coastal Act violation(s) at the property subject to the ban.

. . .

SECTION 5. Section 22.44.810 is hereby amended to read as follows:

22.44.810 Permit Required.

...

I. The processing of a CDP shall be subject to the provisions of this LIP. Development undertaken pursuant to a CDP shall conform to the plans, specifications, terms, and conditions of the permit. The requirements for obtaining a CDP shall be in addition to requirements to obtain any other permits or approvals required by other County ordinances or codes or from any federal, State, regional, or local agency.

J.

...

3. When a use permit expires, and the use remains unchanged from its previous approval, a replacement use permit of the same type with the same conditions may be granted only if both of the following apply:

...

b. No new development is proposed, including, but not limited to, any change in intensity of use.

...

SECTION 6. Section 22.44.820 is hereby amended to read as follows:

22.44.820 Exemptions and Categorical Exclusions.

A. Exemptions: The provisions of this LIP shall not apply to:

1. ...

b. The exemption in subsection a. above shall not apply to the following classes of development which require a CDP because they involve a risk of adverse environmental impact:

...

iv. On property not included in subsection b.i. above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in a Scenic Resources Area as designated by the County, an improvement that would result in (1) a cumulative (when combined with other such improvements that occurred previously pursuant to Public Resources Code section 30610(a) or this subsection A.~~21~~) increase of 10 percent or more of internal floor area of an existing structure, or (2) a cumulative increase in height by more than 10 percent of an existing structure, and/or any significant non-attached structure such as garages, fences, shoreline protective works, or docks;

...

2.

...

b. The exemption in subsection a. above shall not apply to the following classes of development which require a CDP because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policy of Division 20 of the California Public Resources Code:

...

iv. On property not included in subsection 2.b.i. above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in a Scenic Resource Area as designated by the County, or an improvement that would result in ~~(4)~~a cumulative (when combined with other such improvements that occurred previously pursuant to Public Resources Code section 30601 (b) or this subsection A.~~(2)~~) increase of 10 percent or more of internal floor area of the existing structure, and/or a cumulative increase in height by more than 10 percent of an existing structure;

...

3. Repair and Maintenance Activities.

a. Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities or any other structure;

...

5. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure. In addition to these requirements, a disaster replacement exemption shall provide the information required in Section 22.44.880.

As used in this section, "disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; "bulk" means total interior cubic volume as measured from the exterior surface of the structure; and "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

. . .

C. Categorical Exclusions. Projects covered by a Categorical Exclusion Order certified by the Coastal Commission pursuant to California Public Resources Code 30610(e) and Subchapter 5 of Chapter 6 of the Coastal Commission's regulations (California Code Regulations, Title. 14, sections 13240-13249) ~~as of~~after the date of effective certification of this LCP, are not subject to the provisions of this LIP.

. . .

SECTION 7. Section 22.44.840 is hereby amended to read as follows:

22.44.840 Application—Information Required.

An application for a CDP shall contain, but is not limited to, the information listed in this section, accuracy of which is the responsibility of the applicant. Failure to provide truthful and accurate information necessary to review the permit application or to provide public notice as required by this LIP may delay processing the application or may constitute grounds for denial of the permit.

. . .

G. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director indicating the following:

. . .

12. Applications for a Development of Water Quality Concern (DWQC), as identified in subsection J of Section 22.44.1340, shall provide an estimate of the increases in pollutant loads and runoff flows resulting from the proposed development, and calculations.

. . .

K. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to section 2015.5 of the California Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the County as owners of the subject property and as owning property within a distance of 1,000 feet from the exterior boundaries of the parcel of land on which the development is proposed. In addition, the list shall include the names and addresses of persons residing within 1,000 feet of said parcel; if the names of the residents are not known, they shall be listed as "occupants." One copy of the map described in subsection (J) of this section shall indicate where such ownerships and residents are located. If the 1,000-foot radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners and residents of at least 15 parcels are included.

. . .

BB. Plans, prepared in consultation with the Department of Public Works, demonstrating that the proposed development and improvements avoid or minimize potential degradation of water quality, and that meet the requirements of the applicable

policies of the LCP and the ~~National Pollutant Discharge Elimination System Municipal Stormwater Permit's Standard Urban Stormwater Mitigation Plan (SUSMP)~~Low Impact Development standards as contained in Sections 22.44.1510 through 22.44.1516, as required by the Department of Public Works.

CC. All applications for new development on a beach, beachfront or bluff-top property shall include the following, as applicable:

1. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering. All applications for bluff-top development shall include a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils. These reports shall address and analyze the effects of said development in relation to the following:

. . .

I. Slope stability and bluff erosion rate determination performed as outlined in Section 22.44.2240180.

. . .

SECTION 8. Section 22.44.870 is hereby amended to read as follows:

22.44.870 Application—Filing Fee.*

For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this LIP, the following fees shall accompany the application or petition:

Coastal Development Permit, Administrative, without public hearing - \$1,520

Coastal Development Permit, Administrative, with public hearing - \$7,680

Coastal Development Permit, Minor - \$9,867

Coastal Development Permit, Major - \$9,867

Coastal Development Permit, Time Extension - \$1,185

Coastal Development Permit Amendment, with public hearing - \$8,966

Coastal Development Permit Amendment, without public hearing - \$1,116

Coastal Development Permit, ~~Waiver~~Exemption - \$1,191

Coastal Development Permit, Exemption, Time Extension - \$271

Coastal Development Permit, Exemption Amendment - \$517

Coastal Development Permit, Temporary Use Exemption - \$208

Coastal Development Permit Appeal - No Fee

Coastal Development Permit Variance - \$8,864

Restoration Order - \$9,867

Local Coastal Program Conformance Review - \$490

Zoning Verification Letter - \$151

Local Coastal Program Amendment - \$5,000 minimum deposit from which actual planning costs shall be billed and deducted. Depending on the actual planning costs required to process the amendment, the applicant may be required to make additional deposit(s) as they are necessary. The applicant is entitled to a refund of the unused portion of the deposit(s) once the application is resolved.

Current fees for California Environmental Quality Act (CEQA) review may apply.

Fees may be adjusted annually for inflation based on the United States Bureau of Labor Statistics Consumer Price Index (CPI).

* Editor's note: Fee changes in this section include changes made by the Director of Planning due to increases in the Consumer Price Index and are effective March 1, 2016.

. . .

SECTION 9. Section 22.44.950 is hereby amended to read as follows:

22.44.950 Coastal Development Permit—Oak Tree Requirements.

. . .

C. Exemptions. The provisions of this section shall not apply to:

1. Any oak tree removal or encroachment for which there is a valid, unexpired Coastal Commission-granted CDP and a valid, unexpired oak tree permit, issued by the County pursuant to Part 16 of Chapter 22.56 ~~as of~~ prior to the date of effective certification of this LCP.

2. Cases of emergency caused by an oak tree within 200 feet of a structure or other improvement being in an immediately hazardous or dangerous condition, or on a vacant parcel of land being a threat to the safety of public property or utilities or being irretrievably damaged or destroyed through a natural disaster such as flood, fire, wind or lightning, as determined after visual inspection by a licensed forester with the County Fire Department, Forestry Division, where the continuing presence of the tree is an immediate danger to public safety. The Director may consider other cases of emergency due to infestation or disease that threaten surrounding trees, in

consultation with the Department Biologist and the County Fire Department, Forestry Division on an individual basis.

. . .

O. Additional conditions imposed when. The Hearing Officer or Commission, in approving an application for a CDP-OT, shall impose such conditions as are deemed necessary to insure that the permit will be in accord with the findings required by subsection F of this section, the development standards detailed in subsection G, and all other applicable provisions of the LIP. These conditions shall include, but are not limited to, the following:

. . .

3.

. . .

d. Where feasible, replacement trees shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties; and

. . .

SECTION 10. Section 22.44.1220 is hereby amended to read as follows:

22.44.1220 Legal Non-conforming/Legal Conforming Uses, Buildings, and Structures.

. . .

I. Exceptions.

1. Development that occurred after the effective date of the Coastal Act or its predecessor, the Coastal Zone Conservation Act, if applicable, that was not authorized by a CDP or otherwise authorized under the Coastal Act, is not lawfully established or lawfully authorized development, is not subject to the provisions of this section, but is subject to the provisions of Section 22.44.810.~~EH~~ of the LIP.

...

SECTION 11. Section 22.44.1230 is hereby amended to read as follows:

22.44.1230 Transfer of Development Credit Program.

...

F. Procedure.

...

3. Lot retirement process.

...

b. To generate a transfer of development credit, the potential for development must be permanently extinguished on all lots or parcels used for each credit. The right to a transfer of development credit shall be granted by the Director's determination that the applicant has submitted sufficient evidence that all of the following steps have been completed for either one of the following two methods:

...

ii. Open Space Deed Restriction and Transfer in Fee Title to a Public Entity.

...

(B) Evidence that fee title to the donor site(s) has been successfully transferred to a public entity acceptable to the Director after the recordation of the deed restriction listed in ~~3.b.i~~ above and that the document effectuating the conveyance has been recorded with the Los Angeles County Recorder. The permittee shall provide evidence that the ownership transfer and the open space deed restriction appear on a preliminary report issued by a licensed title insurance company for the donor site(s);

...

SECTION 12. Section 22.44.1260 is hereby amended to read as follows:

22.44.1260 Grading.

...

F. Grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, unless permitted pursuant to provisions of subsections G or H below.

...

K. Any amount of legal grading that has occurred on a lot or parcel of land, or in conjunction with a project, ~~as of~~ prior to the date of effective certification of this LCP, shall not be counted toward the grading thresholds set forth in subsection C above. Proof that such grading was legal (received all necessary permits that were required at the time grading took place) shall be demonstrated to the Director as part of a CDP application that includes grading. Any grading that has occurred on a property where it cannot be demonstrated that the grading received all of the necessary permits that were

required at the time the grading took place shall be considered unpermitted, and counted cumulatively in the proposed grading amount and grading thresholds set forth in subsection C above, and analyzed for consistency with all policies and provisions of the LCP as part of the proposed project.

. . .

SECTION 13. Section 22.44.1270 is hereby amended to read as follows:

22.44.1270 Exterior Lighting.

Exterior lighting (except traffic lights, navigational lights, and other similar public safety lighting) shall be minimized, restricted to low-intensity features, shielded, and concealed to the maximum feasible extent using the best available dark skies technology to avoid or minimize impacts to biological resources and public views of the natural night sky and stars. Exterior lighting shall comply with the requirements and standards sets forth below.

. . .

E. General development standards.

In addition to complying with the applicable provisions of the Building and Electrical Codes of the County and all other applicable provisions of the LCP, outdoor lighting within the Coastal Zone, other than street lights, shall be subject to the following requirements:

. . .

4. Maximum height.

a. Outdoor light fixtures shall be the minimum height necessary to achieve the identified lighting design objective. The maximum height for an outdoor light fixture (whether attached to a structure or detached), as measured from the finished grade to the top of the fixture, shall be as follows:

...

ii. Thirty-five feet for a property located in a commercial (C-1, C-2) or institutional (IT) zone;

...

SECTION 14. Section 22.44.1300 is hereby amended to read as follows:

22.44.1300 Crops.

Crop-based agriculture may be allowed, provided that a CDP is obtained and the development complies with the following minimum requirements and measures identified below, in addition to all other applicable requirements of the LIP, including Section 22.44.1800 et seq. For purposes of this LCP, the term "crops" shall mean a plant or plant product that can be grown and harvested for profit or subsistence.

...

E. New and existing crop-based agriculture allowed in subsection A-C above shall comply with all of the following minimum best management practices, limitations, and conditions:

...

8. Site development shall implement measures to minimize runoff and transport of sediment. Measures include, but are not limited to, bioretention facilities,

dry wells, filter/buffer strips, bioswales, cisterns, and infiltration trenches. Where filter or buffer strips cannot absorb sheet flow runoff volumes, vegetated swales shall be designed to convey runoff to selected water retention facilities. For example, a filter strip can be positioned across a ~~vineyard~~ slope between sections of crops to reduce sediment movement by sheet flow, or a vegetated swale can intercept runoff at a break in slope at the bottom of a hillside and attenuate and filter the flow before it reaches a stream or drainage course.

. . .

SECTION 15. Section 22.44.1320 is hereby amended to read as follows:

22.44.1320 Construction Colors, Materials, and Design.

Building construction and site design shall be subject to the following standards:

. . .

C. Reflective, glossy, or polished, ~~and/or roll-formed type~~ metal siding shall be prohibited.

D. Reflective, glossy, or polished ~~and/or roll-formed type~~ metal roofing shall be prohibited.

SECTION 16. Section 22.44.1340 is hereby amended to read as follows:

22.44.1340 Water Resources.

This section implements applicable provisions of the LCP for ensuring the protection of the quality of coastal waters by providing standards for the review and authorization of development consistent with the requirements of the California Coastal Act. All proposed development shall be evaluated for potential adverse impacts to

water quality and water resources. In addition to the requirements of this section, current National Pollutant Discharge Elimination System (NPDES) standards from the Regional or State Water Quality Board shall apply.

A. Stream/Drainage course protection.

1. New development shall provide a buffer of at least 100 feet in width from the outer edge of the canopy of riparian vegetation associated with a stream/drainage course. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream.

a. In no case shall the buffer be less than 100 feet, except when it is infeasible to provide the 100-foot buffer in one of the following circumstances: (1) to provide access to development approved in a coastal development permit on a legal parcel where no other alternative is feasible; (2) for public works projects required to repair or protect existing public roads when there is no feasible alternative; (3) for a development on a legal parcel that is the minimum development necessary to provide a reasonable economic use of the property and where there is no feasible alternative; or (4) resource-dependent uses consistent with subsection M of Section 22.44.1920.

...

H. ~~An Construction Runoff and Pollution~~Erosion and Sediment Control Plan (CRPESCP) is required for all development projects that involve on-site construction to address the control of construction-phase erosion, sedimentation, and polluted runoff. This plan shall specify the temporary BMPs that will be implemented to minimize

erosion and sedimentation during construction, and minimize pollution of runoff by construction chemicals and materials. The ~~CRP~~ESCP shall demonstrate that:

. . .

7. The ~~CRP~~ESCP shall be submitted with the final construction drawings. The plan shall include, at a minimum, a narrative report and map that describe all temporary polluted runoff, sedimentation, and erosion control measures to be implemented during construction, including:

. . .

I. A ~~Post-Construction Runoff Plan (PCRP)~~grading plan and a drainage report is required for all development that involves on-site construction or changes in land use (e.g., subdivisions of land) if the development has the potential to degrade water quality or increase runoff rates and volume, flow rate, timing, or duration.

The ~~PCRP~~plan and report shall include:

. . .

K. A DWQC as identified in subsection J, above, shall be subject to the following additional requirements to protect coastal water quality:

. . .

4. The WQHP shall contain the following:

a. All of the information required in subsection H of Section 22.44.1340, ~~above, for the PCRP~~;

~~b. An estimate of the increases in pollutant loads and runoff flows resulting from the proposed development, and calculations, per Department of Public Works standards;~~

~~c.~~ Any additional information necessary to design and implement LID BMPs and hydromodification controls pursuant to Section 22.44.1510 et seq. (e.g., calculation of SQDV, 95th percentile runoff design volumes, 2-year to 10-year, 24-hour runoff volumes, pre and post development runoff hydrographs, structural BMP infiltration rates or water quality flows, retention facility design, off site ground water recharge programs, Erosion Potential ratings of receiving waters, etc.);

~~d.~~ Measures to infiltrate or treat runoff from impervious surfaces (including roads, driveways, parking structures, building pads, roofs, and patios) on the site, and to discharge the runoff in a manner that avoids potential adverse impacts. Such measures may include, but are not limited to, Treatment Control BMPs including biofilters, grassy swales, on-site de-silting basins, detention ponds, or dry wells;

~~e.~~ Site Design, Source Control, and, if necessary, Treatment Control BMPs that will be implemented to minimize post-construction water quality and/or hydrology impacts;

~~f.~~ Appropriate post-construction Treatment Control BMPs selected to remove the specific runoff pollutants generated by the development, using processes such as gravity settling, filtration, biological uptake, media adsorption, or any other physical, chemical, or biological processes;

g~~f~~. If Treatment Control BMPs are required in addition to Site Design and Source Control BMPs to protect water quality and control stormwater runoff, a description of how Treatment Control BMPs (or suites of BMPs) have been designed to infiltrate and/or treat the amount of runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event (with an appropriate safety factor of two or greater) for flow-based BMPs;

h~~g~~. A long-term plan for the scheduling, completion, monitoring, updating, and maintenance of all BMPs, as appropriate, to ensure protection of water quality for the life of the development. All structural BMPs shall be inspected, cleaned, and repaired as necessary to ensure their effective operation for the life of the development. Owners of these devices shall be responsible for ensuring that they continue to function properly, and additional inspections shall occur after storms throughout the rainy season, and maintenance done as needed. Repairs, modifications, or installation of additional BMPs, as needed, shall be carried out prior to the next rainy season; and

i~~h~~. If the applicant asserts that LID techniques, Treatment Control BMPs, or hydromodification requirements are not feasible for the proposed development, the WQHP shall document the site-specific engineering restraints and/or physical conditions that render these requirements to be infeasible for the development. In the event that LID, Treatment Control BMPs, and/or hydromodification controls are not proposed for the development, a detailed and specific account of the alternative

management practices to be used shall be provided, explaining how each facet of the alternative water quality practice will effectively substitute for the required plan element.

. . .

SECTION 17. Section 22.44.1375 is hereby amended to read as follows:

22.44.1375 Yards.

. . .

L. Yard requirements-Limited secondary highways.

. . .

2. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do not exceed six feet in height and except as permitted within a yard by subsections O.1 and O.4 of this section. If the limited secondary highway is also a Scenic Route as designated in the Santa Monica Mountains LUP, fences and walls within the supplemental yard shall comply with subsection C of Section 22.44.19992040.

. . .

SECTION 18. Section 22.44.1400 is hereby amended to read as follows:

22.44.1400 Parks, Trails, Playgrounds, and Beaches.

A. The beaches, parklands and trails located within the Coastal Zone provide a wide range of recreational opportunities for the public in natural settings which include hiking, equestrian activities, bicycling, camping, educational study, picnicking, and coastal access. These recreational opportunities shall be protected, and where feasible, expanded or enhanced as a resource of regional, State and national

importance, and allowed to migrate when feasible with rising sea level. Property in any zone may be used for parks, trails, trail heads, playgrounds, and beaches, with all appurtenant facilities and uses customarily found in conjunction therewith, subject to the provisions of this section and all other applicable provisions of the LIP, provided that a CDP has first been obtained for development of such uses as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit, unless an exemption has been granted pursuant to Section 22.44.820. In addition to the exemptions provided for in Section 22.44.820, a CDP shall not be required for parks, trails, trail heads, playgrounds and beaches consisting of development that is limited to the following appurtenant facilities and uses customarily found in conjunction therewith, provided that no grading, removal of locally-indigenous vegetation, or streambed alteration is necessary, and as long as there are no negative impacts to sensitive habitat as determined by the staff biologist:

...

- Existing, lawfully-established structures utilized by park personnel where no change in the intensity of use or physical development is occurring.

- Parking on existing paved or unpaved areas, up to 10 spaces.

...

C. Uses subject to administrative CDPs. The following uses and facilities associated with parks, trails, trail heads, playgrounds, and beaches shall require an administrative CDP.

...

— Parking on paved or unpaved areas from 101 up to 24 spaces.

...

D. Uses subject to minor CDPs. The following uses and facilities associated with parks, trails, trail heads, playgrounds, and beaches shall require a minor CDP:

...

— Structures, new, less than 3,000 square feet of gross area.

...

SECTION 19. Section 22.44.1430 is hereby amended to read as follows:

22.44.1430 Exploratory Testing.

...

B. Any disturbances incurred to soil or locally-indigenous vegetation as a result of exploratory testing shall be mitigated and restored according to subsections A and B of Section 22.44.1240 and subsection of Section I of Section 22.44.1260, and according to any requirements of the Department of Public Works.

...

SECTION 20. Section 22.44.1521 is hereby amended to read as follows:

22.44.1521 Permitted Areas.

A. Subject to the provisions of subsection B of this section and any applicable requirements of this LIP, farmers' markets shall be allowed in Zones R-1, R-3, R-C, C-1, C-2, R-R, OS-P and O-S, provided the applicant obtains:

...

SECTION 21. Section 22.44.1700 is hereby amended to read as follows:

22.44.1700 Organization.

The discussion of specific zones in this LIP is organized as follows:

A. Uses subject to an administrative Coastal Development Permit (CDP).

1. Principal permitted uses. A principal permitted use is identified for each zone. The principal permitted use, as defined in Section 22.44.630, is the primary use of land that carries out the land use intent and purpose of a particular zone.

Approval of a CDP for a principal-permitted use development is not appealable to the Coastal Commission unless it otherwise meets the definition of "Appealable Coastal Development Permit" in Section 22.44.630.

...

SECTION 22. Section 22.44.1760 is hereby amended to read as follows:

22.44.1760 R-R Resort and Recreation Zone.

A. Uses subject to administrative Coastal Development Permits. Property in Zone R-R may be used for the following, provided an Administrative CDP is first obtained as provided in 22.44.940, and while such permit is in full force and effect in conformity with the conditions of such permit:

...

3. Other and additional Permitted Uses.

...

b. Services.

...

— Modifications (other than minor repair and maintenance) to, or replacement of, golf courses first established ~~as of~~prior to the date of effective certification of this LCP, including any clubhouse and appurtenant facilities, shall be subject to a major CDP as set forth below.

. . .

SECTION 23. Section 22.44.1810 is hereby amended to read as follows:

22.44.1810 Description of Habitat Categories.

Map 2 Biological Resources of the LUP depicts the general distribution of habitat categories as of the date of effective certification of this LCP. However, the precise boundaries of the various habitat categories discussed below shall be determined on a site-specific basis, based upon substantial evidence and a site specific biological inventory and/or assessment required by Sections 22.44.840 and/or 22.44.1870.

A. The habitat categories are as follows:

. . .

3. H2 "High Scrutiny" Habitat - A subcategory of H2 Habitat is H2 "High Scrutiny" Habitat, which comprises extra-sensitive H2 Habitat species/habitats that should be given avoidance priority over other H2 habitat. H2 High Scrutiny Habitat also includes areas that support species listed by federal and state government as threatened or endangered, California Native Plant Society (CNPS) "1B" and "2" listed plant species, and California Species of Special Concern. H2 "High Scrutiny" habitat includes (1) plant and animal species listed by the State or federal government as rare, threatened or endangered, assigned a Global or State conservation status rank of 1, 2,

or 3 by CDFW, per the methodology developed by NatureServe, and identified as California Species of Special Concern, and/or (2) CNPS-listed 1B and 2 plant species, normally associated with H1 habitats, where they are found as individuals (not a population) in H2 habitat. The mapped "H2 High Scrutiny" habitat areas on the Biological Resource Map are intended to notify County staff, the public, and decision-makers of the general areas where there is a high likelihood of these species' occurrence so that more scrutiny can be paid to them with detailed site-specific inventories conducted to determine actual occurrence and extent. However, if the criteria listed above are satisfied in locations not identified on the Biological Resource Map, any such locations will also qualify for this designation.

. . .

C. Effect of Natural Disaster or Illegal Development. Any area mapped as H1, H2, H2 "High Scrutiny," or H3 Habitat shall not be deprived of protection as that habitat category, as required by the policies and provisions of the LCP, on the basis that habitat has been damaged or eliminated by natural disaster (e.g., landslide, flooding, etc.), or impacted by illegal development or other illegal or inappropriate means, including removal, degradation, or elimination of species that are rare or especially valuable because of their nature or role in an ecosystem.

. . .

SECTION 24. Section 22.44.1830 is hereby amended to read as follows:

22.44.1830 Process for Evaluating and Designating On-site Habitat Categories.

...

B. Any area mapped as H1, H2, H2 High Scrutiny, or H3 Habitat shall not be deprived of protection as that habitat category, as required by the policies and provisions of the LCP, on the basis that habitat has been: damaged or eliminated by natural disaster; illegally or inappropriately removed; illegally or inappropriately degraded; and/or species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated by unpermitted development. Where the County finds that the physical extent of habitats on a project site are different than those indicated on the Biological Resources Map, the County shall make findings as part of the CDP regarding the physical extent of the habitat categories and detailed justification for any classification or reclassification of habitat categories at the project site based on substantial evidence.

...

SECTION 25. Section 22.44.1840 is hereby amended to read as follows:

22.44.1840 Development Consistency Review.

All new development shall be reviewed for consistency with the biological resources policies and provisions of the LCP. This review shall be based on the habitat categories applicable to the project site, which have been determined pursuant to Sections 22.44.1820 and 22.44.1830 (if applicable), the biological assessment report, and all relevant plans, reports, and other evidence necessary to analyze the proposal for conformity with the biological resource protection policies of the LUP and the applicable development standards of this LIP. Where multiple SERA protection

standards and/or permitted uses are applicable, the development standards and permitted uses that are most restrictive and protective of the habitat resource shall regulate development.

...

B. The ~~d~~Department biologist's report regarding the consistency of the project with the biological resource protection policies and provisions will be forwarded to the Director and shall be included in the staff report for the CDP.

...

D. The decision-maker shall make findings that address the following:

...

3. The project's conformance with the recommendations of the ~~d~~Department biologist and/or the ERB, or if the project does not conform with the recommendations, findings explaining why the recommendations are not feasible or warranted.

...

SECTION 26. Section 22.44.1860 is hereby amended to read as follows:

22.44.1860 Development Review Required.

...

B. Development Subject to Review by the ~~d~~Department biologist.
Development proposed in the following areas shall be reviewed by the staff biologist, unless exempted pursuant to subsection C below:

...

C. Exemptions. The following types of development are exempted from the review by the ERB or Department biologist for consistency with the biological resources provisions of the LIP:

...

2. Development that is not exempt under Section 22.44.820, that is in one of the following categories:

...

c. Minor modifications and improvements to properties that contain existing development approved pursuant to a valid, unexpired CDP(s), where the modifications and improvements themselves are in conformity with the provisions of the LCP, are within the lawfully-established building site area or landscaped area, do not require additional fuel modification in H1 or H2 habitats, and are not in violation of the conditions of an approved CDP(s).

...

SECTION 27. Section 22.44.1900 is hereby amended to read as follows:

22.44.1900 Buffers.

New development adjacent to H1 habitat shall provide native vegetation buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the habitat they are designed to protect. Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted within buffers.

...

B. H1 Habitat Quiet Zone. New development shall also provide an additional 100-foot "Quiet Zone" from H1 Habitat where feasible (measured from the outer edge of the 100 ~~feet~~ foot H1 Habitat buffer required above), unless otherwise provided in subsection E of Section 22.44.1890.

...

SECTION 28. Section 22.44.1910 is hereby amended to read as follows:

22.44.1910 Land Planning and Development Standards.

A. New non-resource-dependent development shall be prohibited in areas designated H1 Habitat to protect these most sensitive environmental resource areas from disruption of habitat values, unless otherwise provided in Section 22.44.1890 and subject to the standards of this section, Section 22.44.1920, and Section 22.44.1950.

...

C. New development shall be sited in a manner that avoids the most biologically-sensitive habitat on site where feasible, in the following order of priority—(H1, H2 High Scrutiny, H2, H3—while not conflicting with other LCP policies. Priority shall be given to siting development in H3 Habitat, but outside of areas that contain undisturbed native vegetation that is not part of a larger contiguous habitat area. If infeasible, priority shall be given to siting new development in such H3 Habitat. If it is infeasible to site development in H3 habitat areas, development may be sited in H2 Habitat. New development shall only be allowed in H2 Habitat if it is demonstrated to be infeasible to avoid H2 Habitat to provide a reasonable economic use of the property,

and if it is consistent with the development standards of this section and all other provisions of the LCP or to provide public access and/or necessary park management and park safety measures. New non-resource-dependent development is prohibited in H1 habitat unless otherwise provided in Section 22.44.1890, and subject to the requirements of Section 22.44.1890.

. . .

F. New development shall be clustered on site to the maximum extent feasible and the building site shall be limited, as required by subsection I, to minimize impacts to H2 habitat areas. The maximum number of structures for residential development shall be limited to one main ~~structure~~residence, one second residential structure, and accessory structures. All structures must be clustered within the approved building site area, except for confined animal facilities allowed consistent with Section 22.44.1940. The Director may determine that fewer structures are appropriate for a given site.

. . .

H. New development shall minimize impacts to H3 habitat by clustering structures and limiting the building site area to that provided in subsection I below. The maximum number of structures for residential development shall be limited to one main ~~structure~~residence, one second residential structure, and accessory structures. All structures must be clustered within the approved building site area, except for confined animal facilities allowed consistent with Section 22.44.1940. The Director may determine that fewer structures are appropriate for a given site.

. . .

SECTION 29. Section 22.44.1920 is hereby amended to read as follows:

22.44.1920 Development Standards.

. . .

F. Public works projects. For public works projects that involve necessary repair and/or maintenance of drainage devices and road-side slopes within and adjacent to streams, riparian habitat, or any H1 or H2 habitat to protect existing public roads, a minor CDP is required. Such repair and maintenance projects that are located outside the road right-of-way or the "roadway prism" as defined by the Public Works Department, or are located within a H1 or H2 habitat, are not exempt development under subsection A.3 of Section 22.44.820 and require a permit. In addition to all other provisions of the LCP, the following requirements shall apply to these projects:

1. The development shall be the minimum design necessary to protect existing development, to minimize adverse impacts to coastal resources.

. . .

K. Native Tree Protection. New development shall be sited and designed to preserve native oak, walnut, sycamore, bay, or other native trees, that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade, to the maximum extent feasible. Removal of native trees shall be prohibited except where no other feasible alternative exists to allow a principal permitted use that is the minimum necessary to provide a reasonable economic use of

the property. Development shall be sited to prevent any encroachment into the protected zone of individual native trees to the maximum extent feasible. Protected Zone means that area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater. Removal of native trees or encroachment in the protected zone shall be prohibited for accessory uses or structures. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least significant impacts shall be selected. Adverse impacts to native trees shall be fully mitigated, with priority given to on-site mitigation. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to sensitive resources. The permit shall include the mitigation requirements as conditions of approval.

. . .

2. Tree Protection Measures.

. . .

d. The permit shall include these requirements as conditions of approval;

. . .

M. Resource-dependent Uses. Resource-dependent uses are uses that are dependent on SERA's to function. Resource-dependent uses include: nature observation, research/education, habitat restoration, interpretive signage, and passive recreation, including horseback riding, low-impact campgrounds, picnic areas, public

accessways, and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

. . .

SECTION 28. Section 22.44.2040 is hereby amended to read as follows:

22.44.2040 Development standards.

Property in Scenic Resource Areas shall be subject to the following development standards:

. . .

B. Significant Ridgelines and other ridgelines.

. . .

3. The highest point of a structure shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline. The replacement of failing, below-grade septic tanks for an existing residential home may be allowed within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline.

. . .

C. Scenic Routes. The following roadways are considered Scenic Routes, as indicated on Map 3 of the LUP:

Mulholland Scenic Corridor and County Scenic Highway

Pacific Coast Highway (SR-1)

Malibu Canyon/Las Virgenes Road County Scenic Highway

Kanan Dume Road

Topanga Canyon Boulevard (SR-27)

Old Topanga Canyon Road

Saddle Peak Road/Schueren Road

Pioma Road

Encinal Canyon Road

Tuna Canyon Road

Rambla Pacifico Road

Las Flores Canyon Road

Corral Canyon Road

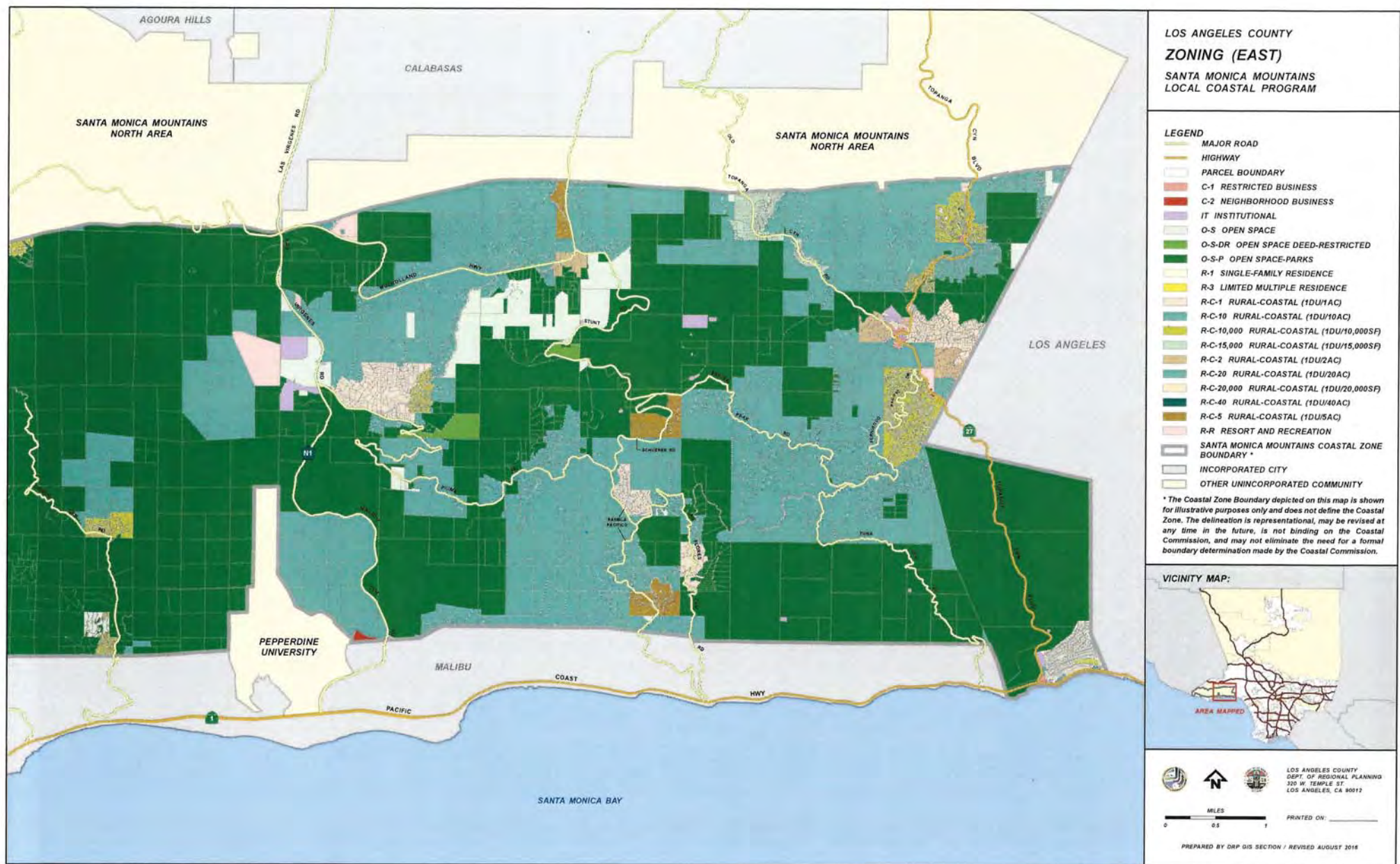
Latigo Canyon Road

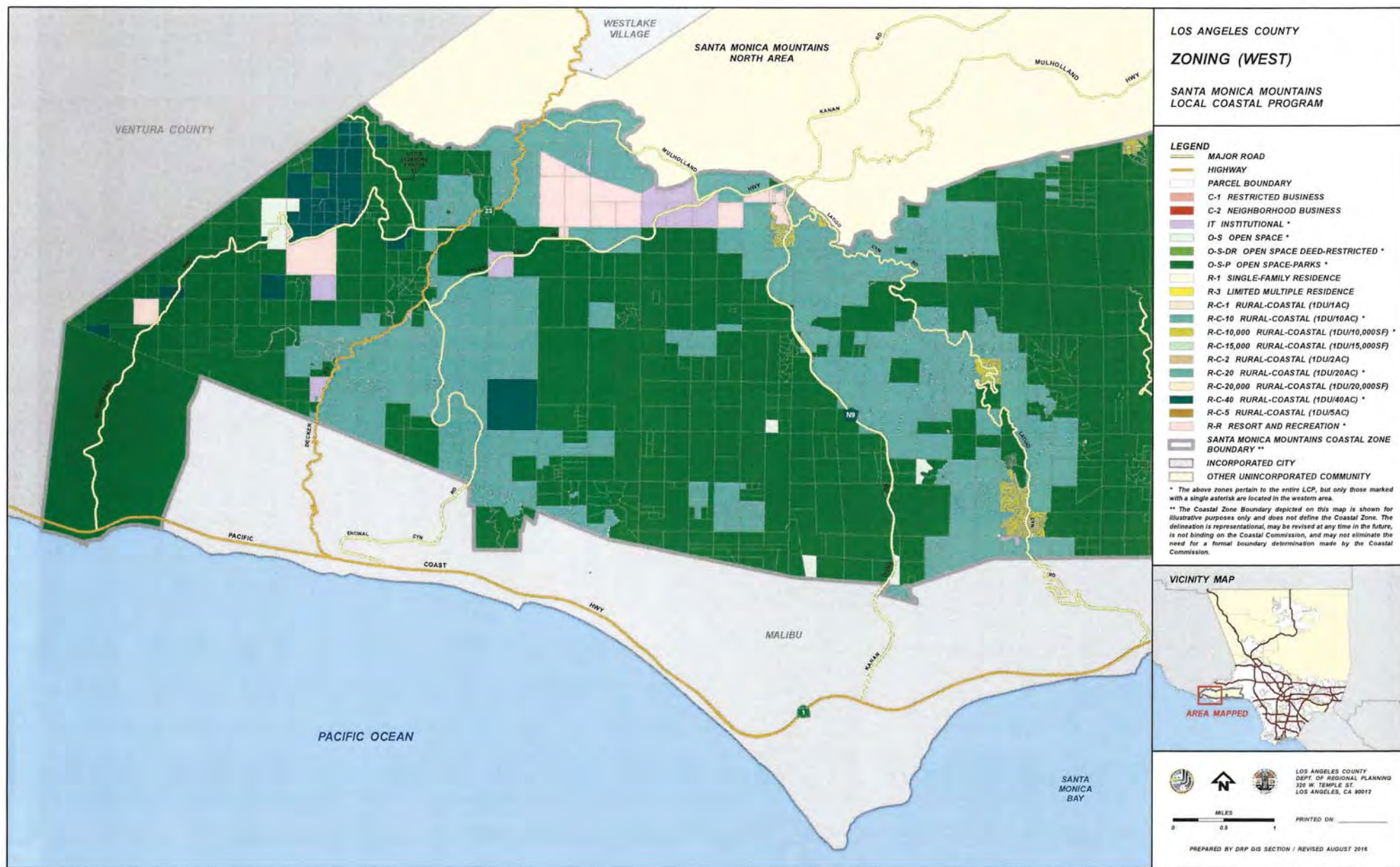
Little Sycamore Canyon Road

Decker Road

. . .

[2244620JLCC]





CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



August 17, 2017

Anita Gutierrez
Department of Regional Planning
County of Los Angeles
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012



RE: Local Coastal Program Amendment No. LCP-4-MMT-17-0038-1

Dear Ms. Gutierrez:

On August 10, 2017, the Coastal Commission approved Local Coastal Program Amendment No. LCP-4-MMT-17-0038-1 with suggested modifications. The Commission's resolution of certification is contained in the staff report dated July 26, 2017. The suggested modifications, as approved by the Commission on August 10, 2017, are attached to this correspondence.

Section 13544 of the Commission's Administrative Regulations requires that after certification the Executive Director of the Commission shall transmit copies of the resolution of certification and any suggested modifications and findings to the governing authority, and any interested persons or agencies. Further, the certification shall not be deemed final and effective until all of the following occur:

- (a) The local government with jurisdiction over the area governed by the Local Coastal Program, by action of its governing body: (1) acknowledges receipt of the Commission's resolution of certification, including any terms or modifications suggested for final certification; (2) accepts and agrees to any such terms and modifications and takes whatever formal action is required to satisfy the terms and modifications; and (3) agrees to issue coastal development permits for the total area included in the certified Local Coastal Program. Unless the local government takes the action described above the Commission's certification with suggested modifications *shall expire six months* from the date of the Commission's action.
- (b) The Executive Director of the Commission determines in writing that the local government's action and the notification procedures for appealable development required pursuant to Article 17, Section 2 are legally adequate to satisfy any specific requirements set forth in the Commission's certification order.
- (c) The Executive Director reports the determination to the Commission at its next regularly scheduled public meeting and the Commission does not object to the Executive Director's determination. If a majority of the Commissioners present object to the Executive Director's determination and find that the local government action does not conform to the provisions of the Commission's action to certify the Local Coastal Program Amendment, the Commission shall review the local

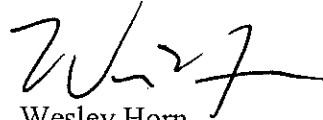
government's action and notification procedures pursuant to Articles 9-12 as if it were a resubmittal.

- (d) Notice of the certification of the Local Coastal Program Amendment shall be filed with the Secretary of Resources Agency for posting and inspection as provided in Public Resources Code Section 21080.5(d)(2)(v).

Should you have any questions regarding this matter, please contact Wesley Horn in our Ventura office. The Commission and staff greatly appreciate the County's consideration of this matter.

Authorized on behalf of the California Coastal Commission by:

John Ainsworth
Executive Director

By: 
Wesley Horn
Coastal Program Analyst

Language presently contained within the certified LCP is shown in straight type. Language proposed to be added by the County of Los Angeles in this amendment is shown underlined. Language recommended by Commission staff to be inserted is shown double underlined. Language proposed by the County of Los Angeles in this amendment to be deleted is shown in ~~strikethrough~~. Language proposed to be added by the County of Los Angeles, but required to not be added by Commission is shown in ~~underline with double strikethrough~~.

I. SUGGESTED MODIFICATIONS TO THE LOCAL IMPLEMENTATION PLAN

1. Suggested Modification Number One: Coastal Zone Enforcement Procedures

Section 22.44.690.Z of the Implementation Plan shall be modified as follows:

When a cease and desist order, notice of violation, or CDP revocation has been issued or recorded for a property by the County or by the Coastal Commission, the Director may set the matter for a public hearing before the Commission to consider a five-year ban on filing any new application, or acting upon any application for the subject property. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a CDP. Following a public hearing, the Commission may place up to a five-year ban on filing any applications, but may exempt emergency permits and/or permits for restoration work deemed by the Director as necessary, for the subject property to address a violation, cease and desist order, or permit revocation on the property. The five-year period shall commence from the date of the hearing. The Director shall record such five-year ban in the office of the County Recorder. The Commission's action on a ban does not limit the Commission or Coastal Commission from taking enforcement action due to a LCP or Coastal Act violation(s) at the property subject to the ban.

2. Suggested Modification Number Two: Coastal Development Permit – Oak Tree Requirements

Section 22.44.950.C.2 of the Implementation Plan shall be modified as follows:

Cases of emergency caused by an oak tree within 200 feet of an existing structure or other improvement being in an immediately hazardous or dangerous condition; or on a vacant parcel of land being a threat to the safety of public property or utilities or being irretrievably damaged or destroyed through a natural disaster such as flood, fire, wind or lightning, as determined after visual inspection by a licensed forester with the County Fire Department, Forestry Division, where the continuing presence of the tree is an immediate danger to public safety. The Director may consider other cases of emergency due to infestation or disease that threaten surrounding trees, in consultation with the Department Biologist and the County Fire Department, Forestry Division on an individual basis.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



Th21a

DATE: July 26, 2017

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Barbara Carey, District Manager
Deanna Christensen, Supervising Coastal Program Analyst
Wesley Horn, Coastal Program Analyst

SUBJECT: County of Los Angeles Santa Monica Mountains Local Coastal Program
Amendment No. LCP-4-MMT-17-0038-1 for Public Hearing and Commission
Action at the August 10, 2017 Commission Meeting at the King Gillette Ranch
Auditorium.

DESCRIPTION OF THE SUBMITTAL

The County of Los Angeles ("County") is requesting an amendment to the Land Use Plan (LUP) and Implementation Plan (IP) components of its certified Santa Monica Mountains Local Coastal Program (LCP) to change the land use and zoning designations for 95 parcels to reflect 61 parcels acquired by park agencies since certification that will be designated for Open Space and 34 privately owned parcels that will be redesignated from Open Space to residential or coastal recreation; minor mapping corrections; and text amendments to clarify various LUP policies and LIP provisions regarding biological resources, standards related to other Los Angeles County agencies, recreation, and scenic resources.

The County of Los Angeles submitted Local Coastal Program Amendment LCP-4-MMT-17-0038-1 to the Commission on May 5, 2017. The amendment proposal was deemed complete and filed on June 8, 2017. Pursuant to Public Resources Code Section 30512 and California Code of Regulations, Title 14, Section 13522, an amendment to the certified LCP that combines changes to the LUP and IP must be scheduled for a public hearing and the Commission must take action within 90 days of a complete submittal. In the subject case, the 90th day will be September 26, 2017.

SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission approve the proposed LUP amendment as submitted by the County of Los Angeles on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Commission staff further recommends that the Commission **deny** the proposed County of Los Angeles LIP Amendment as submitted, and **approve** the proposed LIP amendment with two (2) suggested modifications. The modifications are necessary because the proposed amendment to the LIP, as submitted, does not conform with

and is inadequate to carry out, the provisions of the certified Land Use Plan, as amended. The motions to accomplish these recommendations are found on **Pages 6-8** of this staff report.

Of the 95 parcels affected by the proposed LCP amendment, 31 privately owned parcels are designated for open space use, Open-Space (OS) land use and Open-Space (O-S) zone, even though the parcels contain existing residential development or are located in residential areas. It is not entirely clear how the subject parcels were incorrectly assigned the O-S land use designation and O-S zone during the preparation of the LCP. However, County staff performed a thorough parcel specific analysis for each property, including a review of the permit record, recorded restrictions and/or easements, the land use and zoning designation prior to certification of the LCP, the land use and zoning designations for adjacent properties, and existing and/or historical development on the site, to determine whether the parcel should be re-designated from OS and which residential land use and zoning category would be most appropriate. The proposed amendment includes 10 parcels that would be changed to the Rural Lands 40 (RL 40) land use designation (1 dwelling unit per 40 acres) and the Rural-Coastal Zone 40 (R-C 40) zone designation (1 dwelling unit per 40 acres). Sixteen parcels would be changed to the Rural Lands 20 (RL 20) land use designation (1 dwelling unit per 20 acres) and the Rural-Coastal Zone 20 (R-C 20) zone designation (1 dwelling unit per 20 acres). Further, three parcels are proposed to be redesignated to the Rural Lands 10 (RL 10) land use designation (1 dwelling unit per 10 acres) and Rural-Coastal 10 Zone (1 dwelling unit per 10 acres). Finally, two parcels would be changed to the Rural Village (RV) land use designation and the Rural-Coastal 10,000 (R-C 10,000) zone designation (1 dwelling unit per 10,000 sq. ft.).

In addition to the land use and zoning redesignations, the amendment also includes minor corrections to the certified LUP and LIP maps. These edits will remove Mountain Lands from the map legend and replace it with the Rural Lands designation that was approved as part of the LCP certification. Any parcels affected by this change are already assigned the correct land use designation, so the proposed correction will have no effect on coastal resources. Also, one parcel, APN 4458-040-003 is mistakenly depicted as part of the County's certified LCP; however, that parcel is within the jurisdictional boundaries of Pepperdine University. The amendment will correct this error and show APN 4458-040-003 within the boundaries of the University for all of the certified maps of the LCP.

The proposed amendment also includes minor textual and grammatical changes as well as changes to policies and provisions of the LCP regarding biological resources, consistency with the standards of other County agencies, recreation and scenic resources. With regards to biological resources the amendment will: strengthen policies governing classification of habitat and cases of emergency that are exempt from requiring a Coastal Development Permit – Oak Tree (CDP-OT, clarify the standard for allowable residential development onsite, allow an exemption from Environmental Review Board (ERB) and biologist review for development located onsite that is consistent with the policies and provisions of the LCP and will not require additional fuel modification; and modify the definition of “building site.”

As proposed, the modification to the provision that exempts cases of emergency from requiring a CDP-OT provides too much discretion and could potentially result in the removal of a significant

number of oak trees without a permit. Thus Commission staff is proposing **Suggested Modification Two (2)** to refine the provision to allow for removal of oak trees only to protect existing structures and also limit the discretion of the director to only consider other cases of emergency in order to prevent the spread of infection or disease amongst tree populations.

Existing, certified provisions of the LIP will be updated to reflect the most recent standards from other County agencies, and a provision for public recreation areas will be modified to allow up to 10 parking spaces to be used on existing paved or unpaved areas without requiring a CDP. Also, the LCP's standards for significant ridgelines and scenic routes will be clarified, and a new provision is proposed that would allow existing below grade septic tanks to be replaced within the setbacks of significant ridgelines.

Finally, a new provision is proposed that would allow the County to enact a five year ban on filing as complete, or acting upon, any CDP application for a property with a recorded cease and desist order, notice of violation, or CDP revocation. The ban is intended to dissuade property owners or developers from developing land illegally without the required CDP. The provision will help to protect coastal resources within the Santa Monica Mountains. **Suggested Modification One (1)** is necessary to clarify the intent of the proposed provision and ensure that a recorded five-year permit ban on a property does not limit the County Planning Commission, or the Coastal Commission, from taking an enforcement action.

Staff recommends that the Commission, after public hearing, reject proposed Los Angeles County Amendment No. LCP-4-MMT-17-0038-1, as submitted, and approve only if modified pursuant to the suggested modifications. The motions and resolutions for Commission action on the amendment to the LUP can be found starting on page 6. The motions and resolutions for Commission action on the amendment to the LIP can be found starting on page 7.

<p>Additional Information: For further information, please contact Wesley Horn at the South Central Coast District Office of the Coastal Commission at (805) 585-1800. The proposed amendment to the County of Los Angeles Local Coastal Program (LCP) is available for review at the Ventura Office of the Coastal Commission.</p>
--

TABLE OF CONTENTS

I. PROCEDURAL ISSUES.....	5
A. STANDARD OF REVIEW	5
B. PUBLIC PARTICIPATION	5
C. PROCEDURAL REQUIREMENTS	6
II. STAFF RECOMMENDATION, MOTIONS, & RESOLUTIONS ON THE LAND USE PLAN AMENDMENT.....	6
A. APPROVAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED	6
III. STAFF RECOMMENDATION, MOTIONS, & RESOLUTIONS ON THE IMPLEMENTATION PLAN AMENDMENT	7
A. DENIAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED.....	7
B. CERTIFICATION OF THE IMPLEMENTATION PLAN AMENDMENT WITH SUGGESTED MODIFICATIONS	7
IV. SUGGESTED MODIFICATIONS.....	8
A. SUGGESTED MODIFICATIONS TO THE LOCAL IMPLEMENTATION PLAN.....	8
V. FINDINGS FOR APPROVAL OF THE LUP AMENDMENT AS SUBMITTED, DENIAL OF THE LIP AMENDMENT AS SUBMITTED, AND APPROVAL OF THE LIP AMENDMENT, IF MODIFIED AS SUGGESTED	9
A. AMENDMENT DESCRIPTION AND BACKGROUND	9
B. MINOR TEXT CHANGES AND NOTICING	10
C. BIOLOGICAL RESOURCES.....	10
D. NEW DEVELOPMENT AND RECREATION.....	15
E. SCENIC AND VISUAL RESOURCES	19
F. IMPLEMENTATION PROCEDURES	21
G. CALIFORNIA ENVIRONMENTAL QUALITY ACT	21

EXHIBITS

- Exhibit 1.** County of Los Angeles Board of Supervisors Resolution and Amendments to the Land Use Plan
- Exhibit 2.** County of Los Angeles Board of Supervisors Ordinance and Amendments to the Local Implementation Program
- Exhibit 3.** List of Proposed Parcel Redesignations and Illustrative Maps

I. PROCEDURAL ISSUES

A. STANDARD OF REVIEW

The Coastal Act provides:

The commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200)...” (Section 30512(c))

The Coastal Act further provides:

The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter.

...The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out, together with its reasons for the action taken. (Section 30513)

The Commission may suggest modifications... (Section 30513)

The standard of review that the Commission uses in reviewing the adequacy of the Land Use Plan, as the County is proposing to amend it, is whether the Land Use Plan, as amended, would remain consistent with, and meet the requirements of, the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed amendment to the Implementation Plan of the certified Local Coastal Program, pursuant to Section 30513 and 30514 (regarding amendments) of the Coastal Act, is whether the Implementation Plan, with the proposed amendment, would be in conformance with, and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of the County of Los Angeles’ certified Local Coastal Program, as amended.

B. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LCP. The County held public hearings on the subject amendment request on May 25th, 2016, August 2nd, 2016, September 28th, 2016 and April 4th, 2017. The hearings were noticed to the public consistent with Sections 13551 and 13552 of Title 14 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties.

C. PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of Title 14 of the California Code of Regulations, the County resolution for submittal may specify that a Local Coastal Program Amendment will either require formal local government adoption after the Commission approval, or that it is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. In this case, because this approval is subject to suggested modifications by the Commission, if the Commission approves the proposed amendment pursuant to the staff recommendation, the County must act to accept the certified suggested modifications within six months from the date of Commission action in order for the amendment to become effective (California Code of Regulations, Title 14, Sections 13544 & 13544.5; and Sections 13542(b) and 13537(b)). If the Commission certifies the proposed LCP Amendment with suggested modifications and the County acts on those suggested modifications, then pursuant to Section 13544 of the Code of Regulations, the Executive Director shall determine whether the County's action is adequate to satisfy all requirements of the Commission's certification order and report on such adequacy to the Commission. Should the Commission deny the LCP Amendment, as submitted, without suggested modifications, no further action is required by either the Commission or the County, and the LCP amendment is not effective.

II. STAFF RECOMMENDATION, MOTIONS, & RESOLUTIONS ON THE LAND USE PLAN AMENDMENT

Following public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided prior to each resolution.

A. APPROVAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED

Motion:

*I move that the Commission **certify** the County of Los Angeles Land Use Plan Amendment LCP-4-MMT-17-0038-1 as submitted.*

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution:

The Commission hereby **certifies** the Land Use Plan Amendment LCP-4-MMT-17-0038-1 as submitted by the County of Los Angeles and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental

Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

III. STAFF RECOMMENDATION, MOTIONS, & RESOLUTIONS ON THE IMPLEMENTATION PLAN AMENDMENT

Following public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided prior to each resolution.

A. DENIAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED

Motion:

*I move that the Commission **reject** County of Los Angeles Implementation Plan Amendment LCP-4-MMT-17-0038-1 as submitted.*

Staff recommends a **YES** vote. Passage of this motion will result in rejection of the Implementation Plan Amendment LCP-4-MMT-17-0038-1 as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby **denies** certification of County of Los Angeles Implementation Plan Amendment LCP-4-MMT-17-0038-1, as submitted, and adopts the findings set forth below on grounds that the Implementation Plan amendment, as submitted, does not conform with and is inadequate to carry out, the provisions of the certified Land Use Plan, as amended. Certification of the Implementation Plan amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Implementation Plan amendment as submitted.

B. CERTIFICATION OF THE IMPLEMENTATION PLAN AMENDMENT WITH SUGGESTED MODIFICATIONS

Motion:

*I move that the Commission **certify** County of Los Angeles Implementation Plan Amendment LCP-4-MMT-17-0038-1 if it is modified as suggested in this staff report.*

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Plan amendment LCP-4-MMT-17-0038-1 with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby ***certifies*** the County of Los Angeles Implementation Plan Amendment LCP-4-MMT-17-0038-1, if modified as suggested, and adopts the findings set forth below on grounds that the Implementation Plan amendment with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan, as amended. Certification of the Implementation Plan amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan Amendment on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

IV. SUGGESTED MODIFICATIONS

A. SUGGESTED MODIFICATIONS TO THE LOCAL IMPLEMENTATION PLAN

The staff recommends the Commission certify the proposed IP amendment, with two (2) modifications as shown below. Language presently contained within the certified LCP is shown in straight type. Language proposed to be added by the County of Los Angeles in this amendment is shown underlined. Language recommended by Commission staff to be inserted is shown double underlined. Language proposed by the County of Los Angeles in this amendment to be deleted is shown in ~~strike through~~. Language proposed to be added by the County of Los Angeles, but required to not be added by Commission is shown in ~~underline with double strike through~~.

1. Suggested Modification Number One: Coastal Zone Enforcement Procedures

Section 22.44.690.Z of the Implementation Plan shall be modified as follows:

When a cease and desist order, notice of violation, or CDP revocation has been issued or recorded for a property by the County or by the Coastal Commission, the Director may set the matter for a public hearing before the Commission to consider a five-year ban on filing any new application, or acting upon any application for the subject property. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a CDP. Following a public hearing, the Commission may place up to a five-year ban on filing any applications, but may exempt emergency permits and/or permits ~~for restoration work~~ deemed by the Director as necessary, for the subject property to address

a violation, cease and desist order, or permit revocation on the property. The five-year period shall commence from the date of the hearing. The Director shall record such five-year ban in the office of the County Recorder. The Commission's action on a ban does not limit the Commission or Coastal Commission from taking enforcement action due to a LCP or Coastal Act violation(s) at the property subject to the ban.

2. Suggested Modification Number Two: Coastal Development Permit – Oak Tree Requirements

Section 22.44.950.C.2 of the Implementation Plan shall be modified as follows:

Cases of emergency caused by an oak tree within 200 feet of an existing structure ~~or other improvement~~ being in an immediately hazardous or dangerous condition; or on a vacant parcel of land being a threat to the safety of public property or utilities or being irretrievably damaged or destroyed through a natural disaster such as flood, fire, wind or lightning, as determined after visual inspection by a licensed forester with the County Fire Department, Forestry Division, where the continuing presence of the tree is an immediate danger to public safety. The Director may consider ~~other~~ cases of emergency due to infestation or disease that threaten surrounding trees, in consultation with the Department Biologist and the County Fire Department, Forestry Division ~~on an individual basis.~~

V. FINDINGS FOR APPROVAL OF THE LUP AMENDMENT AS SUBMITTED, DENIAL OF THE LIP AMENDMENT AS SUBMITTED, AND APPROVAL OF THE LIP AMENDMENT, IF MODIFIED AS SUGGESTED

The following findings support the Commission's approval of the proposed Land Use Plan as submitted. Additionally, the findings detail the Commission's denial of the proposed Local Implementation Plan Amendment as submitted, and approval of the Local Implementation Plan Amendment if modified as indicated in Section IV (Suggested Modifications) above. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION AND BACKGROUND

The County of Los Angeles (County) is requesting an amendment to the Land Use Plan (LUP) and Local Implementation Plan (LIP) components of its certified Santa Monica Mountains Local Coastal Program (LCP) to change the land use and zoning designations for 95 parcels to reflect 61 parcels acquired by park agencies since certification that will be designated for Open Space and 34 privately owned parcels that will be redesignated from Open Space to residential or coastal recreation; minor mapping corrections; and text amendments to clarify various LUP policies and LIP provisions regarding biological resources, standards related to other Los Angeles County agencies, recreation, and scenic resources.

The Santa Monica Mountains segment of the County's coastal zone includes the unincorporated area west of the City of Los Angeles and east of Ventura County, excluding the City of Malibu

and Pepperdine University. The City of Malibu has its own certified Local Coastal Program (LCP). Pepperdine University has a certified Long Range Development Plan (LRDP) for its 830-acre Malibu-area campus, which is subject to the Coastal Commission's review authority. The Santa Monica Mountains plan area extends inland from the shoreline approximately five miles and encompasses approximately 50,000 acres.

The Santa Monica Mountains LCP was effectively certified by the Commission on October 10, 2014. The certified LCP replaced the 1986 Malibu Land Use Plan (Malibu LUP), which was the prior coastal plan that regulated land use in the unincorporated Santa Monica Mountains Coastal Zone. In the course of implementing the LCP following Commission certification, the County began to identify a number of parcels within the coastal zone that are privately owned, but were designated (land use designation and zoning designation) as "Open Space". The County determined that these properties should be redesignated to various residential land use and zoning designations. Additionally, several parcels were identified that had been acquired by park agencies during or after the LCP certification process. The County staff determined that these parcels should be redesignated as "Open Space". In addition, County staff identified several minor errors in the certified LCP maps. Further, the County staff found that several LUP policies and LIP standards were unclear in terms of intent, and were difficult to apply in practice.

B. MINOR TEXT CHANGES AND NOTICING

The County is proposing minor text changes to LUP Policy CO-60 and several sections of the LIP. It was discovered that the version of the LCP adopted by the County was slightly different than the version certified by the Commission. These inconsistencies were identified by Commission staff during its review for the Executive Director's determination that the County's action accepting suggested modifications was legally adequate. The minor text changes proposed as part of this amendment are not substantial and would not affect the interpretation of the policies and provisions of the LCP. Rather, they are minor grammatical and punctuation corrections.

In addition, the County is proposing to modify Section 22.44.840.K regarding CDP application submittal requirements and required noticing. In its current form, Section 22.44.840 identifies the application requirements for a coastal development permit (CDP) while subsection K requires a list of the names and addresses of all persons who are owners of property within a distance of 1,000 feet from the exterior boundaries of the parcel of land on which the development is proposed. Due to the unusually large size of some parcels within the Santa Monica Mountains, the County determined that only requiring the 1,000 foot noticing radius from the boundaries of a parcel of land to be developed may not result in adequate notification for properties potentially affected by a proposed development. In response, the proposed amendment to Section 22.44.840.K will require that if the 1,000 foot noticing radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners and residents of at least 15 parcels are included. This proposed change will increase public noticing of CDP applications.

C. BIOLOGICAL RESOURCES

Coastal Act Policy 30240 states (in relevant part):

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas...

Land Use Plan Policy CO-40 states (in relevant part):

Any area mapped as, or meeting the definition of, H1, H2, H2 High Scrutiny, or H3 habitat shall not be deprived of protection as that habitat category, as required by the policies and provisions of the LCP, on the basis that habitat has been damaged or eliminated by natural disaster (e.g. landslide, flooding, etc.), or impacted by illegal development or other illegal means, including removal, degradation...

Land Use Plan Policy CO-42 states (in relevant part):

Resource-dependent uses are only allowed in H1 and H2 habitats where sited and designed to avoid significant disruption of habitat values...

Land Use Plan Policy CO-49 states:

Require development to be sited and designed to protect and preserve important, viable habitat areas and habitat linkages in their natural condition.

Land Use Plan Policy CO-74 states (in relevant part):

...New development shall be clustered to the maximum extent feasible and located as close as possible to existing roadways, services, and other developments to minimize impacts to biological resources. New development shall be sited and designed to minimize impacts to H2 and H3 habitat by: limiting the maximum number of structures to one main residence, one second residential structure, and accessory structures...such accessory structures are to be located within the approved building site area except as set forth in Policies CO-103 and CO-105, and structures shall be clustered to minimize required fuel modification...

Land Use Plan Policy LU-24 states (in relevant part):

The maximum number of structures permitted in a residential development shall be limited to one main residence, one second residential structure, and accessory structures...

Land Use Plan Policy CO-99 states (in relevant part):

...Removal of native trees shall be prohibited except where no other feasible alternative exists...

Proposed Land Use Plan Amendments

The proposed LUP amendments include a couple of minor changes related to biological resource policies. In addition to a minor text change to clarify the intent of a policy regarding mosquito abatement and biological resources within the certified LUP, the County is proposing to include “habitat restoration” in the definition of “Resource-Dependent Use” in the LUP Glossary. Section 30240(a) of the Coastal Act states that environmentally sensitive habitat areas (ESHA) shall be protected against any significant disruption of habitat value, and only uses dependent on those resources shall be allowed within those areas. The LUP does not directly incorporate the Coastal Act definition of ESHA to classify sensitive habitat areas; however, the LUP does designate H1 and H2 habitats as Sensitive Environmental Resources (SERAs) and these habitats are considered to meet the Coastal Act definition of ESHA. Currently, “Resource-Dependent” uses are defined in the glossary of the LUP as uses that are dependent on SERAs to function. Because the objective of habitat restoration is rehabilitating a degraded habitat, habitat restoration is dependent on a habitat to function. Therefore, including habitat restoration as a “Resource-Dependent” use within the LUP is appropriate. In addition, adding “habitat restoration” to the definition of “Resource-Dependent Use” will allow for the rehabilitation of a degraded SERA and protection of that SERA from further degradation consistent with Coastal Act Section 30240(a).

For the reasons stated above, the Commission finds that the proposed LUP portion of the LCP amendment meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act, including Section 30240 of the Coastal Act.

Proposed Local Implementation Plan Amendments

The proposed LIP amendment would: include habitat restoration in the definition of resource-dependent use in Section 22.44.630; (1) provide an additional exemption from Environmental Resource Board and County Biologist review for development that is consistent with the standards of the LCP and will not have any impact to sensitive biological resources; (2) modify the definition of “building site” to be more protective of biological resources; (3) clarify the standard for development in H2 and H3 habitats; (4) refine the exemptions from the requirements of obtaining a Coastal Development Permit – Oak Tree (CDP-OT) in emergency situations; and (5) provide additional criteria to the method for determining on-site habitat classification.

Section 22.44.1920.M of the certified LIP includes development standards for resource-dependent uses. It identifies habitat restoration as an activity that is allowable within a SERA and provides regulations for siting and designing development to avoid impacts to those resources to the maximum extent feasible. While habitat restoration is included in the development standard for resource-dependent uses, it is missing from the definition of resource-dependent use under the definitions in LIP Section 22.44.630. As such, the proposed amendment will add habitat restoration to the definition of resource dependent use to make the LIP internally consistent and ensure that habitat restoration is allowed in SERAs. LUP Policy CO-42 requires that resource-dependent uses are only allowed in H1 and H2 habitats where sited and designed to avoid significant disruption of habitat values. Internal consistency between the development standards for resource-dependent uses and the definition of resource-dependent use will allow for habitat restoration within SERAs as sited and designed to avoid impacts to those resources, consistent with LUP Policy CO-42.

The County also proposes to modify LIP Section 22.44.1860.C.2 by adding a subsection c that will include an additional category of development that will be exempt from Environmental Review Board (ERB) and County biologist review. The proposed amendment will add the following category to the list of exemptions from review: “minor modifications and improvements to properties that contain existing development approved pursuant to a valid, unexpired CDP(s), where the modifications and improvements themselves are in conformity with the provisions of the LCP, are within the lawfully-established building site area or landscaped area, do not require additional fuel modification in H1 or H2 habitats, and are not in violation of the conditions of an approved CDP(s)”. The LIP requirement for ERB or County biologist review of projects within or in close proximity to SERA ensures that sensitive resources are properly identified, and that development is sited and designed to avoid, minimize, and/or mitigate impacts to SERA consistent with the policies and provisions of the LCP. The categories of development that can be exempted from this review are limited to only development that is exempt from the CDP requirements or minor development such as remodeling or additions where there is minimal risk of impacts to SERA. The proposed modification would add a category of development where there is also a low risk of SERA impacts because any development that is consistent with the criteria identified in the new subsection will be sited within existing developed areas and cannot include additional fuel modification impacts. Thus, exempting such development from County ERB and biologist review is appropriate. Additionally, because LIP Section 22.44.940 requires a Minor CDP for any development that must be reviewed by the ERB or County biologist, the proposed change would allow a minor project within the proposed new category to be processed through an administrative CDP.

The LIP amendment also includes a modification to defined terms. LIP Section 22.44.630 includes definitions for terms used in the LIP, and “Building Site” is currently defined as:

-- "Building site" means the approved area of a project site that is or will be developed, including the building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas. The following development may be excluded from the total building site area:

- The area of one access driveway or roadway that does not exceed 20 feet in width and is the minimum design necessary, as required by the County Fire Department;*
- The area of one hammerhead safety turnaround as required by the Los Angeles County Fire Department and not located within the approved building pad; and*
- Graded slopes exclusively associated with the access driveway or roadway and hammerhead safety turnaround indicated above, and grading necessary to correct an adverse geological condition.*

The maximum size, siting, and design of the “building site” is limited by many policies and provisions of the LCP to protect SERA and other coastal resources. The required turnaround for a proposed development may include configurations other than a hammerhead design and the proposed modification to the definition of building site will remove the term “hammerhead” to broaden the provision and allow for other designs of turnarounds that would be approvable by the

Fire Department. However, broadening the provision to include other designs may allow for turnarounds that require more area and potentially have a greater impact on biological resources, so the County has proposed to include language that only excludes from the building site the area of the “minimum design necessary to ensure safety and compliance with Fire Department requirements”. As such, the newly modified provision will be more inclusive of alternative turnaround designs, but sufficiently restrictive to ensure that the turnaround is still the minimum design necessary and will have minimal development impacts consistent with LUP Policy CO-49, which requires that new development shall be sited and designed to protect and preserve important habitat areas in their natural condition.

The proposed amendment includes a modification to LIP Sections 22.44.1910.F and 22.44.1910 H to clarify the Land Planning and Development Standards for clustering new development in H2 habitat and H3 habitat, specifying that the maximum number of residential structures shall be limited to “one main residence, one second residential structure, and accessory structures”. These sections as currently written refer to “one main structure” rather than residence. LUP Policies CO-74 and LU-24 specify the allowable structures for residential development including one main residence, one second residential structure and accessory structures. The proposed modification to Sections 22.44.1910.F and H will make the provisions consistent with these LUP policies.

The County also proposes to amend an existing permitting exemption for oak trees that pose imminent hazards. As certified, LIP Section 22.44.950.C.2 allows for an exemption from the requirements of obtaining a CDP-OT in cases of emergency caused by an oak tree being in a hazardous or dangerous condition, being irretrievably damaged or destroyed through flood, fire, wind or lightning, as determined after visual inspection by a licensed forester with the County Fire Department, Forestry Division, where the continuing presence of the tree is a danger to public safety. The County is proposing to amend Section 22.44.950.C.2 to refine the exemption to cases where the oak tree is either: (1) within 200 feet of a structure or other improvement and poses an immediate hazard; (2) on a vacant parcel of land where it poses a threat to the safety of public property or utilities; or (3) other cases where a tree has been irretrievably damaged or destroyed through a natural disaster and is an immediate danger to public safety. In addition, the Section as proposed to be amended by the County would allow the Planning Director to consider other cases of emergency on an individual basis.

Land Use Plan Policy CO-99 states that the removal of native trees shall be prohibited except where no other feasible alternative exists. Per LIP Section 22.44.950.C.2 removal of an oak tree is allowed if the oak tree is in a hazardous or dangerous condition and obtaining a CDP-OT prior to removal is infeasible. The currently certified language for emergency situations and exemptions from CDP-OT requirements does allow for discretion and could be applied in a way that would allow for the removal of a significant number of oak trees. However, the County’s proposed language allowing removal of an oak tree within 200 feet of any structure or other improvement, while also allowing the Planning Director to consider any other cases of emergency on an individual basis, provides even greater discretion and does not sufficiently protect oak trees. As such, the Commission adopts **Suggested Modification Two (2)**, which will narrow the situations in which an emergency may be found. Specifically, the modification requires that the oak tree be within 200 feet of an existing structure, rather than within 200 feet of

any improvement. This will ensure a tree's proximity to non-structural development (e.g., an at grade patio) is not used to justify a tree's removal. In addition, **Suggested Modification Two (2)** removes the Planning Director's discretion to consider other cases of emergency on an individual basis. This last part of the provision initially proposed by the County was intended to address issues of infestation or disease affecting trees within the Santa Monica Mountains, but as written it did not have limiting standards and could be interpreted to include a variety of other scenarios that could result in the removal of significant numbers of trees. Thus, Commission staff worked with County staff to refine the last part of the provision to specifically address the issue of infestation or disease. As such, the suggested modifications to the provision will sufficiently protect existing structures and protect trees from the threat of infection or disease, while preventing the unnecessary removal of oak trees consistent with Policy CO-99.

Lastly, the proposed amendment will revise LIP Sections 22.44.1810.C and 22.44.1830.B regarding the classifications and processes for evaluating the various types of protected habitat. As currently written, Section 22.44.1810.C and 22.44.1830.B state that any habitat mapped as H1, H2, H2 High Scrutiny or H3 shall not be deprived of protection as that habitat category on the basis that the habitat has been damaged or eliminated by natural disaster, impacted by illegal development or other illegal means, or where species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated as a result of unpermitted development. As proposed to be amended, the sections identified above will also ensure that mapped habitats are not deprived of protection in the event that the habitat is impacted or removed by any "inappropriate" means. County staff has stated that identifying "inappropriate" means in the list of actions that will not deprive habitat of protection as the appropriate habitat category is intended to make the provisions more inclusive and capture those instances where development was allowed pursuant to an approved CDP, but the manner in which the development occurred was inconsistent with the CDP and/or the LCP. LUP Policy CO-40 states that habitat shall not be deprived of protection as that habitat category on the basis that habitat has been damaged or eliminated by illegal development or other illegal means. The proposed modification to Sections 22.44.1810.C and 22.44.1830.B will help to broaden the "other illegal means" that could result in removal of habitat, consistent with Policy CO-40.

For all of the reasons stated above, the Commission finds that, only if modified as suggested will the LIP portion of the LCP amendment conform with and be adequate to carry out the applicable biological resource protection policies of the certified Land Use Plan, as amended.

D. NEW DEVELOPMENT AND RECREATION

Coastal Act Section 30250 and Land Use Plan Policy LU-1 state (in relevant part):

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...

Land Use Plan Policy SN-1 states:

All new development shall be sized, designed and sited to minimize risks to life and property from geologic hazard.

Land Use Plan Policy CO-164 states (in relevant part):

Encourage opportunities for recreation throughout the Plan area when consistent with environmental values and protection of natural resources...

d. At the periphery of areas devoted to recreation, provide sufficient staging and parking areas at trail access points...

As previously discussed, the County's submittal includes several amendments that will affect new development and recreational opportunities within the Santa Monica Mountains. The proposed amendments include changes to land use and zoning designations, clarification of standards and conformance with the requirements of other County agencies, and minor changes to the certified maps of the LUP and LIP. In addition, the LIP amendment will modify Section 22.44.1400 to facilitate development of minor parking facilities for recreational uses.

LUP and LIP Map Changes

The LCP was certified by the Commission on October 10, 2014 and since that time has been implemented by the County when reviewing development within the Santa Monica Mountains. In the process of implementing the LCP, the County discovered that multiple parcels had been mistakenly identified with the incorrect land use and zoning designations during preparation of the LCP. In addition, since certification of the LCP, multiple parcels have been acquired by Mountains Recreation Conservation Authority (MRCA), Mountains Restoration Trust (MRT), and the National Parks Service (NPS) specifically to remain as dedicated open space areas. In total, the subject amendment proposes to change the land use and zoning designation of 95 parcels. **Exhibit 3** contains details regarding the parcels proposed to be redesignated.

Of the 95 parcels identified, 31 privately owned parcels are designated for open space use, Open-Space (OS) land use and Open-Space (O-S) zone, even though the parcels contain existing residential development or are located in residential areas. It is not entirely clear how the subject parcels were incorrectly assigned the O-S land use designation and O-S zone during the preparation of the LCP. However, County staff performed a thorough parcel specific analysis for each property, including a review of the permit record, recorded restrictions and/or easements, the land use and zoning designation prior to certification of the LCP, the land use and zoning designations for adjacent properties, and existing and/or historical development on the site, to determine whether the parcel should be re-designated from OS and which residential land use and zoning category would be most appropriate. The proposed amendment includes 10 parcels that would be changed to the Rural Lands 40 (RL 40) land use designation (1 dwelling unit per 40 acres) and the Rural-Coastal Zone 40 (R-C 40) zone designation (1 dwelling unit per 40 acres). Sixteen parcels would be changed to the Rural Lands 20 (RL 20) land use designation (1 dwelling unit per 20 acres) and the Rural-Coastal Zone 20 (R-C 20) zone designation (1 dwelling

unit per 20 acres). Further, three parcels are proposed to be redesignated to the Rural Lands 10 (RL 10) land use designation (1 dwelling unit per 10 acres) and Rural-Coastal 10 Zone (1 dwelling unit per 10 acres). Finally, two parcels would be changed to the Rural Village (RV) land use designation and the Rural-Coastal 10,000 (R-C 10,000) zone designation (1 dwelling unit per 10,000 sq. ft.).

Additionally, three of the proposed 95 parcel re-designations consist of parcels that were incorrectly mapped as RL and RC, but the parcels have recreational uses that have existed on the properties since the 1950s and 1960s. As with the 31 parcels identified above, the County performed a parcel specific analysis. Accordingly, these parcels are proposed to be re-designated with the Commercial Recreation – Limited Intensity (CR) land use and the Resort and Recreation (R-R) zone. Further, the amendment includes the redesignation of 61 parcels from various residential land use and zoning designations to the Open Space – Parks land use designation (OS-P) and the Open-Space – Parks zone (O-S-P) because they have been acquired by MRCA, MRT, or NPS following certification of the LCP. These parcels are more appropriately designated for open space use in recognition of the agency owners' intent to dedicate these properties to habitat conservation and/or recreation uses.

Aside from the updated land use and zoning designation changes previously discussed, the LCP maps will be modified to correct minor text errors and to properly depict the boundaries of Pepperdine University and its certified Long Range Development Plan (LRDP). LUP Map 8, Land Use Policy East and West, currently contains the "Mountain Lands" designation in the map legend. "Mountain Lands" is a designation from the 1986 Santa Monica Mountains LUP, the planning document that preceded the LCP, and it is likely that this designation was carried over to the LCP map accidentally following certification. "Mountain Lands" will be changed to "Rural Lands" consistent with the certified land use categories. The parcels affected by this modification are already assigned the correct land use per the certified LCP, so the proposed modification will not have any effect on coastal resources. In addition, one parcel, APN 4458-040-003 is mistakenly depicted as part of the County's certified LCP, when in fact that parcel is within the jurisdictional boundaries of the University's LRDP area. As such, it is appropriate to modify the LUP and LIP maps to show APN 4458-040-003 within the University's LRDP area.

The changes to the LUP land use designations and other LUP map changes must be found consistent with the Chapter 3 policies of the Coastal Act. The proposed changes to the LIP zoning designations and LIP map changes must be found to conform to and be adequate to carry out the policies of the LUP.

Coastal Act Section 30250 requires that new residential, commercial, or industrial development be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it or in areas with adequate public services and where it will not have significant adverse effects on coastal resources. A review of all of the pertinent information for the 31 privately owned parcels that are proposed to be re-designated as Rural Land shows that the proposed changes are consistent with Section 30250 because the re-designation will be consistent with the existing development of the parcels and/or adjacent residential development. The three parcels proposed to be changed to the Commercial Recreation land use designation will be

consistent with the existing development of the parcels. Finally, the redesignation of parcels acquired by park agencies to the land use designation of Open Space – Parks is consistent with the protection of sensitive habitats and the provision of recreational opportunities. The redesignated parcels are located within or adjacent to areas able to accommodate future development that is consistent with the designations. As such, the proposed map changes to the LUP are consistent with Section 30250 of the Coastal Act. For the same reasons, the proposed 95 redesignations to the LIP zoning map are consistent with and adequate to carry out Policy LU-1 of the LUP.

LIP Text Changes

LUP Policy LU-1 requires that new development be located in areas with adequate public services, while LUP Policy SN-1 requires that new development be designed and sited to minimize risks to life and property from geologic hazard. As part of the proposed amendment, Section 22.44.640.A.6 will be modified to require that land divisions include a safe, all-weather access road and driveway(s) on slopes of no greater than 15 percent, and that the land division itself does not require grading on slopes greater than 15 percent. As certified, the section requires land divisions on slopes of no greater than 25 percent, but the County Fire Department requested this standard be modified to no more than 15 percent to allow for adequate Fire Department access (a public service) consistent with LUP Policy LU-1. Furthermore, limiting the allowable slope to no less than 15 percent will ensure that new development is not situated on dangerously steep slopes where it may be subject to geologic hazards, consistent with LUP Policy SN-1.

In addition to the modification identified above, the County received feedback from other departments and made minor changes to various LIP sections and standards consistent with the standards of those departments that have been updated following certification of the LCP in 2014. The proposed modifications will not lessen the intended effect of the standards, nor will they have any increased impact on coastal resources as compared to what was previously certified. For instance, as requested by the County Public Works department, Construction Runoff and Pollution Control Plan (CRPCP) as required in Section 22.44.1340.H will be replaced with Erosion and Sediment Control Plan (ESCP). The two plans are the same document and have the same requirements, but the change is necessary to make Section 22.44.1340.H more consistent with the terminology and standards of the County Public Works Department. Additional changes to the LIP consistent with requirements of other County departments are included in [Exhibit 2](#).

Lastly, as currently written, Section 22.44.1400.A identifies the appurtenant facilities and uses for recreational development that are exempt from requiring a CDP, provided that no grading, removal of locally indigenous vegetation, or streambed alteration is necessary, and as long as there are no negative impacts to sensitive habitat as determined by the staff biologist. Subsection C goes on to identify appurtenant facilities and uses for recreational development that shall require an administrative CDP, including parking on paved or unpaved areas for 0 to 24 spaces. In order to facilitate the use of trails, parklands, and recreational facilities, the County is proposing to modify LIP Section 22.44.1400 to allow up to 10 parking spaces to be used on existing paved or unpaved areas without requiring a CDP, while 11 to 24 parking spaces will still

be subject to an administrative CDP. This modification is important because it will allow park agencies and County departments to more easily open recreational facilities to public use by allowing for parking for up to 10 spaces on existing paved or unpaved areas without requiring a CDP. Given that no grading or removal of native vegetation may be undertaken in such cases, the parking allowed by LIP Section 22.44.1400 can only take place in previously disturbed, relatively flat areas that are either dirt or paved. In addition, because the exemption of subsection A still requires that the parking for 0 to 10 spaces must not result in any of the impacts previously identified, allowing for the use of a small parking lot to facilitate permitted recreational development will not have any significant impact on sensitive resources. As such, the proposed modification is an effective way to facilitate the provision of recreational facilities consistent with Policy CO-164, while ensuring the protection of sensitive resources consistent with the requirements of the LCP.

For all of the reasons stated above, the Commission finds that the proposed LUP portion of the LCP amendment is consistent, as submitted with Section 30250 of the Coastal Act. The Commission further finds that, for the reasons stated above, the LIP portion of the LCP amendment, as submitted, conforms with and is adequate to carry out the applicable new development and recreation policies of the certified LUP.

E. SCENIC AND VISUAL RESOURCES

Coastal Act Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Land Use Plan Policy CO-126 states:

Maintain and enhance the quality of vistas along identified Scenic Routes. The following roadways are considered Scenic Routes:

- *Mulholland Scenic Corridor and County Scenic Highway;*
- *Pacific Coast Highway (SR-1);*
- *Malibu Canyon/Las Virgenes Road County Scenic Highway;*
- *Kanan Dune Road;*
- *Topanga Canyon Boulevard (SR-27);*
- *Old Topanga Canyon Road;*
- *Saddle Peak Road/Schueren Road;*
- *Piuma Road;*
- *Encinal Canyon Road;*

- *Tuna Canyon Road;*
- *Rambla Pacifico Road;*
- *Las Flores Canyon Road;*
- *Corral Canyon Road;*
- *Latigo Canyon Road; and;*
- *Little Sycamore Canyon Road.*

Land Use Plan Policy CO-127states:

Protect views of designated Scenic Elements and Significant Ridgelines, the ocean and beaches. The viewshed and line-of-sight to these scenic resources shall also be preserved and protected.

Land Use Plan Policy CO-136 states (in relevant part):

Prohibit development on designated significant ridgelines and require that structures be located sufficiently below such Ridgelines to preserve unobstructed views of a natural skyline...

The proposed amendment consists of adding Decker Road to the list of Scenic Routes identified in LUP Policy CO-126 and LIP Section 22.44.2040.C, as well as modifying Section 22.44.2040.B.3 to allow for the replacement of failing, below-grade septic tanks for existing residential homes within the required setbacks of a significant ridgeline.

Although not listed in LUP Policy CO-126 and LIP Section 22.44.2040.C, Decker Road is identified as a Scenic Route on Map 3: Scenic Resources (West) of the certified LCP. As such, adding Decker Road to the policy and section above does not constitute a substantive change to the County's LCP, but is rather a clarification to ensure internal consistency. This clarification will help to protect the scenic qualities of Decker Road by ensuring that the policies and provisions pertaining to scenic routes are applied to Decker Road.

As part of the subject amendment, the County is also proposing to modify the development standards of LIP Section 22.44.2040.B.3 with regard to significant ridgelines. The section as certified requires that the highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline. The Section is intended to prevent new development from intruding into the profile of a significant ridgeline and degrading the scenic resources of the area. The proposed amendment would maintain the strict development standards for significant ridgelines, but provide a provision allowing for the replacement of below-grade septic tanks for existing residences. The LUP policies identified above require protection of scenic resources and limit development on designated significant ridgelines; however, the replacement of a below-grade septic system for an existing house will not have a significant impact on visual resources because the septic systems are specified to be below-grade and will not intrude into the visual profile of the significant ridgeline nor have any effect on scenic resources in the area.

The definition of significant ridgeline pursuant to LIP Section 22.44.630 will also be modified to clarify the intent of the provision. In its current form, significant ridgelines are designated by the certified LCP pursuant to various criteria. The modification to LIP Section 22.44.630 will specify that significant ridgelines were identified by “one or more of” the criteria contained in this provision. This minor clarification is not a substantive change and is consistent with LUP Policy CO-127.

For all of the reasons stated above, the Commission finds that the proposed LUP portion of the LCP amendment is consistent, as submitted, with Section 30251 of the Coastal Act. The Commission further finds that, for the reasons stated above, the LIP portion of the LCP amendment, as submitted, conforms with and is adequate to carry about the applicable visual resource policies of the certified LUP.

F. IMPLEMENTATION PROCEDURES

As part of the subject amendment, the County is proposing to add a new provision to the Coastal Zone Enforcement Procedures under Section 22.44.690 of the LIP. The provision, as proposed, will allow the Planning Director (Director) to set before the Planning Commission at a public hearing the option to consider a five-year ban on filing any application for a property that has been issued or recorded a cease and desist order, notice of violation, or CDP revocation. All procedures relative to notification, public hearing, and appeal for a five-year ban is proposed to be the same as for a County CDP. The five-year ban may exempt emergency permits and/or permits for restoration work as necessary for the subject property. The five-year ban would be recorded with the County Recorder and shall commence from the date of the hearing. The five-year ban is intended to dissuade property owners or developers from conducting unpermitted or illegal development and thus prevent potential damage to sensitive habitat areas.

The modifications included in **Suggested Modification One (1)** help to clarify the intent of the proposed provision and ensure that a recorded five-year permit ban on the property does not limit the Planning Commission or the Coastal Commission from taking an enforcement action resulting from a LCP or Coastal Act violation at the property subject to the ban. This modification is necessary because due to the recent certification of the SMM LCP, there are still open violation cases in the Santa Monica Mountains being processed by Commission enforcement staff in coordination with County staff. Furthermore, some cases require input or direct action from Commission enforcement staff.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.9 of the California Public Resources Code (PRC) - within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with their activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, because the California Natural Resources Agency found the Commission’s LCP review and approval program to be functionally equivalent to the EIR process (see 14 C.C.R. Section 15251(f)), PRC Section

21080.5 relieves the Commission of the responsibility to prepare an EIR for its actions on proposed LCP amendments. Nevertheless, some elements of CEQA continue to apply to this review process.

Specifically, pursuant to CEQA and the Commission's regulations (see 14 C.C.R. Sections 13540(f), 13542(a), and 13555(b)), the Commission's certification of this LCP amendment must be based in part on a finding that it meets the CEQA requirements listed in PRC Section 21080.5(d)(2)(A). That section requires that the Commission not approve or adopt an LCP:

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed amendment is to the County of Los Angeles' certified Santa Monica Mountains Local Coastal Program Land Use Plan and Local Implementation Plan. For the reasons discussed in this report, the LUP amendment, as submitted, is consistent with the applicable policies of the Coastal Act. The proposed amendment to the LIP does not conform with the certified Land Use Plan, as amended. Additionally, feasible alternatives are available that would lessen potentially significant adverse effects that the approval would have on the environment. The Commission has, therefore, modified the proposed LIP amendment to include such feasible measures adequate to ensure that such potentially significant environmental impacts are minimized. As discussed in the preceding section, the Commission's suggested modifications and its balancing of the impacts of the different options, brings the Local Implementation Plan into conformity with the certified Land Use Plan, and incorporates all feasible mitigation measures and alternatives in a manner that substantially lessens any significant adverse effects of the LCP amendment on the environment. Therefore, the Commission finds that the LCP amendment, as modified, has no remaining significant environmental impacts and is consistent with CEQA.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Th21a

LCP-4-MMT-17-0038-1

(LOS ANGELES COUNTY SANTA MONICA MOUNTAINS)

AUGUST 10, 2017

EXHIBITS

Table of Contents

- | | |
|------------------|--|
| Exhibit 1 | County of Los Angeles Board of Supervisors Resolution and Amendments to the Land Use Plan |
| Exhibit 2 | County of Los Angeles Board of Supervisors Ordinance and Amendments to the Local Implementation Program |
| Exhibit 3 | List of Proposed Parcel Redesignations and Illustrative Maps |

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
TO APPROVE AND SUBMIT PROPOSED AMENDMENTS
TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL
PROGRAM TO THE CALIFORNIA COASTAL COMMISSION**

WHEREAS, in compliance with the California Coastal Act of 1976 ("Coastal Act"), as amended, set forth in section 30000, et seq., of the California Public Resources Code, the County of Los Angeles ("County") has prepared amendments to the Local Coastal Program ("LCP") for the Santa Monica Mountains, described further in this Resolution; and

WHEREAS, the Coastal Act allows local jurisdictions with certified local programs to amend such local coastal program and all local implementing ordinances, regulations, and other actions, provided that no such amendment shall take effect until it has been certified by the California Coastal Commission ("Coastal Commission"); and

WHEREAS, the County has divided its coastal zone into three areas: Santa Monica Mountains, Marina del Rey, and Santa Catalina island; and

WHEREAS, the LCP consists of both a land use plan ("LUP") and a local implementation program ("LIP") that includes necessary zoning ordinances; and

WHEREAS, the County Board of Supervisors ("Board") adopted the Santa Monica Mountains LCP on August 26, 2014, and the Coastal Commission subsequently certified the LCP on October 10, 2014; and

WHEREAS, the County Regional Planning Commission ("Planning Commission"), after a public hearing held on May 25, 2016, considered and recommended approval to the Board of the amendments to the LUP and LIP, including amendments to Title 22 of the County Code and zone changes to correct and update the land use and zoning of several parcels; and

WHEREAS, the Board indicated its intent to adopt the LCP amendments after a public hearing held on August 2, 2016, with the inclusion of additional text and map changes and referred such changes to the Planning Commission for its consideration; and

WHEREAS, the Planning Commission agreed with the Board's changes to the LCP amendment during its meeting on September 28, 2016; and

WHEREAS, the proposed LCP does not require an accompanying environmental document under the California Environmental Quality Act ("CEQA"), because it comprises a portion of an equivalent regulatory program under section 21080.5 of the California Public Resources Code; and

WHEREAS, consistent with section 30514(b) of the California Public Resources Code, the proposed LCP amendments are being submitted to the Coastal Commission pursuant to this Resolution and, if approved by the Coastal Commission, are intended to be carried out in a manner in full conformity with the Coastal Act; and

WHEREAS, the Board, after its meeting on April 4, 2017, on the proposed LCP amendments, finds as follows:

1. The project is located in the unincorporated Santa Monica Mountains Coastal Zone ("Coastal Zone"), which is the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles, east of Ventura County, and south of the Coastal Zone boundary, excluding the City of Malibu.
2. The project is a request to amend the LCP, to correct and update maps contained in the LUP and LIP, and to make minor text changes to the LUP and LIP.
3. The LCP was adopted by the Board on August 26, 2014, and subsequently certified by the Coastal Commission on October 10, 2014. With the certification of the LCP, the County now has the permitting authority to issue coastal development permits ("CDPs") within the LCP area.
4. As the County has begun to implement the LCP, it was discovered that the land use and zoning of several parcels had been incorrectly mapped. In addition, certain LIP standards lacked clarity, and therefore, have been difficult to apply. At its February 3, 2016 meeting, the Planning Commission directed the Department of Regional Planning ("Regional Planning") to prepare an LCP amendment to address these map and text issues.
5. Regional Planning prepared a compound LCP amendment consisting of map and text amendments. The proposed map amendments consist of land use and zone changes for 95 parcels in the Coastal Zone, and map corrections. The proposed text amendments correct or clarify a number of policies and standards contained within the LUP and LIP. After holding a public hearing on August 2, 2016, to consider the amendments, the Board recommended additional changes, referred the matter back to the Planning Commission for its consideration, and indicated its intent to approve the amendments subsequent to Planning Commission consideration.
6. Of the 95 parcels identified for land use and zone changes, 61 parcels are proposed to be re-designated to the Open Space-Parks ("OS-P") land use designation and the Open-Space-Parks ("O-S-P") zone.
 - a. These 61 parcels were acquired by Mountains Recreation Conservation Authority ("MRCA"), Mountains Restoration Trust ("MRT"), and the National Parks Service ("NPS") specifically to remain as dedicated open space areas. These parcels are currently designated as Rural Lands ("RL") or Rural Village ("RV") land use categories, and Rural-Coastal ("R-C") zone. Re-designating these parcels to the OS-P land use

category and O-S-P will help preserve these properties as open space and ensure that any future development is limited to primarily low-intensity, resource-dependent uses.

- b. Re-designating the parcels to the OS-P land use category and O-S-P zone is unlikely to cause an increased demand for water supply for fire protection, because the designation of these parcels would be changing to a less intense land use.
 - c. These proposed land use and zone changes would be in the interest of public health, safety, and general welfare, because they would protect sensitive habitat areas from incompatible development. Re-designating these parcels to open space would conform to good planning practice, because the open space designation would ensure the protection of these properties as open space areas.
 - d. These proposed land use and zone changes comply with section 30240 of the Coastal Act, and LUP policies CO-45 and CO-121. Re-designating these properties to open space would protect them from incompatible development that would significantly disrupt the habitat value of the properties. Re-designating these parcels to open space would also protect habitat linkages and large swaths of undisturbed open space by limiting the type and intensity of development on these properties.
7. Of the 95 parcels identified for land use and zone changes, the remaining 34 parcels are proposed to be re-designated to the RL, RV, or Commercial Recreation – Limited Intensity ("CR") land use categories, and the R-C or Resort-Recreation zone, respectively. Currently, these 34 parcels contain incorrect land use designations and zones, and are, therefore, proposed to be re-designated to more appropriate land use designations and zones. These mapping errors were likely a byproduct of the large-scale re-designation of land uses that occurred when the LCP was certified.
- a. Thirty-one parcels are privately-owned properties that were incorrectly mapped as open space. It was determined that these parcels contain residential development or may be intended for residential development. Accordingly, these parcels are proposed to be changed to the RL or RV land use categories and the R-C zone. Specifically, 10 parcels are proposed to be changed to RL40 land use designation and R-C-40 zone, 16 parcels are proposed to be changed to RL20 land use designation and R-C-20 zone, three parcels are proposed to be changed to RL10 land use designation and R-C-10 zone, and two parcels are proposed to be changed to RV land use designation and R-C-10,000 zone.
 - b. Three parcels were incorrectly mapped as RL land use category and R-C zone, instead of CR land use designation and R-R zone. These parcels contain recreational uses that have existed on the properties since

the 1950s and 1960s. Accordingly, they are proposed to be changed to the CR land use category and the R-R zone.

- c. The proposed land use and zone changes for these 34 parcels would restore the development potential on these properties to what was allowed prior to LCP certification. It would also ensure that those properties with existing development would properly conform to their underlying land use and zoning.
 - d. Re-designating these 34 parcels to the RL, RV, or CR land use categories and the R-C or R-R zones, respectively, could potentially result in a need for greater water supply for adequate fire protection. However, these parcels were previously designated for residential or recreational development by the Malibu Land Use Plan because such development could be accommodated at those locations. Therefore, any increased need for greater water supply could be adequately met, based on what was determined by the Malibu Land Use Plan. The parcels that contain existing development are already required to have an adequate water supply for fire protection, and could likely meet any future additional demands. Any new development would also be required to demonstrate an adequate supply of water for fire protection exists to serve the development, and, moreover, a site-specific environmental review would be required to assess any impacts.
 - e. These land use and zone changes comply with section 30250 of the Coastal Act, and policies LU-1, CO-7, and CO-156 of the LUP. The proposed land use and zone changes would ensure that existing and future residential and recreational development would be located in areas where it can be accommodated. The densities proposed for the parcels would limit the maximum potential buildout, which would protect water quality and reduce impacts to biological and scenic resources. Re-designating parcels to the CR land use category and R-R zone would help to encourage a range of recreational experiences within the Coastal Zone.
8. Additional minor map corrections are proposed for LUP Map 8 (Land Use Policy East and West). The proposed correction is to change "Mountains Lands" to "Rural Lands" in the map legend for the RL5, RL10, RL20, and RL40 land use categories.
9. Additional map amendments are proposed to correct a minor mapping error related to Pepperdine University's Long Range Development Plan ("University's LRDP") area. Parcel 4458-040-003 was mistakenly depicted as part of the LCP mapped area, instead of as part of the University's LRDP area. The proposed map corrections would show this parcel within the University's LRDP area, so that it is accurately depicted. Correcting this error would conform to section 30605 of the Coastal Act, because it would clarify that parcel 4458-040-003 is under the University's LRDP jurisdiction, and that any development or

amendment that affects this parcel is subject to the Coastal Commission's review.

10. Text amendments are proposed to correct or clarify standards and policies contained in the LUP and LIP. The proposed text changes consist of minor typographical corrections to LUP policies and LIP standards, and minor clarifications to LIP standards.
11. The Coastal Commission suggested several minor text changes to 10 sections of the LIP. Although these changes are minor in nature, they are important to clarify the intent of certain provisions. These minor text changes would not change the underlying intent or meaning of the LUP policies or LIP standards. Accordingly, the revised standards would continue to comply with all applicable Coastal Act and LUP policies. These minor text changes affect the following sections of the LIP:
 - a. Section 22.44.620 Resolving Regulatory Conflicts;
 - b. Section 22.44.630 Definitions;
 - c. Section 22.44.690 Coastal Zone Enforcement Procedures;
 - d. Section 22.44.820 Exemptions and Categorical Exclusions;
 - e. Section 22.44.950 Coastal Development Permit – Oak Tree Requirements;
 - f. Section 22.44.1260 Grading;
 - g. Section 22.44.1300 Crops;
 - h. Section 22.44.1521 Farmers' Markets Permitted Areas;
 - i. Section 22.44.1700 Zoning and Zone-Specific Development Standards Organization; and
 - j. Section 22.44.1760 R-R Resort and Recreation Zone.
12. The County Departments of Regional Planning, Fire, and Public Works are proposing additional minor text corrections to the LUP and LIP. These text revisions would not change the underlying intent or meaning of the LUP policies or LIP standards. Accordingly, these minor text changes would comply with all applicable Coastal Act and LUP policies. The minor text corrections proposed by the County would affect the following LUP policies and LIP sections:
 - a. LUP Policies CO-60 and CO-126;
 - b. LIP Section 22.44.630 Definitions;
 - c. LIP Section 22.44.640 Land Divisions;

- d. LIP Section 22.44.690 Coastal Zone Enforcement Procedures;
 - e. LIP Section 22.44.810 Permit Required;
 - f. LIP Section 22.44.840 Application – Information Required;
 - g. LIP Section 22.44.950 Coastal Development Permit – Oak Tree Requirements;
 - h. LIP Section 22.44.1220 Legal Non-conforming/Legal Conforming Uses, Buildings, and Structures;
 - i. LIP Section 22.44.1230 Transfer of Development Credit Program;
 - j. LIP Section 22.44.1270 Exterior Lighting;
 - k. LIP Section 22.44.1340 Water Resources;
 - l. LIP Section 22.44.1375 Yards;
 - m. LIP Section 22.44.1400 Parks, Trails, Playground, Beaches;
 - n. LIP Section 22.44.1430 Exploratory Testing;
 - o. LIP Section 22.44.1810 Description of Habitat Categories;
 - p. LIP Section 22.44.1840 Development Consistency Review;
 - q. LIP Section 22.44.1860 Development Review Required;
 - r. LIP Section 22.44.1900 Buffers;
 - s. LIP Section 22.44.1910 Land Planning and Development Standards;
 - t. LIP Section 22.44.1920 Development Standards; and
 - u. LIP Section 22.44.2040 Development Standards.
13. Minor but substantive text changes are proposed to clarify or enhance the intent of standards contained within additional sections of the LUP and LIP.
- a. Text changes are proposed to the LUP Glossary and LIP Section 22.44.630 to add "habitat restoration" to the definition of "resource-dependent uses." Habitat restoration is listed as a resource-dependent use in subsection 22.44.1920.M. of the LIP, but it is not listed under the definition of "resource-dependent uses" in the LUP Glossary and LIP Section 22.44.630. Adding habitat restoration to the LUP and LIP definitions of resource-dependent use would make it consistent throughout both documents. The revised definition would comply with section 30240(a) of the Coastal Act and LUP policies CO-41 and CO-42 because it would allow habitat restoration, an identified resource-

dependent use, to be conducted within H1 and H2 habitats, when sited and designed to avoid significant disruption of habitat values.

- b. Text changes to LIP Section 22.44.690 are proposed to allow the Director of Regional Planning to refer a cease and desist order, notice of violation, or permit revocation to the Planning Commission to consider a five-year ban on any application being filed for the subject property. This is intended to serve as a disincentive to conducting unpermitted or illegal development. This provision would comply with section 30240(a) of the Coastal Act because it would help discourage unpermitted and illegal development, which thereby prevents potential damage to sensitive habitat areas.
- c. Text changes to LIP subsection 22.44.820.A.3 are proposed to limit the type of development that could qualify for a "repair and maintenance" exemption from the LIP. The proposed change would clarify that any repair and maintenance that adds to or expands any structure would not be eligible for the exemption, and would therefore be subject to the LIP. This complies with section 30610(d) of the Coastal Act and LUP policies regarding new development including CO-74, CO-76, and CO-77. The revised provision would require that any repair and maintenance activities that did not meet the exemption criteria would be processed as new development, and would, therefore, be subject to LIP provisions.
- d. Text changes to LIP subsection 22.44.820.A.5 are proposed to clarify the requirements for disaster replacement exemptions. The proposed text change is to add language referencing the disaster exemption application requirements found in Section 22.44.880 of the LIP. This text change would clarify that both Sections 22.44.820 and 22.44.880 apply when processing disaster replacement exemptions. The revised standard would conform to section 30253 of the Coastal Act and LUP policy LU-40, because it would clarify the requirements for disaster replacement exemptions, and ensure that such development occurs in a manner that minimizes adverse impacts and risks to life and property.
- e. Several text changes are needed for Section 22.44.870 of the LIP:
 - i. The first proposed change is to add new fees for: CDP time extension; CDP Amendment with a Public Hearing; CDP Amendment without a Public Hearing; CDP Exemption Time Extension; CDP Exemption Amendment, CDP Temporary Use Exemption; Restoration Order; LCP Conformance Review; and Zoning Verification Letter. These new fees would allow staff to charge the appropriate fees based on the level of review required for a permit.
 - ii. The second proposed change is to update the existing fees to correspond to the fee amounts currently charged by Regional

Planning. Regional Planning adjusted all filing fees based on the United States Bureau of Labor Statistics Consumer Price Index ("CPI") in March 2016. The following fees would be updated: CDP, Administrative, without public hearing; CDP, Administrative, with public hearing; CDP, Minor; CDP, Major; CDP, Waiver; and CDP, Variance.

- iii. The third proposed change is to rename the fee category "Coastal Development Permit, Waiver" to "Coastal Development Permit, Exemption." Development that is exempt from the LIP is issued an "exemption," not a "waiver;" therefore, the fee category should be renamed accordingly.
 - iv. The fourth proposed change is to add language stating that CEQA review fees may apply. This text change would make applicants aware that they could be charged environmental review fees in addition to the amount charged for the entitlement itself.
 - v. The final proposed text change is to add language stating that fees may be adjusted annually based on the CPI. This text change would allow the County to adjust fees according to CPI, without having to amend the LCP to do so.
 - vi. The above-described text changes comply with section 30253 of the Coastal Act and LUP policy LU-40, because they would ensure that applications receive the appropriate level of review, and that any approved development minimizes adverse impacts.
- f. Text changes to LIP subsection 22.44.950.C.2 are proposed to place limits on when an emergency oak tree permit can be issued. The revised provision would allow oak tree removal only when a hazardous tree is within 200 feet of a structure or improvement, when a tree on a vacant parcel of land poses a threat to public property or utilities, or when a tree is destroyed by natural disaster. It would also allow the Director of Regional Planning to consider other cases of emergency on an individual basis. The revised provision would comply with section 30240(a) of the Coastal Act and LUP policy CO-99 because it would discourage oak tree removal and help preserve oak trees to the maximum extent feasible, thereby preventing disruption to environmentally sensitive habitats.
- g. Proposed text changes to Section 22.44.1320 of the LIP would allow for non-reflective metal roofing and siding to be used within new development. Currently, most types of metal siding and roofing are prohibited by the LIP. However, because metal is a fire-safe material, its use should be encouraged within the Coastal Zone. The proposed text changes to subsections 22.44.1320.C and 22.44.1320.D would allow for non-reflective metal siding and roofing within new development. The revised standards would conform to section 30253 of the Coastal Act and

LUP policies CO-144 and SN-24. The revised standards would continue to prohibit the use of highly reflective materials, but would also allow for fire-safe development, thereby minimizing risks to life and property.

- h. Proposed text changes to Section 22.44.1400 of the LIP would allow parks, trails, playgrounds, and beaches to more easily comply with parking requirements. The proposed text changes would allow up to 10 parking spaces to be provided without obtaining a CDP, but continue to require an administrative CDP for 11 to 24 parking spaces. The revised standards would comply with section 30210 of the Coastal Act and LUP policies CO-157, CO-164, CO-172, and CO-179, because they would facilitate the provision of adequate parking at parks, trails, playgrounds, and beaches, thereby enhancing access to these recreational opportunities.
- i. Text changes to LIP subsections 22.44.1810.C and 22.44.1830.B are proposed to ensure that habitat protection policies are applied even when habitat has been damaged or removed inappropriately as a result of legally permitted development. This would comply with section 30240 of the Coastal Act and LUP policy CO-40, because it would require that sensitive habitat areas are given the highest level of protection required, even when they have been removed or damaged through legally permitted development.
- j. Proposed text changes to Section 22.44.1860 of the LIP would allow for minor modifications to existing development to be processed through an administrative CDP. The proposed text changes to LIP subsection 22.44.1860.C.2 would exempt minor modifications to existing development from review by Regional Planning's biologist and the Environmental Review Board ("ERB"), if such modifications: do not increase fuel modification in H1 or H2 habitat areas, are within the approved building site or landscaped area, conform to LCP provisions, and do not violate the conditions of an approved CDP. Exempting these types of projects from biologist and ERB review would allow them to be processed through an administrative CDP. The revised standard would comply with section 30253 of the Coastal Act and LUP policy LU-40, because it would help ensure that modifications to existing development minimize impacts to biological resources.
- k. Proposed text changes to Section 22.44.1920 of the LIP would clarify that the maximum number of structures permitted for residential development in H2 and H3 areas is limited to one main residence, one second residential structure, and accessory structures. The proposed text changes would clarify that these limits are applicable mainly to residential development. The revised standards would comply with LUP policies CO-74 and LU-24, because they help ensure that land disturbance from residential development is minimized, thereby reducing impacts to biological resources.

- I. Proposed text changes to Section 22.44.2040 of the LIP would allow for below-grade structures to be located within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline without a variance. During the public hearing on May 25, 2016, the Commission recommended clarifying this portion of the LIP and to work with existing homeowners who have problems with their septic tanks. Specifically, the Commission recommended that the text be narrowed in scope to allow for only the replacement of failing septic tanks for an existing residential home to be located within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline, without requiring a variance. Currently, the LIP prohibits any type of development within 50 vertical and horizontal feet of a Significant Ridgeline, and requires a variance for development that cannot meet these requirements. This is an overly onerous requirement for the replacement of failing septic tanks, which do not increase the development footprint, and because they are below-ground, have no impact on scenic views. The proposed text changes would reduce this burden. This revised standard would comply with section 30251 of the Coastal Act and LUP policy CO-136, because it would allow for necessary below-grade structures to be located less than the required distance from a Significant Ridgeline when there are no feasible alternative building sites for the development. Because the text changes would apply only to below-grade structures, the revised standard would continue to be protective of the visual quality of Significant Ridgelines.
14. Sections 30500 through 30522 of the Public Resources Code, and CEQA, provide that the process of preparing an LCP, and amendments thereto, is functionally equivalent to the preparation of an Environmental Impact Report ("EIR"). Therefore, the County is not required to prepare a CEQA document for the proposed LCP amendment. Individual development projects, however, are not functionally equivalent to, or exempt from, CEQA requirements. Development projects shall continue to be required to undergo complete CEQA review, which can and may include a full EIR.
15. Public testimony in both written and verbal form has been considered in revising the text of the proposed LCP amendments.
16. The proposed amendments to the Santa Monica Mountains LCP are consistent with the California Coastal Act and with the Countywide chapters and elements of the County of Los Angeles General Plan adopted October 6, 2015.
17. Pursuant to the provisions of Section 22.44.700 of the County Code, the community, interested parties, and public agencies were appropriately notified of the various public hearings by mail and newspaper posting on this matter.
18. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The

custodian of such documents and materials shall be the Section Head of the Community Studies West Section, Los Angeles County Department of Regional Planning.

NOW THEREFORE, THE BOARD OF SUPERVISORS:

1. Finds that LCP amendments do not require an accompanying environmental document under CEQA because it comprises an equivalent regulatory program under section 21080.5 of the California Public Resources Code;
2. Finds that the LCP amendments are consistent with LUP policies and the California Coastal Act;
3. Certifies its intent to carry out the proposed LCP amendments in full conformity with LUP policies and the California Coastal Act, if approved by the Coastal Commission;
4. Indicates its intent to adopt the proposed LCP amendments (Plan No. RPPL2016000547-(3)); and indicates that it will take formal action to adopt the LCP amendments following consideration and approval by the Coastal Commission pursuant to section 13551(b)(2) of Title 14 of the California Code of Regulations; and
5. Instructs Regional Planning to transmit the LCP amendments to the Coastal Commission for approval.

The foregoing resolution was on the 4th day of April 2017, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.

LORI GLASGOW,

Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 
Deputy

Attachments:
Land Use Plan Amendments and Updated Maps



Land Use Plan

Santa Monica Mountains Land Use Plan

Legislative History

August 26, 2014	Land Use Plan and Local Implementation Program adopted by the County Board of Supervisors.
October 10, 2014	Land Use Plan and Local Implementation Program certified by the California Coastal Commission.
[TBD]	Amendment to the Local Coastal Program adopted by the County Board of Supervisors.
[TBD]	Amendment to the Local Coastal Program certified by the California Coastal Commission.

I. INTRODUCTION

A. Purpose of the Santa Monica Mountains Land Use Plan

Land use planning and development standards in the Santa Monica Mountains Coastal Zone (Coastal Zone) are governed by the California Coastal Act of 1976 as amended and contained in the California Public Resources Code (Section 30000 et seq.). The Coastal Act created a zone along the State's coastline that must be protected to preserve the state's coastal resources. The Coastal Act directs "[each] local government lying, in whole or in part, within the coastal zone" to prepare a local coastal program (LCP) for its portion of the California coastal zone (Section 30500). The coastal zone in the Santa Monica Mountains extends approximately five miles inland from the coast. (See Map 1 Planning Area, page 11.)

...

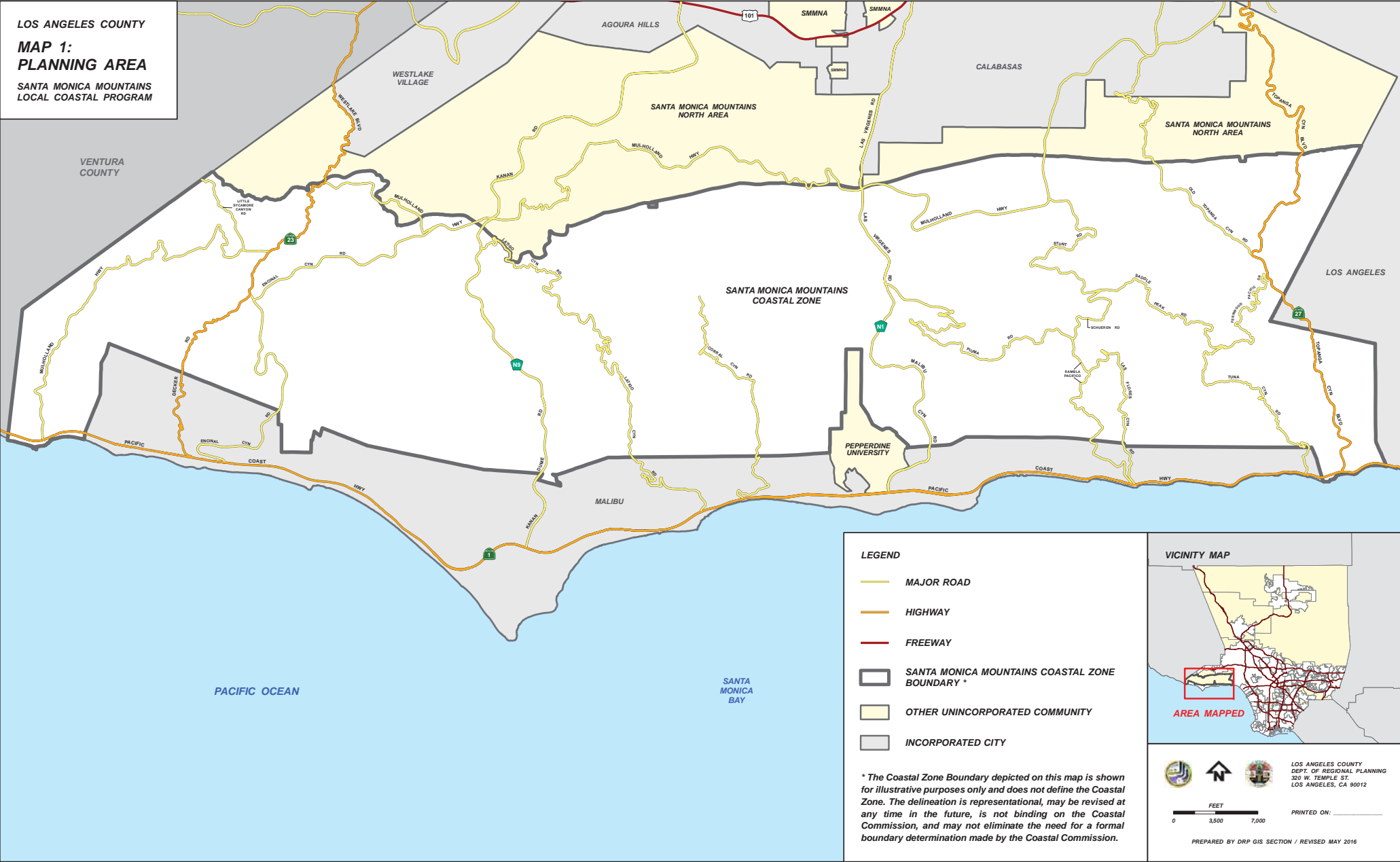
Map 1
Santa Monica Mountains Coastal Zone
Planning Area

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 3 of 18

LOS ANGELES COUNTY
MAP 1:
PLANNING AREA
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - FREEWAY
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - OTHER UNINCORPORATED COMMUNITY
 - INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

VICINITY MAP



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

PREPARED BY DRP GIS SECTION / REVISED MAY 2016

II. CONSERVATION AND OPEN SPACE ELEMENT

...

D. Biological Resources

...

Biological Resources Goals and Policies

...

Policies:

SERA and H3 Habitat Protection Policies

...

- CO-60 Mosquito abatement within or adjoining H1 habitat shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to H1 habitat. Larvacides shall be used that are specific to mosquito larvae and will not have any adverse impacts to non-target species, including fish, frogs, turtles, birds, or other insects or invertebrates. The use of mosquitofish shall be prohibited throughout the Coastal Zone.

...

G. Scenic Resources

...

Scenic Resources Goals and Policies

...

Policies:

...

- CO-126 Maintain and enhance the quality of vistas along identified Scenic Routes. The following roadways are considered Scenic Routes:
- Mulholland Scenic Corridor and County Scenic Highway;
 - Pacific Coast Highway (SR-1);
 - Malibu Canyon/Las Virgenes Road County Scenic Highway;

- Kanan Dume Road;
- Topanga Canyon Boulevard (SR-27);
- Old Topanga Canyon Road;
- Saddle Peak Road/Schueren Road;
- Piuma Road;
- Encinal Canyon Road;
- Tuna Canyon Road;
- Rambla Pacifico Road;
- Las Flores Canyon Road;
- Corral Canyon Road;
- Latigo Canyon Road; ~~and~~
- Little Sycamore Canyon Road; and
- Decker Road.

...

Map 2
Santa Monica Mountains Coastal Zone
Biological Resources (East)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 6 of 18



LOS ANGELES COUNTY
**MAP 2:
BIOLOGICAL RESOURCES (EAST)**
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
- SENSITIVE ENVIRONMENTAL RESOURCE AREA (SERA):**
- H1 HABITAT
 - H2 HABITAT
 - H2 HABITAT - HIGH SCRUTINY SUB-AREA
- OTHER ENVIRONMENTAL RESOURCE AREA:**
- H1 HABITAT 100-FOOT BUFFER
 - H3 HABITAT
- PARCEL BOUNDARY
- RURAL VILLAGE (SHOWN FOR CONTEXT ONLY)
- SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



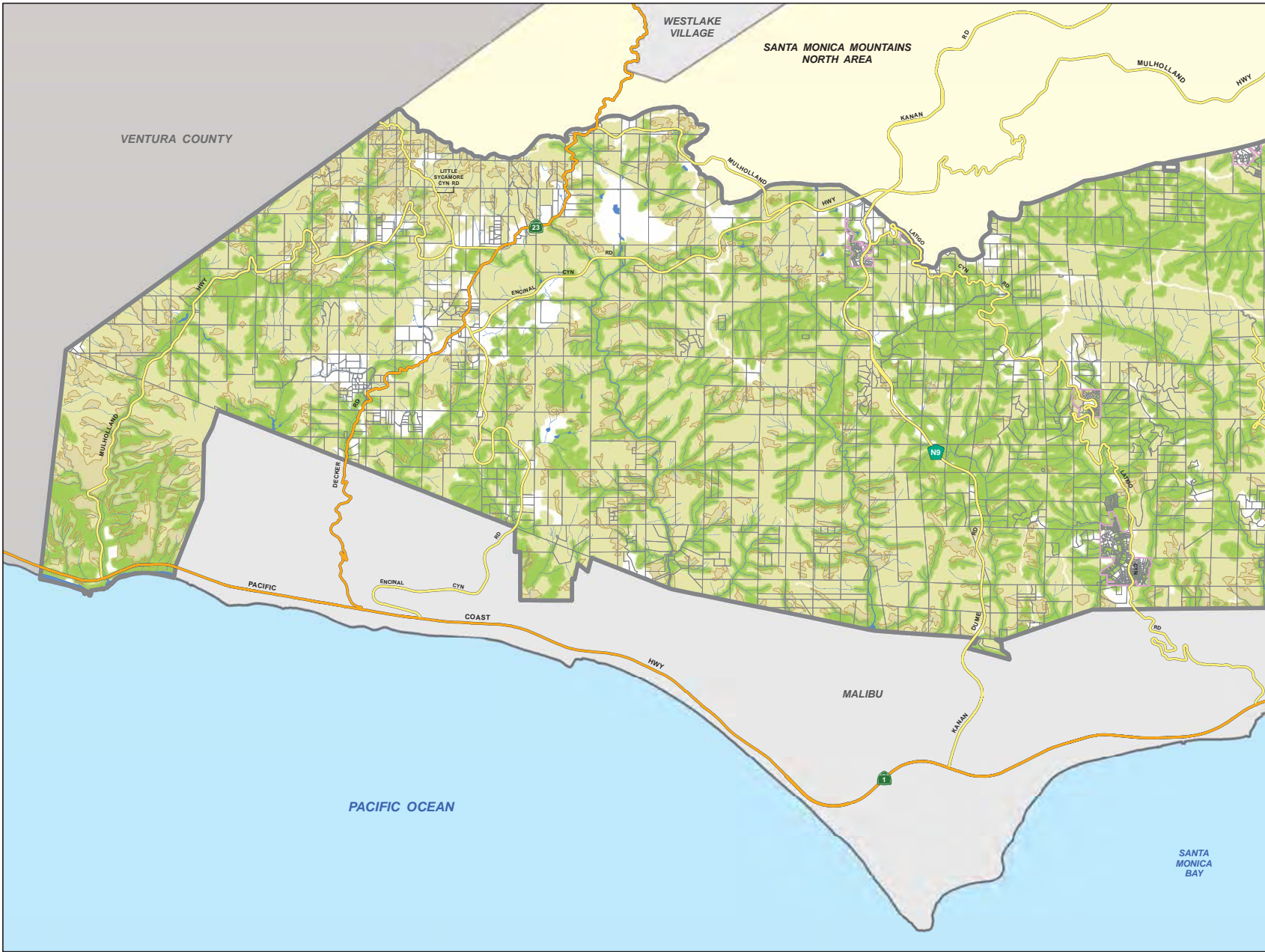
LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

0 0.5 1 MILES

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED MAY 2016

Map 2
Santa Monica Mountains Coastal Zone
Biological Resources (West)



LOS ANGELES COUNTY
**MAP 2:
BIOLOGICAL RESOURCES (WEST)**
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
- SENSITIVE ENVIRONMENTAL RESOURCE AREA (SERA):**
- H1 HABITAT
 - H2 HABITAT
 - H2 HABITAT - HIGH SCRUTINY SUB-AREA
- OTHER ENVIRONMENTAL RESOURCE AREA:**
- H1 HABITAT 100-FOOT BUFFER
 - H3 HABITAT
- PARCEL BOUNDARY
- RURAL VILLAGE (SHOWN FOR CONTEXT ONLY)
- SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED MAY 2014

Map 3
Santa Monica Mountains Coastal Zone
Scenic Resources (East)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 8 of 18



LOS ANGELES COUNTY
**MAP 3:
SCENIC RESOURCES (EAST)**
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- PUBLIC VIEWING AREA
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
 - 100-FT ELEVATION CONTOUR
 - SIGNIFICANT RIDGELINE (ADOPTED)
 - SIGNIFICANT RIDGELINE (PROPOSED)
 - STATE-DESIGNATED COUNTY SCENIC HIGHWAY
 - SCENIC ROUTE
 - MAJOR ROAD
 - HIGHWAY
 - SCENIC ELEMENT
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - OTHER UNINCORPORATED COMMUNITY
 - INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

0 0.5 1 MILES

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED MAY 2016

Map 3
Santa Monica Mountains Coastal Zone
Scenic Resources (West)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 9 of 18

LOS ANGELES COUNTY
**MAP 3:
 SCENIC RESOURCES (WEST)**
 SANTA MONICA MOUNTAINS
 LOCAL COASTAL PROGRAM

- LEGEND**
- PUBLIC VIEWING AREA
 - STREAMS AND WETLANDS (FROM NATIONAL WETLANDS INVENTORY)
 - 100-FT ELEVATION CONTOUR
 - SIGNIFICANT RIDGELINE (ADOPTED)
 - SIGNIFICANT RIDGELINE (PROPOSED)
 - STATE-DESIGNATED COUNTY SCENIC HIGHWAY
 - SCENIC ROUTE
 - MAJOR ROAD
 - HIGHWAY
 - SCENIC ELEMENT
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - OTHER UNINCORPORATED COMMUNITY
 - INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

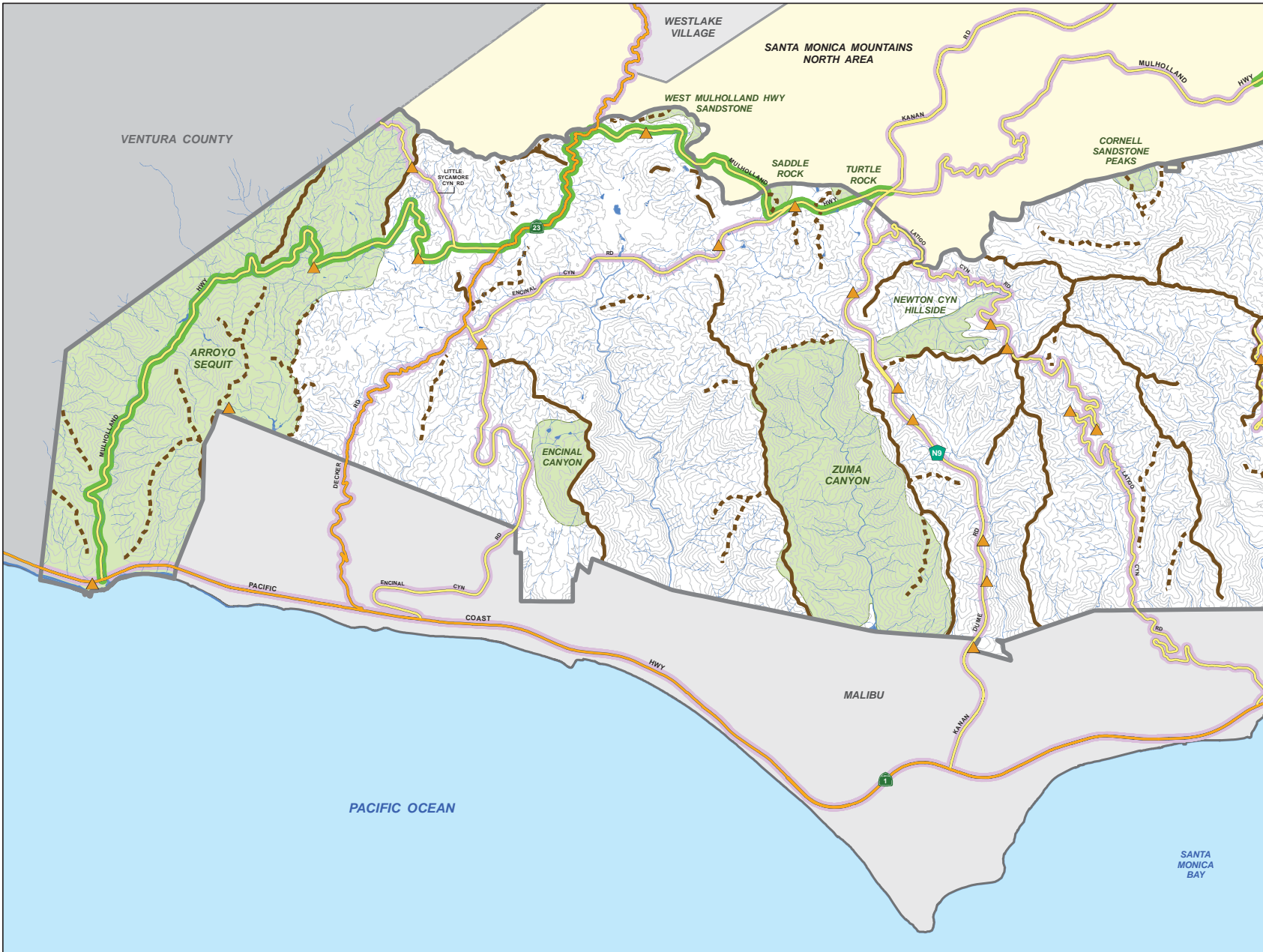


LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

MILES
0 0.5 1

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED MAY 2016



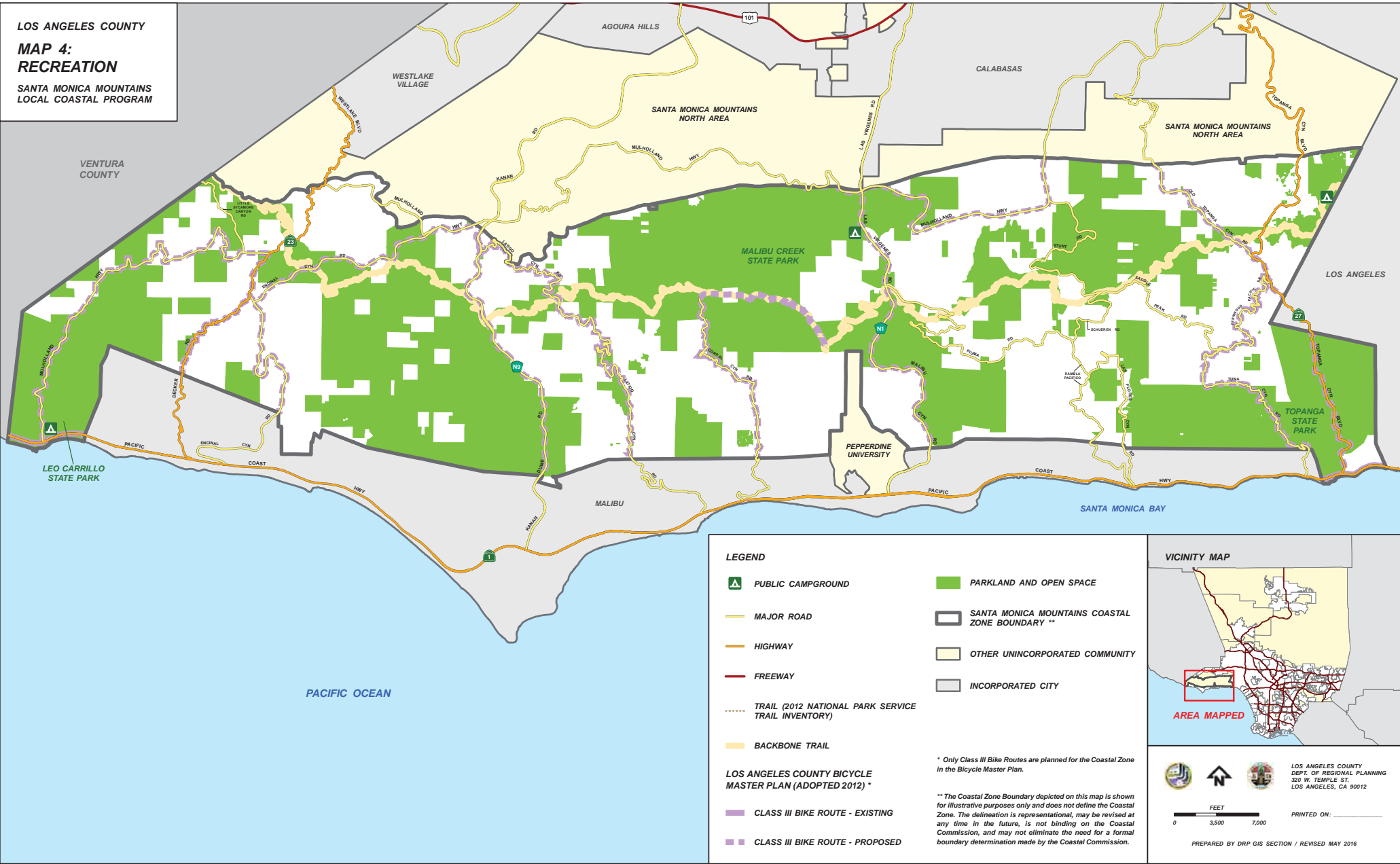
Map 4
Santa Monica Mountains Coastal Zone
Recreation

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

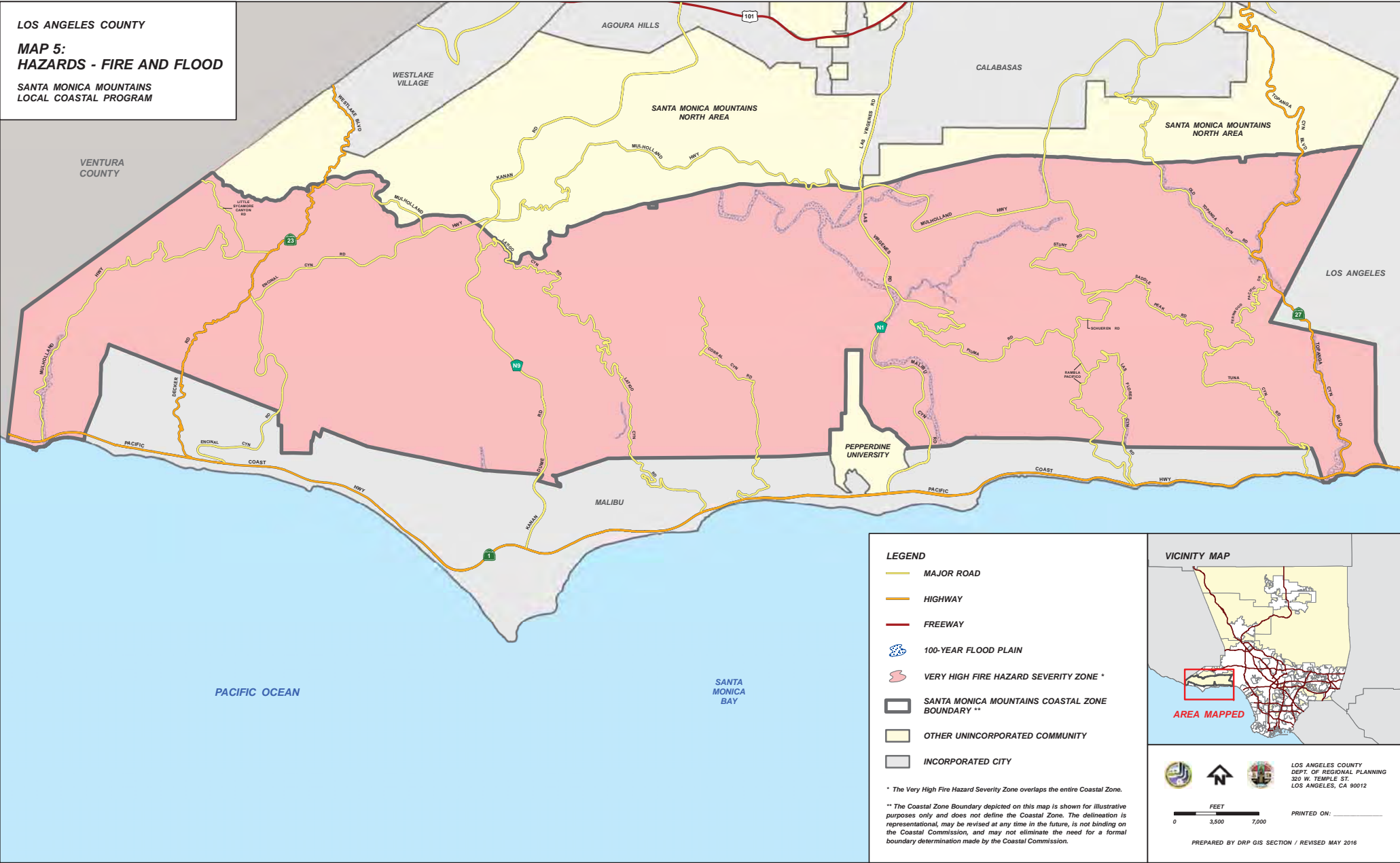
4/4/2017 Board of Supervisors Meeting - Page 10 of 18

LOS ANGELES COUNTY
MAP 4:
RECREATION
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



Map 5
Santa Monica Mountains Coastal Zone
Hazards – Fire and Flood

LOS ANGELES COUNTY
MAP 5:
HAZARDS - FIRE AND FLOOD
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



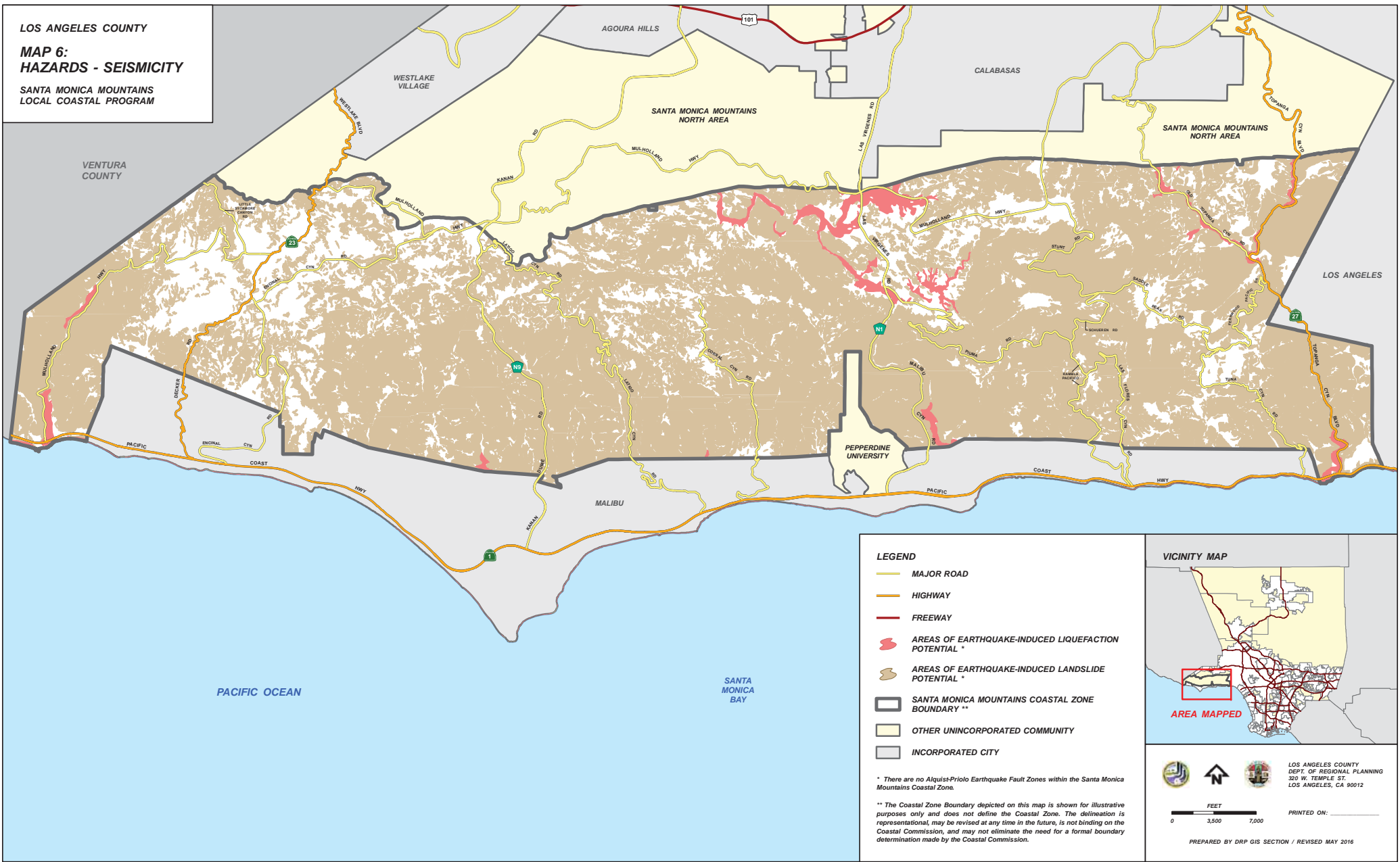
Map 6
Santa Monica Mountains Coastal Zone
Hazards – Seismicity

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 12 of 18

LOS ANGELES COUNTY
MAP 6:
HAZARDS - SEISMICITY
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



...

IV. LAND USE AND HOUSING ELEMENT

...

D. Pattern and Character of Development

...

Land Use Policy Map

The Land Use Policy Map (Land Use Map) depicts the location, character, and intensity of land uses throughout the Coastal Zone. (See Map 8, pages 114 and 115.)* The pattern and distribution of land uses are derived primarily from the consideration of environmental opportunities and constraints, the availability of public services, local community character, and development necessary to serve local and regional needs, including business, housing, and recreational opportunities. Land need not present all the criteria listed in each category below to be selected for inclusion in a particular land use designation, but may exhibit one or more of the criteria to such a degree or extent that it is included in that designation.

...

* Descriptions of the land use categories are found on the following pages.
HOA.101559492.1

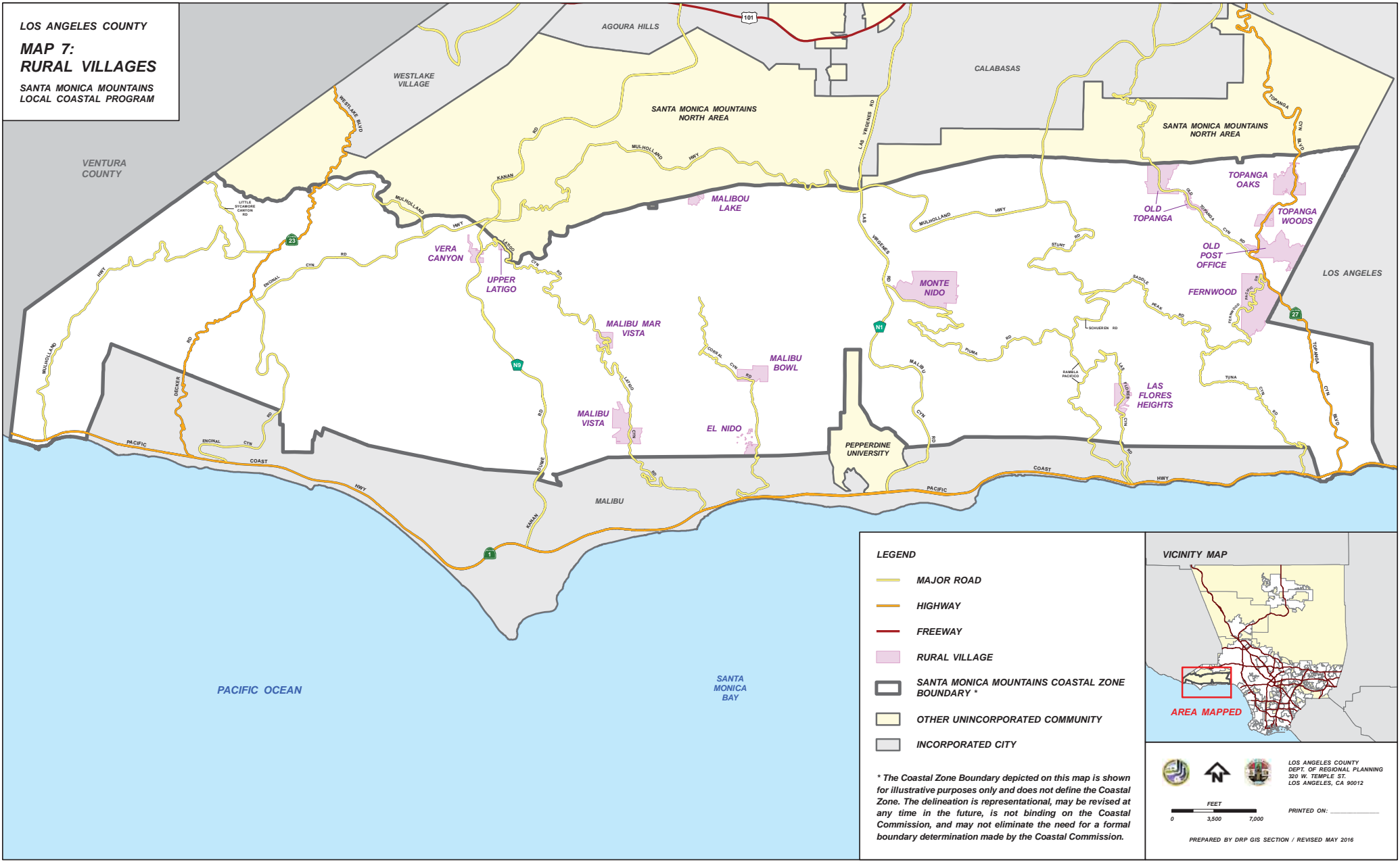
Map 7
Santa Monica Mountains Coastal Zone
Rural Villages

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 14 of 18

LOS ANGELES COUNTY
MAP 7:
RURAL VILLAGES
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

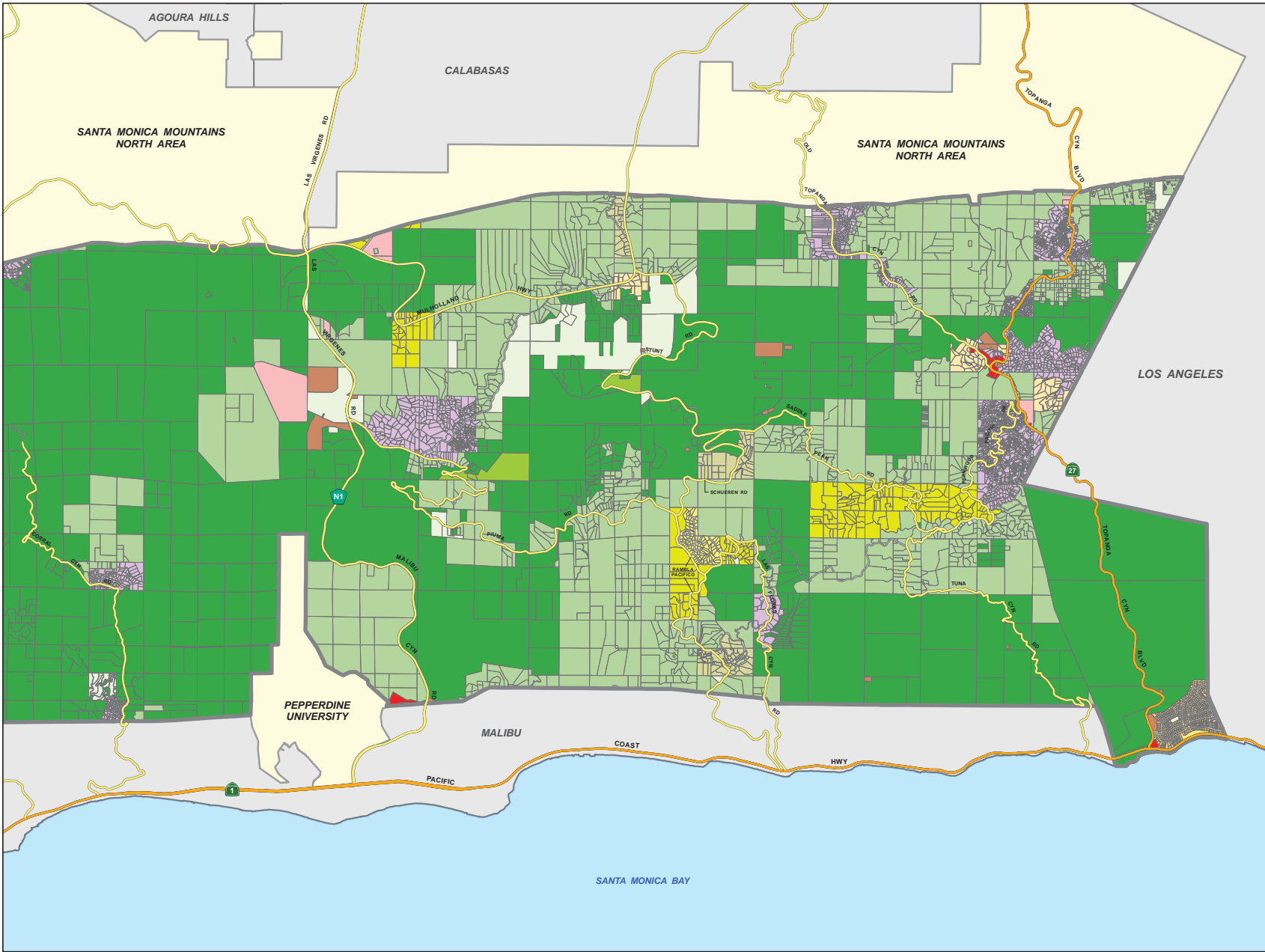


Map 8
Santa Monica Mountains Coastal Zone
Land Use Policy (East)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 15 of 18






LOS ANGELES COUNTY
MAP 8:
LAND USE POLICY (EAST)
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - OS OPEN SPACE
 - OS-DR OPEN SPACE-DEED RESTRICTED
 - OS-P OPEN SPACE-PARKS
 - RL1 RURAL RESIDENTIAL (1DU/1AC)
 - RL2 RURAL RESIDENTIAL (1DU/2AC)
 - RL5 RURAL LANDS (1DU/5AC)
 - RL10 RURAL LANDS (1DU/10AC)
 - RL20 RURAL LANDS (1DU/20AC)
 - RL40 RURAL LANDS (1DU/40AC)
 - U8 RESIDENTIAL (8 DU/AC)
 - U20 RESIDENTIAL (20 DU/AC)
 - RV RURAL VILLAGE
 - C COMMERCIAL
 - CR VISITOR-SERVING COMMERCIAL RECREATION-LIMITED
 - P PUBLIC AND SEMI-PUBLIC FACILITIES
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.





LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

0 0.5 1 MILES

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED AUGUST 2016

Map 8
Santa Monica Mountains Coastal Zone
Land Use Policy (West)

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 16 of 18

LOS ANGELES COUNTY
**MAP 8:
 LAND USE POLICY (WEST)**
 SANTA MONICA MOUNTAINS
 LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - OS OPEN SPACE *
 - OS-DR OPEN SPACE-DEED RESTRICTED *
 - OS-P OPEN SPACE-PARKS *
 - RL1 RURAL RESIDENTIAL (1DU/1AC)
 - RL2 RURAL RESIDENTIAL (1DU/2AC)
 - RL5 RURAL LANDS (1DU/5AC)
 - RL10 RURAL LANDS (1DU/10AC) *
 - RL20 RURAL LANDS (1DU/20AC) *
 - RL40 RURAL LANDS (1DU/40AC) *
 - U8 RESIDENTIAL (8 DU/AC)
 - U20 RESIDENTIAL (20 DU/AC)
 - RV RURAL VILLAGE *
 - C COMMERCIAL
 - CR VISITOR-SERVING COMMERCIAL RECREATION-LIMITED *
 - P PUBLIC AND SEMI-PUBLIC FACILITIES *
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY **
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY

* The above land use categories pertain to the entire LCP, but only those marked with a single asterisk are located in the western area.
 ** The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

MILES

0 0.5 1

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED AUGUST 2016

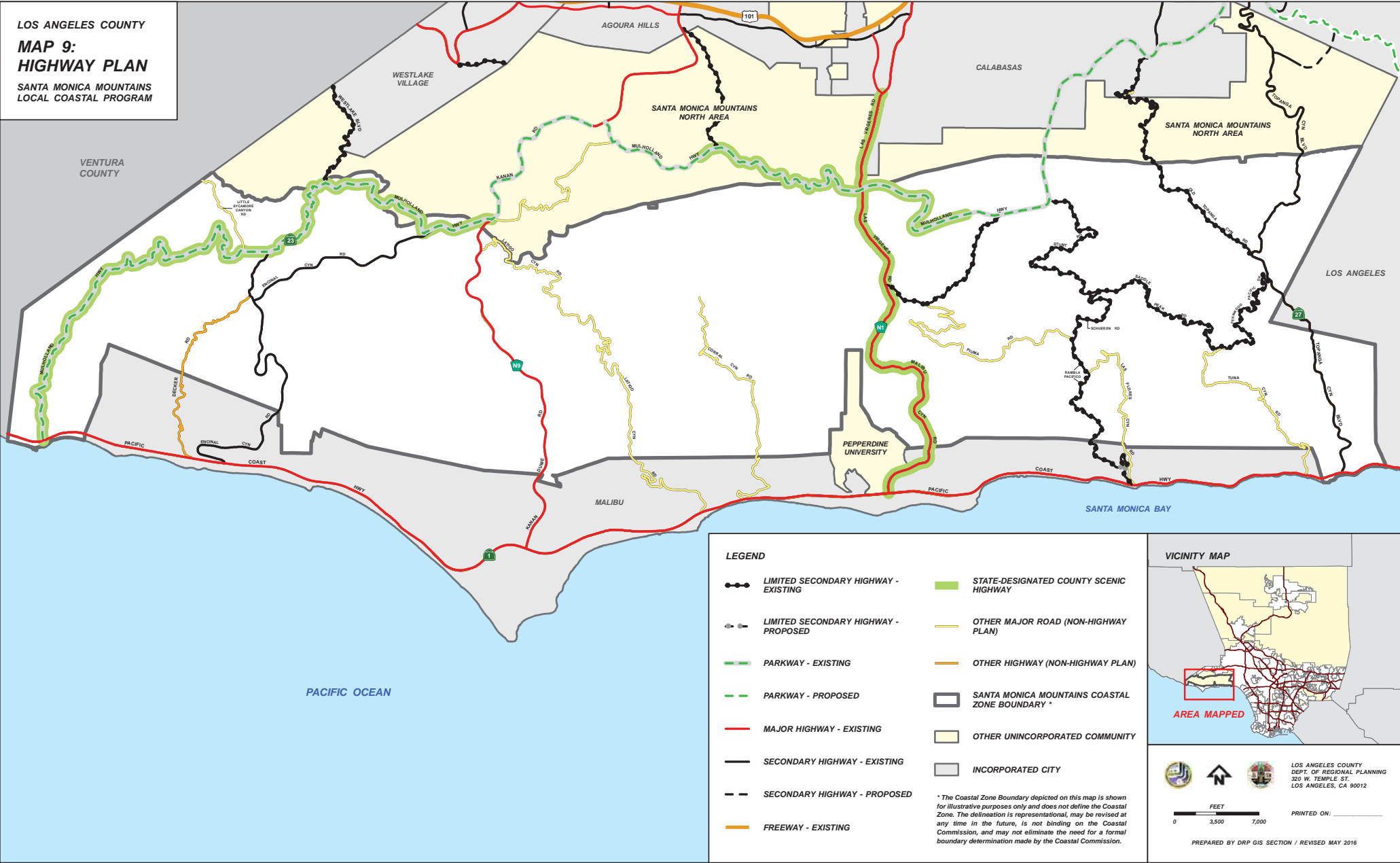
Map 9
Santa Monica Mountains Coastal Zone
Highway Plan

HOA.101559492.1

Santa Monica Mountains Local Coastal Program
Land Use Plan

4/4/2017 Board of Supervisors Meeting - Page 17 of 18

LOS ANGELES COUNTY
MAP 9:
HIGHWAY PLAN
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM



LEGEND

- LIMITED SECONDARY HIGHWAY - EXISTING
- LIMITED SECONDARY HIGHWAY - PROPOSED
- PARKWAY - EXISTING
- PARKWAY - PROPOSED
- MAJOR HIGHWAY - EXISTING
- SECONDARY HIGHWAY - EXISTING
- SECONDARY HIGHWAY - PROPOSED
- FREEWAY - EXISTING
- STATE-DESIGNATED COUNTY SCENIC HIGHWAY
- OTHER MAJOR ROAD (NON-HIGHWAY PLAN)
- OTHER HIGHWAY (NON-HIGHWAY PLAN)
- SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

VICINITY MAP



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / REVISED MAY 2016

...

GLOSSARY

...

RESOURCE-DEPENDENT USES

Uses that are dependent on sensitive environmental resource areas (SERA's) to function. Resource-dependent uses include nature observation, research/education, habitat restoration, and passive recreation, including horseback riding, low-impact campgrounds, and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code, relating to the Santa Monica Mountains Local Implementation Program to clarify certain development standards and correct land use and zoning designations.

MARY C. WICKHAM
County Counsel

By



JILL M. JONES
Senior Deputy County Counsel
Property Division

Requested: 12/13/16

Revised: 04/03/17

ORDINANCE NO. 2017-0012

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, relating to the Santa Monica Mountains Local implementation Program to clarify certain developments standards and correct land use and zoning designations.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.620 is hereby amended to read as follows:

22.44.620 Resolving Regulatory Conflicts.

A. Protection of Significant Environmental Resource Areas (SERAs) (H1 and H2 Habitats) and public access shall take priority over other LIP development standards.

...

SECTION 2. Section 22.44.630 is hereby amended to read as follows:

22.44.630 Definitions.

The definitions and acronyms listed in this section, along with the definitions appearing in the "Glossary" section of the LUP, apply throughout this LIP.

...

— "Building site" means the approved area of a project site that is or will be developed, including the building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas. The following development may be excluded from the total building site area:

- The area of one access driveway or roadway that does not exceed 20 feet in width and is the minimum design necessary, as required by the County Fire Department;

- The area of one ~~hammerhead-safety~~approved Fire Department turnaround that is the minimum design necessary to ensure safety and comply with ~~required by the Los Angeles County Fire Department~~ requirements and not located within the approved building pad; and

...

— "Coastal Zone" (or "Santa Monica Mountains Coastal Zone") means the area that meets all three of the following criteria:

- (1) It is within the coastal zone as defined in the Coastal Act (sections 30103 and 30150);
- (2) It is within unincorporated Los Angeles County; and
- (3) It is in the Santa Monica Mountains area. The boundaries of this area are described generally in Section 22.44.610.

...

— "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with section 66410 of the California Government Code), and any other division of land,

including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private or public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with section 4511 of the California Public Resources Code).

...

— "Open Coastal Commission Violation Case" means a case regarding a structure where, as of April 10, 2014, Coastal Commission staff had:

- (i) Conducted an investigation;
- (ii) On the basis of that investigation, determined that the allegations warranted creation of a violation file; and
- (iii) Created such a file and assigned the matter a violation file number.

...

— "Principal-permitted uses" means the primary use of land that clearly carries out the land use intent and purpose of a particular zone. Where a land use is identified as a principal-permitted use in the LCP, the County's approval of a coastal development permit for that development is not appealable to the Coastal Commission unless it otherwise meets the definition of "Appealable Coastal Development Permit."

...

— "Resource-Dependent Uses" means uses that are dependent on sensitive environmental resource areas (SERA's) to function. Resource-dependent uses include nature observation, research/education, habitat restoration, and passive recreation, including horseback riding, low-impact campgrounds, and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

...

— "Rural villages" means antiquated subdivisions in mountain areas, many of which were created in the 1920s and which often lack basic physical infrastructure meeting current development standards. In the Coastal Zone, these lots are shown on Map 7 of the LUP and are: El Nido, Fernwood, Las Flores Heights, Malibu Bowl, Malibu Highlands, Malibu Lake, Malibu Mar Vista, Malibu Vista, Monte Nido, Old Post Office Tract, Old Topanga, Topanga Oaks, Topanga Woods, Upper Latigo, and Vera Canyon.

...

— "Significant ridgelines" means those ridgelines shown on the "Map 3 Scenic Resources" of the LUP that were designated by the Director based on one or more of the following criteria:

...

SECTION 3. Section 22.44.640 is hereby amended to read as follows:

22.44.640 Land Divisions.

A. A CDP shall be required to authorize that portion of any land division that lies within, in whole or in part, the boundaries of the Coastal Zone. Any CDP for a land division shall include the consideration of the proposed building site (including a building pad if necessary), access road, and the driveway (if necessary) for each proposed parcel (other than a parcel that is dedicated or restricted to open space uses) as well as all grading, whether on-site or off-site, necessary to construct the building site and road/driveway improvements. The County shall only approve a CDP for a land division where substantial evidence demonstrates that the land division meets all of the following requirements:

...

6. The land division includes a safe, all-weather access road and driveway(s), if necessary, that comply with all applicable policies and provisions of the LCP and all applicable fire safety regulations, and does not locate the access road or driveway on slopes of ~~25~~15 percent or more; and, does not result in grading on slopes of ~~25~~15 percent or more.

...

SECTION 4. Section 22.44.690 is hereby amended to read as follows:

22.44.690 Coastal Zone Enforcement Procedures.

In addition to the enforcement provisions contained in this section, the provisions of Chapter 9 of Division 20 of the California Public Resources Code shall also apply with respect to violations and enforcement.

...

Y. Enforcement and Special Compliance Program for Existing Confined Horse Facilities.

...

5. Application Submittal Requirements. In order for an existing structure that is eligible for this Special Compliance Program and not the subject of an Open Coastal Commission Violation Case to remain immune from enforcement beyond the initial two-year window, an application for a minor CDP to bring the structure into compliance with the substantive provisions of the LCP to the extent possible must be filed, with all materials necessary for the County to determine the application is complete, within the two-year period beginning as of the date of effective certification of this LCP. The Director anymay grant an additional 12 months to provide the materials necessary to complete an application for good cause, such as to accommodate required seasonal biological surveys. If an application is filed as complete by the deadlines established in this paragraph, the eligible structure remains immune from enforcement until the permit is issued as long as the applicant continues to proceed through the permitting process consistent with the schedule listed in subsections 7 or 8 of this

subsection Y, as applicable, in good faith, including by not withdrawing the application or otherwise impeding in any way the permitting agency's action on the application.

Confined horse facilities that are the subject of an Open Coastal Commission Violation Case must submit a complete permit application within a 12-month period beginning as of the date of effective certification of this LCP to remain immune from enforcement beyond that initial one-year period. The Executive Director may extend this time for a period of up to 180 days for good cause.

In addition to the application submittal requirements of Section 22.44.840 and Section 22.44.1870, the following minimum additional information requirements shall be provided as part of a minor CDP application that is submitted pursuant to this section:

...

b. Detailed site plan of the existing confined horse facility, with a descriptions of any changes made since 2001, and any associated as-built BMPs, drawn to scale with dimensions shown, showing existing topography and other physical site features, including but not limited to, existing vegetation and trees (including canopy/root zone), streams, drainages, wetlands, riparian canopy, access roads, and trails.

...

8. Compliance Process - Phased Conformity (Legal Non-conforming).

e. The eligible structures shall be considered legal, non-conforming upon full compliance with the terms of the CDP issued for the facility and this section for a period of eight years as ~~off~~from the date of effective certification of this

LCP. The approved legal, non-conforming facility may not be enlarged or expanded, and may not be re-established after removal or abandonment. The permittee may apply to the permitting entity for an extension of the eight-year period for up to an additional eight years, provided the application is submitted prior to the expiration of the first eight-year period. The permitting entity may deny such extension in its discretion, based on on-going inconsistencies with the provisions of this section, or may approve such an extension for good cause, provided that all conditions of the CDP have been satisfied continuously since approval, that all required findings above can still be made, and that all required restoration and habitat mitigation has been completed. Prior to the expiration of any revised deadline, the permittee may apply for one final extension of a period not to exceed eight years that would bring the total to 24 years ~~as of~~from the date of effective certification of this LCP. In no event may a facility authorized under this subsection Y.8 be allowed to remain for more than 24 years ~~as of~~from the date of effective certification of this LCP. Prior to any extension as described in this subsection, the permitting entity will re-evaluate the facility's BMPs and may require improved BMPs if necessary.

f. The approved legal, non-conforming facility shall be removed and the disturbed areas restored using native vegetation that is consistent with the surrounding native habitats, pursuant to an approved restoration plan consistent with subsection L of Section 22.44.1920, no later than the expiration of the approved permit term and any extensions thereof pursuant to subsection (e) above, or for properties sold during the life of a permit pursuant to this section, the close of escrow

upon sale or transfer of the property to a bona fide purchaser for value, whichever occurs sooner. The purchaser may apply for a permit pursuant to this section to retain the horse facility for a term not to exceed the remaining term of the facility's prior CDP plus eight additional years. In no case shall the cumulative term of the CDP extend beyond 16 years ~~as of~~from the date of effective certification of this LCP and shall expire after the remaining term of the original CDP and eight additional years have passed or after 16 years ~~as of~~from the date of effective certification of this LCP, whichever is sooner. Such permits may not be extended beyond that term.

g. Temporary impacts to H-1 habitat(s) resulting from the provisional retention of a confined horse facility authorized pursuant to this subsection Y.8 shall be mitigated through the enhancement/restoration of an equivalent habitat either on-site or off-site, in the vicinity of the subject property, at a mitigation ratio of 1:1 pursuant to detailed habitat enhancement/restoration plan submitted as a filing requirement for the CDP application. The habitat enhancement/restoration plan shall be reviewed and approved by the County Biologist and required as a condition of the CDP. The approved plan shall be implemented no later than the expiration of the first approved eight-year permit term.

9. Monitoring. For each permit issued pursuant to the Special Compliance Program, the County shall track and monitor the facility's conformance with the conditions of the permit, including maintenance of required BMPs, on an annual basis. One year ~~as of~~from the date of effective certification of this LCP, the Director shall provide a CDP condition compliance monitoring report to the Executive Director for

confined horse facilities authorized under this program that are the subject of an Open Coastal Commission Violation Case. If an applicant/property owner that is the subject of an Open Coastal Commission Violation case is not in full compliance with the required terms and conditions of the County-issued CDP, the CDP no longer exists, and the facility shall be considered unpermitted development and subject to enforcement as if the permit never existed.

Z. When a cease and desist order, notice of violation, or CDP revocation has been issued or recorded for a property, the Director may set the matter for a public hearing before the Commission to consider a five-year ban on filing any application for the subject property. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a CDP. Following a public hearing, the Commission may place up to a five-year ban on filing any applications, but may exempt emergency permits and/or permits for restoration work deemed as necessary, for the subject property. The five-year period shall commence from the date of the hearing. The Director shall record such five-year ban in the office of the County Recorder.

...

SECTION 5. Section 22.44.810 is hereby amended to read as follows:

22.44.810 Permit Required.

...

I. The processing of a CDP shall be subject to the provisions of this LIP. Development undertaken pursuant to a CDP shall conform to the plans, specifications, terms, and conditions of the permit. The requirements for obtaining a CDP shall be in

addition to requirements to obtain any other permits or approvals required by other County ordinances or codes or from any federal, State, regional, or local agency.

J.

...

3. When a use permit expires, and the use remains unchanged from its previous approval, a replacement use permit of the same type with the same conditions may be granted only if both of the following apply:

...

b. No new development is proposed, including, but not limited to, any change in intensity of use.

...

SECTION 6. Section 22.44.820 is hereby amended to read as follows:

22.44.820 Exemptions and Categorical Exclusions.

A. Exemptions: The provisions of this LIP shall not apply to:

1. ...

b. The exemption in subsection a. above shall not apply to the following classes of development which require a CDP because they involve a risk of adverse environmental impact:

...

iv. On property not included in subsection b.i. above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no

beach, whichever is the greater distance, or in a Scenic Resources Area as designated by the County, an improvement that would result in (1) a cumulative (when combined with other such improvements that occurred previously pursuant to Public Resources Code section 30610(a) or this subsection A.21) increase of 10 percent or more of internal floor area of an existing structure, or (2) a cumulative increase in height by more than 10 percent of an existing structure, and/or any significant non-attached structure such as garages, fences, shoreline protective works, or docks;

...

2.

...

b. The exemption in subsection a. above shall not apply to the following classes of development which require a CDP because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policy of Division 20 of the California Public Resources Code:

...

iv. On property not included in subsection 2.b.i. above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in a Scenic Resource Area as designated by the County, or an improvement that would result in ~~(1)~~a cumulative (when combined with other such improvements that occurred previously pursuant to Public Resources Code section 30601 (b) or this subsection A.~~(2)~~) increase of 10 percent or

more of internal floor area of the existing structure, and/or a cumulative increase in height by more than 10 percent of an existing structure;

...

3. Repair and Maintenance Activities.

a. Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities or any other structure;

...

5. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure. In addition to these requirements, a disaster replacement exemption shall provide the information required in Section 22.44.880.

As used in this section, "disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; "bulk" means total interior cubic volume as measured from the exterior surface of the structure; and "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

...

C. Categorical Exclusions. Projects covered by a Categorical Exclusion Order certified by the Coastal Commission pursuant to California Public Resources Code 30610(e) and Subchapter 5 of Chapter 6 of the Coastal Commission's regulations (California Code Regulations, Title. 14, sections 13240-13249) as ~~of~~after the date of effective certification of this LCP, are not subject to the provisions of this LIP.

...

SECTION 7. Section 22.44.840 is hereby amended to read as follows:

22.44.840 Application—Information Required.

An application for a CDP shall contain, but is not limited to, the information listed in this section, accuracy of which is the responsibility of the applicant. Failure to provide truthful and accurate information necessary to review the permit application or to provide public notice as required by this LIP may delay processing the application or may constitute grounds for denial of the permit.

...

G. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director indicating the following:

...

12. Applications for a Development of Water Quality Concern (DWQC), as identified in subsection J of Section 22.44.1340, shall provide an estimate of the increases in pollutant loads and runoff flows resulting from the proposed development, and calculations.

...

K. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to section 2015.5 of the California Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the County as owners of the subject property and as owning property within a distance of 1,000 feet from the exterior boundaries of the parcel of land on which the development is proposed. In addition, the list shall include the names and addresses of persons residing within 1,000 feet of said parcel; if the names of the residents are not known, they shall be listed as "occupants." One copy of the map described in subsection (J) of this section shall indicate where such ownerships and residents are located. If the 1,000-foot radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners and residents of at least 15 parcels are included.

...

BB. Plans, prepared in consultation with the Department of Public Works, demonstrating that the proposed development and improvements avoid or minimize potential degradation of water quality, and that meet the requirements of the applicable policies of the LCP and the ~~National Pollutant Discharge Elimination System Municipal Stormwater Permit's Standard Urban Stormwater Mitigation Plan (SUSMP)~~Low Impact Development standards as contained in Sections 22.44.1510 through 22.44.1516, as required by the Department of Public Works.

CC. All applications for new development on a beach, beachfront or bluff-top property shall include the following, as applicable:

1. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering. All applications for bluff-top development shall include a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils. These reports shall address and analyze the effects of said development in relation to the following:

...

I. Slope stability and bluff erosion rate determination performed as outlined in Section 22.44.2240180.

...

SECTION 8. Section 22.44.870 is hereby amended to read as follows:

22.44.870 Application—Filing Fee.*

For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this LIP, the following fees shall accompany the application or petition:

Coastal Development Permit, Administrative, without public hearing - \$1,520

Coastal Development Permit, Administrative, with public hearing - \$7,680

Coastal Development Permit, Minor - \$9,867

Coastal Development Permit, Major - \$9,867

Coastal Development Permit, Time Extension - \$1,185

Coastal Development Permit Amendment, with public hearing - \$8,966

Coastal Development Permit Amendment, without public hearing - \$1,116

Coastal Development Permit, ~~Waiver~~Exemption - \$1,191

Coastal Development Permit, Exemption, Time Extension - \$271

Coastal Development Permit, Exemption Amendment - \$517

Coastal Development Permit, Temporary Use Exemption - \$208

Coastal Development Permit Appeal - No Fee

Coastal Development Permit Variance - \$8,864

Restoration Order - \$9,867

Local Coastal Program Conformance Review - \$490

Zoning Verification Letter - \$151

Local Coastal Program Amendment - \$5,000 minimum deposit from which actual planning costs shall be billed and deducted. Depending on the actual planning costs required to process the amendment, the applicant may be required to make additional deposit(s) as they are necessary. The applicant is entitled to a refund of the unused portion of the deposit(s) once the application is resolved.

Current fees for California Environmental Quality Act (CEQA) review may apply.

Fees may be adjusted annually for inflation based on the United States Bureau of Labor Statistics Consumer Price Index (CPI).

* Editor's note: Fee changes in this section include changes made by the Director of Planning due to increases in the Consumer Price Index and are effective March 1, 2016.

...

SECTION 9. Section 22.44.950 is hereby amended to read as follows:

22.44.950 Coastal Development Permit—Oak Tree Requirements.

...

C. Exemptions. The provisions of this section shall not apply to:

1. Any oak tree removal or encroachment for which there is a valid, unexpired Coastal Commission-granted CDP and a valid, unexpired oak tree permit, issued by the County pursuant to Part 16 of Chapter 22.56 as of prior to the date of effective certification of this LCP.

2. Cases of emergency caused by an oak tree within 200 feet of a structure or other improvement being in a hazardous or dangerous condition; or on a vacant parcel of land being a threat to the safety of public property or utilities or being irretrievably damaged or destroyed through a natural disaster such as flood, fire, wind or lightning, as determined after visual inspection by a licensed forester with the County Fire Department, Forestry Division, where the continuing presence of the tree is an immediate danger to public safety. The Director may consider other cases of emergency on an individual basis.

...

O. Additional conditions imposed when. The Hearing Officer or Commission, in approving an application for a CDP-OT, shall impose such conditions as are deemed necessary to insure that the permit will be in accord with the findings required by subsection F of this section, the development standards detailed in subsection G, and

all other applicable provisions of the LIP. These conditions shall include, but are not limited to, the following:

...

3.

...

d. Where feasible, replacement trees shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties; and

...

SECTION 10. Section 22.44.1220 is hereby amended to read as follows:

22.44.1220 Legal Non-conforming/Legal Conforming Uses, Buildings, and Structures.

...

I. Exceptions.

1. Development that occurred after the effective date of the Coastal Act or its predecessor, the Coastal Zone Conservation Act, if applicable, that was not authorized by a CDP or otherwise authorized under the Coastal Act, is not lawfully established or lawfully authorized development, is not subject to the provisions of this section, but is subject to the provisions of Section 22.44.810.EH of the LIP.

...

SECTION 11. Section 22.44.1230 is hereby amended to read as follows:

22.44.1230 Transfer of Development Credit Program.

...

F. Procedure.

...

3. Lot retirement process.

...

b. To generate a transfer of development credit, the potential for development must be permanently extinguished on all lots or parcels used for each credit. The right to a transfer of development credit shall be granted by the Director's determination that the applicant has submitted sufficient evidence that all of the following steps have been completed for either one of the following two methods:

...

ii. Open Space Deed Restriction and Transfer in Fee Title to a Public Entity.

...

(B) Evidence that fee title to the donor site(s) has been successfully transferred to a public entity acceptable to the Director after the recordation of the deed restriction listed in 3.b.i above and that the document effectuating the conveyance has been recorded with the Los Angeles County Recorder. The permittee shall provide evidence that the ownership transfer and the open space

deed restriction appear on a preliminary report issued by a licensed title insurance company for the donor site(s);

...

SECTION 12. Section 22.44.1260 is hereby amended to read as follows:

22.44.1260 Grading.

...

F. Grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, unless permitted pursuant to provisions of subsections G or H below.

...

K. Any amount of legal grading that has occurred on a lot or parcel of land, or in conjunction with a project, ~~as of~~prior to the date of effective certification of this LCP, shall not be counted toward the grading thresholds set forth in subsection C above. Proof that such grading was legal (received all necessary permits that were required at the time grading took place) shall be demonstrated to the Director as part of a CDP application that includes grading. Any grading that has occurred on a property where it cannot be demonstrated that the grading received all of the necessary permits that were required at the time the grading took place shall be considered unpermitted, and counted cumulatively in the proposed grading amount and grading thresholds set forth in subsection C above, and analyzed for consistency with all policies and provisions of the LCP as part of the proposed project.

...

SECTION 13. Section 22.44.1270 is hereby amended to read as follows:

22.44.1270 Exterior Lighting.

Exterior lighting (except traffic lights, navigational lights, and other similar public safety lighting) shall be minimized, restricted to low-intensity features, shielded, and concealed to the maximum feasible extent using the best available dark skies technology to avoid or minimize impacts to biological resources and public views of the natural night sky and stars. Exterior lighting shall comply with the requirements and standards sets forth below.

...

E. General development standards.

In addition to complying with the applicable provisions of the Building and Electrical Codes of the County and all other applicable provisions of the LCP, outdoor lighting within the Coastal Zone, other than street lights, shall be subject to the following requirements:

...

4. Maximum height.

a. Outdoor light fixtures shall be the minimum height necessary to achieve the identified lighting design objective. The maximum height for an outdoor light fixture (whether attached to a structure or detached), as measured from the finished grade to the top of the fixture, shall be as follows:

...

ii. Thirty-five feet for a property located in a commercial (C-1, C-2) or institutional (IT) zone;

...

SECTION 14. Section 22.44.1300 is hereby amended to read as follows:

22.44.1300 Crops.

Crop-based agriculture may be allowed, provided that a CDP is obtained and the development complies with the following minimum requirements and measures identified below, in addition to all other applicable requirements of the LIP, including Section 22.44.1800 et seq. For purposes of this LCP, the term "crops" shall mean a plant or plant product that can be grown and harvested for profit or subsistence.

...

E. New and existing crop-based agriculture allowed in subsection A-C above shall comply with all of the following minimum best management practices, limitations, and conditions:

...

8. Site development shall implement measures to minimize runoff and transport of sediment. Measures include, but are not limited to, bioretention facilities, dry wells, filter/buffer strips, bioswales, cisterns, and infiltration trenches. Where filter or buffer strips cannot absorb sheet flow runoff volumes, vegetated swales shall be designed to convey runoff to selected water retention facilities. For example, a filter strip can be positioned across a vineyard-slope between sections of crops to reduce sediment movement by sheet flow, or a vegetated swale can intercept runoff at a break

in slope at the bottom of a hillside and attenuate and filter the flow before it reaches a stream or drainage course.

...

SECTION 15. Section 22.44.1320 is hereby amended to read as follows:

22.44.1320 Construction Colors, Materials, and Design.

Building construction and site design shall be subject to the following standards:

...

C. Reflective, glossy, or polished, ~~and/or roll-formed type~~ metal siding shall be prohibited.

D. Reflective, glossy, or p~~Polished and/or roll-formed type~~ metal roofing shall be prohibited.

SECTION 16. Section 22.44.1340 is hereby amended to read as follows:

22.44.1340 Water Resources.

This section implements applicable provisions of the LCP for ensuring the protection of the quality of coastal waters by providing standards for the review and authorization of development consistent with the requirements of the California Coastal Act. All proposed development shall be evaluated for potential adverse impacts to water quality and water resources. In addition to the requirements of this section, current National Pollutant Discharge Elimination System (NPDES) standards from the Regional or State Water Quality Board shall apply.

A. Stream/Drainage course protection.

1. New development shall provide a buffer of at least 100 feet in width from the outer edge of the canopy of riparian vegetation associated with a stream/drainage course. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream.

a. In no case shall the buffer be less than 100 feet, except when it is infeasible to provide the 100-foot buffer in one of the following circumstances: (1) to provide access to development approved in a coastal development permit on a legal parcel where no other alternative is feasible; (2) for public works projects required to repair or protect existing public roads when there is no feasible alternative; (3) for a development on a legal parcel that is the minimum development necessary to provide a reasonable economic use of the property and where there is no feasible alternative; or (4) resource-dependent uses consistent with subsection M of Section 22.44.1920.

...

H. ~~An Construction-Runoff and Pollution~~Erosion and Sediment Control Plan (GRPESCP) is required for all development projects that involve on-site construction to address the control of construction-phase erosion, sedimentation, and polluted runoff. This plan shall specify the temporary BMPs that will be implemented to minimize erosion and sedimentation during construction, and minimize pollution of runoff by construction chemicals and materials. The GRPESCP shall demonstrate that:

...

7. The GRPESCP shall be submitted with the final construction drawings. The plan shall include, at a minimum, a narrative report and map that

describe all temporary polluted runoff, sedimentation, and erosion control measures to be implemented during construction, including:

...

I. A ~~Post-Construction Runoff Plan (PCRP)~~grading plan and a drainage report is required for all development that involves on-site construction or changes in land use (e.g., subdivisions of land) if the development has the potential to degrade water quality or increase runoff rates and volume, flow rate, timing, or duration. The ~~PCRP~~plan and report shall include:

...

K. A DWQC as identified in subsection J, above, shall be subject to the following additional requirements to protect coastal water quality:

...

4. The WQHP shall contain the following:

- a. All of the information required in subsection H of Section 22.44.1340, ~~above, for the PCRP;~~
- b. ~~An estimate of the increases in pollutant loads and runoff flows resulting from the proposed development, and calculations, per Department of Public Works standards;~~
- c. Any additional information necessary to design and implement LID BMPs and hydromodification controls pursuant to Section 22.44.1510 et seq. (e.g., calculation of SQDV, 95th percentile runoff design volumes, 2-year to 10-year, 24-hour runoff volumes, pre and post development runoff hydrographs,

structural BMP infiltration rates or water quality flows, retention facility design, off site ground water recharge programs, Erosion Potential ratings of receiving waters, etc.);

dc. Measures to infiltrate or treat runoff from impervious surfaces (including roads, driveways, parking structures, building pads, roofs, and patios) on the site, and to discharge the runoff in a manner that avoids potential adverse impacts. Such measures may include, but are not limited to, Treatment Control BMPs including biofilters, grassy swales, on-site de-silting basins, detention ponds, or dry wells;

ed. Site Design, Source Control, and, if necessary, Treatment Control BMPs that will be implemented to minimize post-construction water quality and/or hydrology impacts;

fe. Appropriate post-construction Treatment Control BMPs selected to remove the specific runoff pollutants generated by the development, using processes such as gravity settling, filtration, biological uptake, media adsorption, or any other physical, chemical, or biological processes;

gf. If Treatment Control BMPs are required in addition to Site Design and Source Control BMPs to protect water quality and control stormwater runoff, a description of how Treatment Control BMPs (or suites of BMPs) have been designed to infiltrate and/or treat the amount of runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event (with an appropriate safety factor of two or greater) for flow-based BMPs;

hg. A long-term plan for the scheduling, completion, monitoring, updating, and maintenance of all BMPs, as appropriate, to ensure protection of water quality for the life of the development. All structural BMPs shall be inspected, cleaned, and repaired as necessary to ensure their effective operation for the life of the development. Owners of these devices shall be responsible for ensuring that they continue to function properly, and additional inspections shall occur after storms throughout the rainy season, and maintenance done as needed. Repairs, modifications, or installation of additional BMPs, as needed, shall be carried out prior to the next rainy season; and

ih. If the applicant asserts that LID techniques, Treatment Control BMPs, or hydromodification requirements are not feasible for the proposed development, the WQHP shall document the site-specific engineering restraints and/or physical conditions that render these requirements to be infeasible for the development. In the event that LID, Treatment Control BMPs, and/or hydromodification controls are not proposed for the development, a detailed and specific account of the alternative management practices to be used shall be provided, explaining how each facet of the alternative water quality practice will effectively substitute for the required plan element.

...

SECTION 17. Section 22.44.1375 is hereby amended to read as follows:

22.44.1375 Yards.

...

L. Yard requirements-Limited secondary highways.

...

2. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do not exceed six feet in height and except as permitted within a yard by subsections O.1 and O.4 of this section. If the limited secondary highway is also a Scenic Route as designated in the Santa Monica Mountains LUP, fences and walls within the supplemental yard shall comply with subsection C of Section 22.44.19902040.

...

SECTION 18. Section 22.44.1400 is hereby amended to read as follows:

22.44.1400 Parks, Trails, Playgrounds, and Beaches.

A. The beaches, parklands and trails located within the Coastal Zone provide a wide range of recreational opportunities for the public in natural settings which include hiking, equestrian activities, bicycling, camping, educational study, picnicking, and coastal access. These recreational opportunities shall be protected, and where feasible, expanded or enhanced as a resource of regional, State and national importance, and allowed to migrate when feasible with rising sea level. Property in any zone may be used for parks, trails, trail heads, playgrounds, and beaches, with all appurtenant facilities and uses customarily found in conjunction therewith, subject to the provisions of this section and all other applicable provisions of the LIP, provided that a CDP has first been obtained for development of such uses as provided in Section 22.44.800 et seq., and while such permit is in full force and effect in conformity with the conditions of such permit, unless an exemption has been granted pursuant to

Section 22.44.820. In addition to the exemptions provided for in Section 22.44.820, a CDP shall not be required for parks, trails, trail heads, playgrounds and beaches consisting of development that is limited to the following appurtenant facilities and uses customarily found in conjunction therewith, provided that no grading, removal of locally-indigenous vegetation, or streambed alteration is necessary, and as long as there are no negative impacts to sensitive habitat as determined by the staff biologist:

...

- Existing, lawfully-established structures utilized by park personnel where no change in the intensity of use or physical development is occurring.

- Parking on existing paved or unpaved areas, up to 10 spaces.

...

C. Uses subject to administrative CDPs. The following uses and facilities associated with parks, trails, trail heads, playgrounds, and beaches shall require an administrative CDP.

...

- Parking on paved or unpaved areas from 10~~1~~ up to 24 spaces.

...

D. Uses subject to minor CDPs. The following uses and facilities associated with parks, trails, trail heads, playgrounds, and beaches shall require a minor CDP:

...

- Structures, new, less than 3,000 square feet of gross area.

...

SECTION 19. Section 22.44.1430 is hereby amended to read as follows:

22.44.1430 Exploratory Testing.

...

B. Any disturbances incurred to soil or locally-indigenous vegetation as a result of exploratory testing shall be mitigated and restored according to subsections A and B of Section 22.44.1240 and subsection of Section I of Section 22.44.1260, and according to any requirements of the Department of Public Works.

...

SECTION 20. Section 22.44.1521 is hereby amended to read as follows:

22.44.1521 Permitted Areas.

A. Subject to the provisions of subsection B of this section and any applicable requirements of this LIP, farmers' markets shall be allowed in Zones R-1, R-3, R-C, C-1, C-2, R-R, OS-P and O-S, provided the applicant obtains:

...

SECTION 21. Section 22.44.1700 is hereby amended to read as follows:

22.44.1700 Organization.

The discussion of specific zones in this LIP is organized as follows:

A. Uses subject to an administrative Coastal Development Permit (CDP).

1. Principal permitted uses. A principal permitted use is identified for each zone. The principal permitted use, as defined in Section 22.44.630, is the primary use of land that carries out the land use intent and purpose of a particular zone.

Approval of a CDP for a principal-permitted use development is not appealable to the

Coastal Commission unless it otherwise meets the definition of "Appealable Coastal Development Permit" in Section 22.44.630.

...

SECTION 22. Section 22.44.1760 is hereby amended to read as follows:

22.44.1760 R-R Resort and Recreation Zone.

A. Uses subject to administrative Coastal Development Permits. Property in Zone R-R may be used for the following, provided an Administrative CDP is first obtained as provided in 22.44.940, and while such permit is in full force and effect in conformity with the conditions of such permit:

...

3. Other and additional Permitted Uses.

...

b. Services.

...

— Modifications (other than minor repair and maintenance) to, or replacement of, golf courses first established ~~as of~~prior to the date of effective certification of this LCP, including any clubhouse and appurtenant facilities, shall be subject to a major CDP as set forth below.

...

SECTION 23. Section 22.44.1810 is hereby amended to read as follows:

22.44.1810 Description of Habitat Categories.

Map 2 Biological Resources of the LUP depicts the general distribution of habitat categories as of the date of effective certification of this LCP. However, the precise boundaries of the various habitat categories discussed below shall be determined on a site-specific basis, based upon substantial evidence and a site specific biological inventory and/or assessment required by Sections 22.44.840 and/or 22.44.1870.

A. The habitat categories are as follows:

...

3. H2 "High Scrutiny" Habitat - A subcategory of H2 Habitat is H2 "High Scrutiny" Habitat, which comprises extra-sensitive H2 Habitat species/habitats that should be given avoidance priority over other H2 habitat. H2 High Scrutiny Habitat also includes areas that support species listed by federal and state government as threatened or endangered, California Native Plant Society (CNPS) "1B" and "2" listed plant species, and California Species of Special Concern. H2 "High Scrutiny" habitat includes (1) plant and animal species listed by the State or federal government as rare, threatened or endangered, assigned a Global or State conservation status rank of 1, 2, or 3 by CDFW, per the methodology developed by NatureServe, and identified as California Species of Special Concern, and/or (2) CNPS-listed 1B and 2 plant species, normally associated with H1 habitats, where they are found as individuals (not a population) in H2 habitat. The mapped "H2 High Scrutiny" habitat areas on the Biological Resource Map are intended to notify County staff, the public, and decision-

makers of the general areas where there is a high likelihood of these species' occurrence so that more scrutiny can be paid to them with detailed site-specific inventories conducted to determine actual occurrence and extent. However, if the criteria listed above are satisfied in locations not identified on the Biological Resource Map, any such locations will also qualify for this designation.

...

C. Effect of Natural Disaster or Illegal Development. Any area mapped as H1, H2, H2 "High Scrutiny," or H3 Habitat shall not be deprived of protection as that habitat category, as required by the policies and provisions of the LCP, on the basis that habitat has been damaged or eliminated by natural disaster (e.g., landslide, flooding, etc.), or impacted by illegal development or other illegal or inappropriate means, including removal, degradation, or elimination of species that are rare or especially valuable because of their nature or role in an ecosystem.

...

SECTION 24. Section 22.44.1830 is hereby amended to read as follows:

22.44.1830 Process for Evaluating and Designating On-site Habitat Categories.

...

B. Any area mapped as H1, H2, H2 High Scrutiny, or H3 Habitat shall not be deprived of protection as that habitat category, as required by the policies and provisions of the LCP, on the basis that habitat has been: damaged or eliminated by natural disaster; illegally or inappropriately removed; illegally or inappropriately

degraded; and/or species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated by unpermitted development. Where the County finds that the physical extent of habitats on a project site are different than those indicated on the Biological Resources Map, the County shall make findings as part of the CDP regarding the physical extent of the habitat categories and detailed justification for any classification or reclassification of habitat categories at the project site based on substantial evidence.

...

SECTION 25. Section 22.44.1840 is hereby amended to read as follows:

22.44.1840 Development Consistency Review.

All new development shall be reviewed for consistency with the biological resources policies and provisions of the LCP. This review shall be based on the habitat categories applicable to the project site, which have been determined pursuant to Sections 22.44.1820 and 22.44.1830 (if applicable), the biological assessment report, and all relevant plans, reports, and other evidence necessary to analyze the proposal for conformity with the biological resource protection policies of the LUP and the applicable development standards of this LIP. Where multiple SERA protection standards and/or permitted uses are applicable, the development standards and permitted uses that are most restrictive and protective of the habitat resource shall regulate development.

...

B. The dDepartment biologist's report regarding the consistency of the project with the biological resource protection policies and provisions will be forwarded to the Director and shall be included in the staff report for the CDP.

...

D. The decision-maker shall make findings that address the following:

...

3. The project's conformance with the recommendations of the dDepartment biologist and/or the ERB, or if the project does not conform with the recommendations, findings explaining why the recommendations are not feasible or warranted.

...

SECTION 26. Section 22.44.1860 is hereby amended to read as follows:

22.44.1860 Development Review Required.

...

B. Development Subject to Review by the dDepartment biologist.
Development proposed in the following areas shall be reviewed by the staff biologist, unless exempted pursuant to subsection C below:

...

C. Exemptions. The following types of development are exempted from the review by the ERB or Department biologist for consistency with the biological resources provisions of the LIP:

...

2. Development that is not exempt under Section 22.44.820, that is in one of the following categories:

...

c. Minor modifications and improvements to properties that contain existing development approved pursuant to a valid, unexpired CDP(s), where the modifications and improvements themselves are in conformity with the provisions of the LCP, are within the lawfully-established building site area or landscaped area, do not require additional fuel modification in H1 or H2 habitats, and are not in violation of the conditions of an approved CDP(s).

...

SECTION 27. Section 22.44.1900 is hereby amended to read as follows:

22.44.1900 Buffers.

New development adjacent to H1 habitat shall provide native vegetation buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the habitat they are designed to protect. Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted within buffers.

...

B. H1 Habitat Quiet Zone. New development shall also provide an additional 100-foot "Quiet Zone" from H1 Habitat where feasible (measured from the outer edge of

the 100 footfoot H1 Habitat buffer required above), unless otherwise provided in subsection E of Section 22.44.1890.

...

SECTION 28. Section 22.44.1910 is hereby amended to read as follows:

22.44.1910 Land Planning and Development Standards.

A. New non-resource-dependent development shall be prohibited in areas designated H1 Habitat to protect these most sensitive environmental resource areas from disruption of habitat values, unless otherwise provided in Section 22.44.1890 and subject to the standards of this section, Section 22.44.1920, and Section 22.44.1950.

...

C. New development shall be sited in a manner that avoids the most biologically-sensitive habitat on site where feasible, in the following order of priority—(H1, H2 High Scrutiny, H2, H3—while not conflicting with other LCP policies. Priority shall be given to siting development in H3 Habitat, but outside of areas that contain undisturbed native vegetation that is not part of a larger contiguous habitat area. If infeasible, priority shall be given to siting new development in such H3 Habitat. If it is infeasible to site development in H3 habitat areas, development may be sited in H2 Habitat. New development shall only be allowed in H2 Habitat if it is demonstrated to be infeasible to avoid H2 Habitat to provide a reasonable economic use of the property, and if it is consistent with the development standards of this section and all other provisions of the LCP or to provide public access and/or necessary park management and park safety measures. New non-resource-dependent development is prohibited in

H1 habitat unless otherwise provided in Section 22.44.1890, and subject to the requirements of Section 22.44.1890.

...

F. New development shall be clustered on site to the maximum extent feasible and the building site shall be limited, as required by subsection I, to minimize impacts to H2 habitat areas. The maximum number of structures for residential development shall be limited to one main ~~structure~~residence, one second residential structure, and accessory structures. All structures must be clustered within the approved building site area, except for confined animal facilities allowed consistent with Section 22.44.1940. The Director may determine that fewer structures are appropriate for a given site.

...

H. New development shall minimize impacts to H3 habitat by clustering structures and limiting the building site area to that provided in subsection I below. The maximum number of structures for residential development shall be limited to one main ~~structure~~residence, one second residential structure, and accessory structures. All structures must be clustered within the approved building site area, except for confined animal facilities allowed consistent with Section 22.44.1940. The Director may determine that fewer structures are appropriate for a given site.

...

SECTION 29. Section 22.44.1920 is hereby amended to read as follows:

22.44.1920 Development Standards.

...

F. Public works projects. For public works projects that involve necessary repair and/or maintenance of drainage devices and road-side slopes within and adjacent to streams, riparian habitat, or any H1 or H2 habitat to protect existing public roads, a minor CDP is required. Such repair and maintenance projects that are located outside the road right-of-way or the "roadway prism" as defined by the Public Works Department, or are located within a H1 or H2 habitat, are not exempt development under subsection A.3 of Section 22.44.820 and require a permit. In addition to all other provisions of the LCP, the following requirements shall apply to these projects:

1. The development shall be the minimum design necessary to protect existing development, to minimize adverse impacts to coastal resources.

...

K. Native Tree Protection. New development shall be sited and designed to preserve native oak, walnut, sycamore, bay, or other native trees, that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade, to the maximum extent feasible. Removal of native trees shall be prohibited except where no other feasible alternative exists to allow a principal permitted use that is the minimum necessary to provide a reasonable economic use of the property. Development shall be sited to prevent any encroachment into the

protected zone of individual native trees to the maximum extent feasible. Protected Zone means that area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater. Removal of native trees or encroachment in the protected zone shall be prohibited for accessory uses or structures. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least significant impacts shall be selected. Adverse impacts to native trees shall be fully mitigated, with priority given to on-site mitigation. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to sensitive resources. The permit shall include the mitigation requirements as conditions of approval.

...

2. Tree Protection Measures.

...

d. The permit shall include these requirements as conditions of approval;

...

M. Resource-dependent Uses. Resource-dependent uses are uses that are dependent on SERA's to function. Resource-dependent uses include: nature observation, research/education, habitat restoration, interpretive signage, and passive recreation, including horseback riding, low-impact campgrounds, picnic areas, public accessways, and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

...

SECTION 28. Section 22.44.2040 is hereby amended to read as follows:

22.44.2040 Development standards.

Property in Scenic Resource Areas shall be subject to the following development standards:

...

B. Significant Ridgelines and other ridgelines.

...

3. The highest point of a structure shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline. The replacement of failing, below-grade septic tanks for an existing residential home may be allowed within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline.

...

C. Scenic Routes. The following roadways are considered Scenic Routes, as indicated on Map 3 of the LUP:

Mulholland Scenic Corridor and County Scenic Highway

Pacific Coast Highway (SR-1)

Malibu Canyon/Las Virgenes Road County Scenic Highway

Kanan Dume Road

Topanga Canyon Boulevard (SR-27)

Old Topanga Canyon Road

Saddle Peak Road/Schueren Road

Pioma Road

Encinal Canyon Road

Tuna Canyon Road

Rambla Pacifico Road

Las Flores Canyon Road

Corral Canyon Road

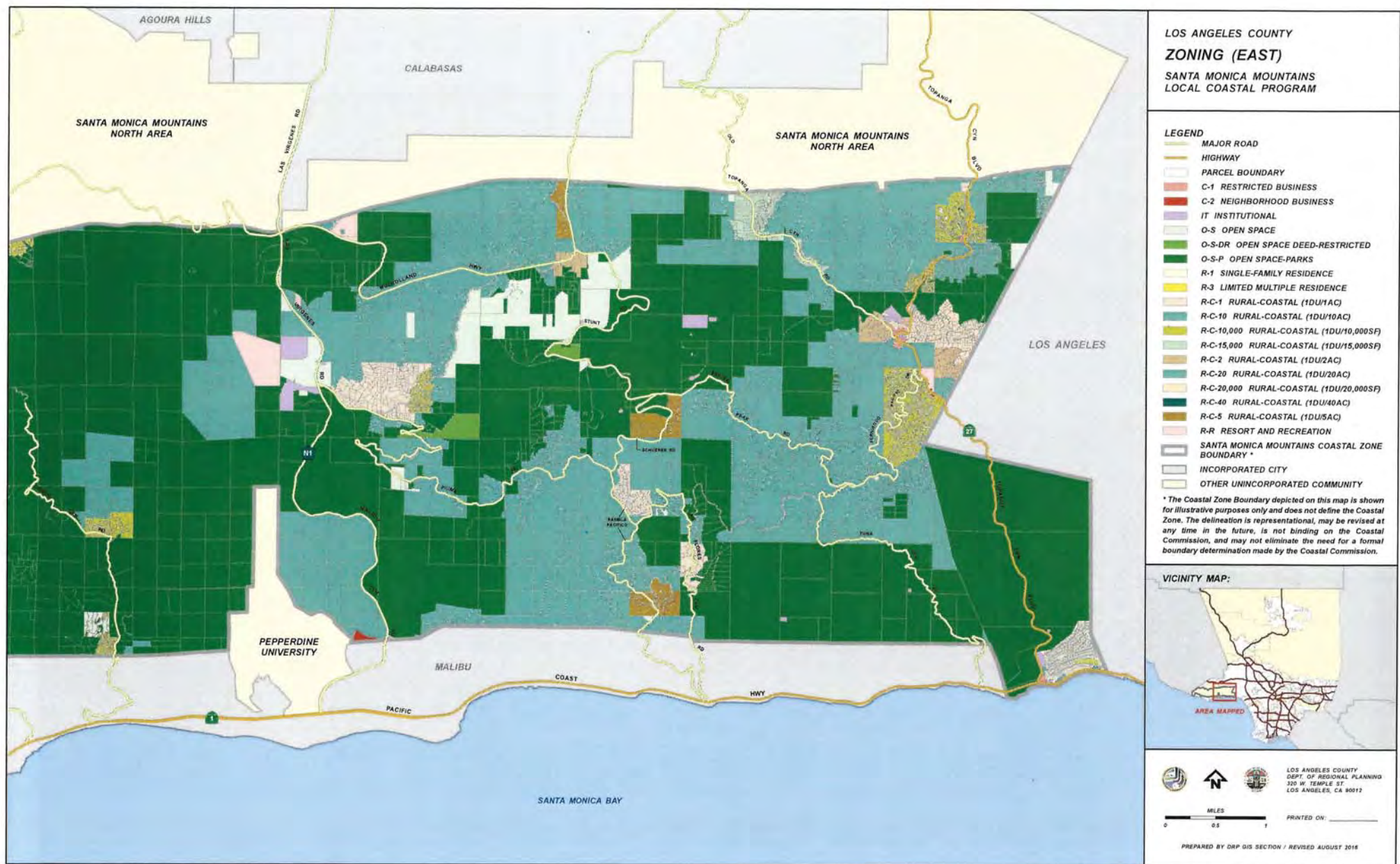
Latigo Canyon Road

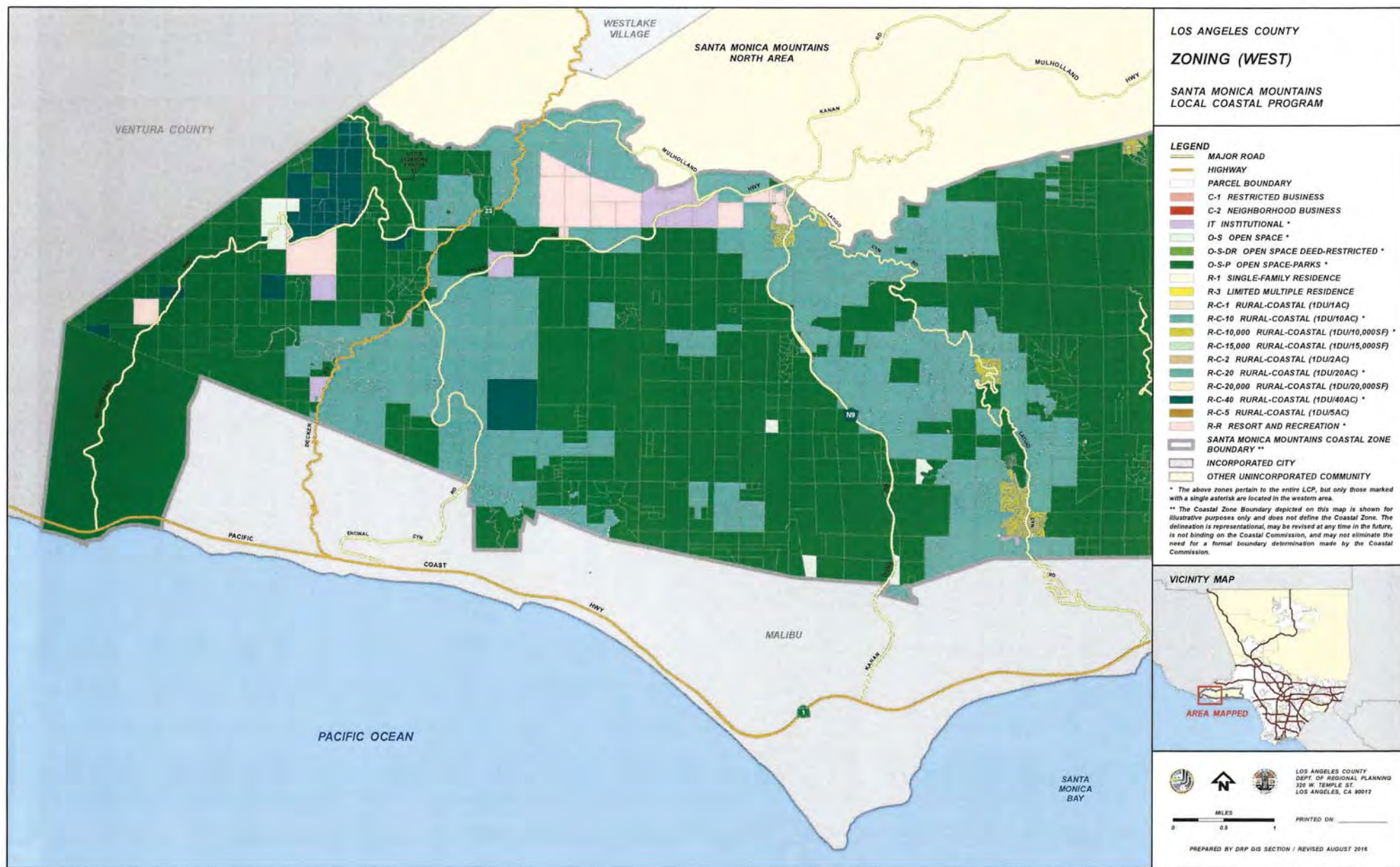
Little Sycamore Canyon Road

Decker Road

...

[2244620JLCC]





SECTION 29. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Mark Ridley-Thomas
Chairman

ATTEST:

Lori Glasgow
Lori Glasgow
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of April 4, 2017 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Hilda Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger

Noes

Supervisors None

Effective Date: May 4, 2017

Operative Date:

Lori Glasgow
Lori Glasgow
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

LORI GLASGOW
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By [Signature]
Lester J. Tolnai
Chief Deputy County Counsel

Rezone to OS

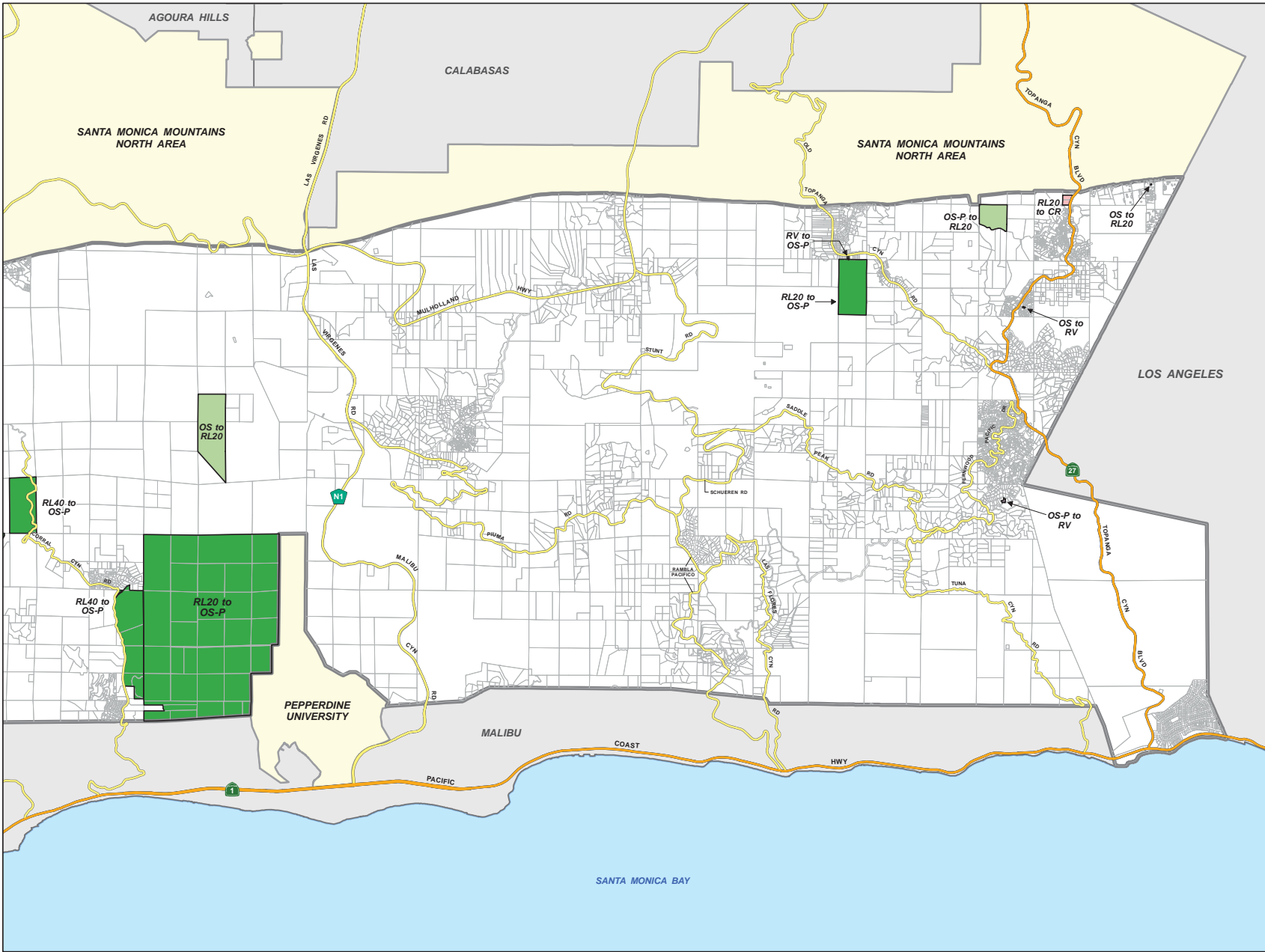
	APN	Owner/ Agent	LCP LU	LCP Zone	Proposed Land Use	Proposed Zone	Parcel Area (Sq ft)	Parcel Area (Ac)
1	4457-004-900	MRCA	RL20	R-C-20	OS-P	O-S-P	1,606,306.4062	36.87572099
2	4457-004-901	MRCA	RL20	R-C-20	OS-P	O-S-P	1,611,417.2428	36.99304965
3	4457-004-902	MRCA	RL20	R-C-20	OS-P	O-S-P	979,501.7241	22.48626548
4	4457-004-903	MRCA	RL20	R-C-20	OS-P	O-S-P	262,563.0991	6.027619355
5	4457-004-904	MRCA	RL20	R-C-20	OS-P	O-S-P	1,256,608.0673	28.84775177
6	4457-004-905	MRCA	RL20	R-C-20	OS-P	O-S-P	1,644,379.1524	37.74975097
7	4457-004-906	MRCA	RL20	R-C-20	OS-P	O-S-P	1,624,920.0522	37.3030315
8	4457-004-907	MRCA	RL20	R-C-20	OS-P	O-S-P	50,708.8602	1.164115248
9	4457-004-908	MRCA	RL20	R-C-20	OS-P	O-S-P	1,671,397.3291	38.37000296
10	4457-004-909	MRCA	RL20	R-C-20	OS-P	O-S-P	1,634,409.4995	37.52087924
11	4457-004-910	MRCA	RL20	R-C-20	OS-P	O-S-P	1,630,428.9042	37.42949734
12	4457-004-911	MRCA	RL20	R-C-20	OS-P	O-S-P	1,624,751.9410	37.2991722
13	4457-004-912	MRCA	RL20	R-C-20	OS-P	O-S-P	625,874.4614	14.36810058
14	4457-004-913	MRCA	RL20	R-C-20	OS-P	O-S-P	39,083.6999	0.897238289
15	4457-004-914	MRCA	RL20	R-C-20	OS-P	O-S-P	1,616,460.8769	37.10883556
16	4457-004-915	MRCA	RL20	R-C-20	OS-P	O-S-P	51,713.6051	1.187181018
17	4457-004-916	MRCA	RL20	R-C-20	OS-P	O-S-P	1,647,834.3683	37.82907182
18	4457-005-916	MRCA	RL20	R-C-20	OS-P	O-S-P	1,729,355.5898	39.70054155
19	4457-005-917	MRCA	RL20	R-C-20	OS-P	O-S-P	1,702,259.1680	39.0784933
20	4457-005-918	MRCA	RL20	R-C-20	OS-P	O-S-P	1,750,204.6462	40.17917002
21	4457-005-919	MRCA	RL20	R-C-20	OS-P	O-S-P	1,759,825.2741	40.40002925
22	4457-005-920	MRCA	RL20	R-C-20	OS-P	O-S-P	3,481,564.2048	79.92571636
23	4465-004-914	MRCA	RL20	R-C-20	OS-P	O-S-P	1,673,453.1831	38.41719888
24	4465-005-903	MRCA	RL20	R-C-20	OS-P	O-S-P	1,699,364.8111	39.012048
25	4472-023-900	MRCA	RL20	R-C-20	OS-P	O-S-P	864,010.0383	19.83494119
26	4472-024-900	MRCA	RL10	R-C-10	OS-P	O-S-P	244,313.4173	5.608664309
27	4472-024-901	MRCA	RL20	R-C-20	OS-P	O-S-P	540,258.8661	12.40263696
28	4472-024-902	MRCA	RL20	R-C-20	OS-P	O-S-P	379,759.6485	8.718081922
29	4438-005-025	Mountains Restoration Trust	RV, RL20, OS-P	R-C-15,000, R- C-20, O-S-P	OS-P	O-S-P	866097.3716	19.88285977

Rezone to OS

	APN	Owner/ Agent	LCP LU	LCP Zone	Proposed Land Use	Proposed Zone	Parcel Area (Sq ft)	Parcel Area (Ac)
30	4457-005-909	MRCA	RL20	R-C-20	OS-P	O-S-P		79
31	4457-005-910	MRCA	RL20	R-C-20	OS-P	O-S-P		40
32	4457-013-904	MRCA	RL20	R-C-20	OS-P	O-S-P		18
33	4457-013-900	MRCA	RL20	R-C-20	OS-P	O-S-P		34
34	4457-013-902	MRCA	RL20	R-C-20	OS-P	O-S-P		77
35	4457-013-906	MRCA	RL20	R-C-20	OS-P	O-S-P		18
36	4457-005-911	MRCA	RL20	R-C-20	OS-P	O-S-P		40
37	4457-013-912	MRCA	RL20	R-C-20	OS-P	O-S-P		14
38	4457-013-911	MRCA	RL20	R-C-20	OS-P	O-S-P		13
39	4457-013-910	MRCA	RL20	R-C-20	OS-P	O-S-P		10
40	4457-013-901	MRCA	RL20	R-C-20	OS-P	O-S-P		38
41	4457-013-914	MRCA	RL20	R-C-20	OS-P	O-S-P		38
42	4457-013-915	MRCA	RL20	R-C-20	OS-P	O-S-P		38
43	4457-013-916	MRCA	RL20	R-C-20	OS-P	O-S-P		10
44	4457-013-917	MRCA	RL20	R-C-20	OS-P	O-S-P		42
45	4457-013-903	MRCA	RL20	R-C-20	OS-P	O-S-P		0.6
46	4457-013-905	MRCA	RL20	R-C-20	OS-P	O-S-P		0.6
47	4457-013-907	MRCA	RL40	R-C-40	OS-P	O-S-P		20
48	4457-013-913	MRCA	RL40	R-C-40	OS-P	O-S-P		27
49	4457-013-908	MRCA	RL40	R-C-40	OS-P	O-S-P		54
50	4457-013-909	MRCA	RL40	R-C-40	OS-P	O-S-P		1
51	4457-013-918	MRCA	RL40	R-C-40	OS-P	O-S-P		20
52	4472-005-011*	MARSH,RYAN CO TR MARSH FAMILY TRUST	RL40	R-C-40	OS-P	O-S-P	444308	10.19990817
53	4472-005-012*	RH AND HW LLC	RL40	R-C-40	OS-P	O-S-P	412377	9.466873278
54	4461-004-904	NPS	RL40	R-C-40	OS-P	O-S-P	3211317	73.72169421
55	4461-004-905	NPS	RL40	R-C-40	OS-P	O-S-P	1495871	34.34047291
56	4465-004-911	NPS	RL20	R-C-20	OS-P	O-S-P	97537	2.239141414
57	4465-004-912	NPS	RL20	R-C-20	OS-P	O-S-P	89827	2.062144169
58	4465-004-913	NPS	RL20	R-C-20	OS-P	O-S-P	80297	1.843365473
59	4471-020-913	NPS	RL20	R-C-20	OS-P	O-S-P	1764225	40.50103306
60	4471-023-907	NPS	RL20	R-C-20	OS-P	O-S-P	3033685	69.64382461
61	4472-003-904	NPS	RL40	R-C-40	OS-P	O-S-P	34695	0.796487603

Rezone to R-C or R-R

	APN	Owner/ Agent	Current LCP LU	Current LCP Zone	LU prior to LCP	Zone prior to LCP	Proposed Land Use	Proposed Zone	Parcel Area (Sq ft)	Parcel Area (Ac)
1	4472-005-025	Michael Milner	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	443652.704	10.1848646
2	4472-009-029	Rachel L Bush	OS-P	O-S-P	3, M2	A-1-1	RL40	R-C-40	765343.639	17.5698723
3	4472-014-014	Conejo Country Lands LLC	OS	O-S	M2	A-1-1	RL40	R-C-40	85631.1602	1.96582094
4	4472-016-004	Bandi, Chandra S and Jaynathi	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	128245.763	2.94411762
5	4471-022-003	RHR Encinal LLC	OS-P	O-S-P	3, 4, M2	A-1-1	RL40	R-C-40	7159899.02	164.368664
6	4472-005-029	Hochuli, Frank TR	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	444300.673	10.19974
7	4472-015-007	Ivie, Earl Jr and Dolores M TRS	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	1753461.34	40.2539335
8	4472-016-030	Nashua LLC	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	812208.624	18.6457444
9	4472-017-003	Rotter, Alvin and Barbara T	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	688845.686	15.813721
10	4472-006-023	Dziadulewicz, James and Helen	OS-DR	O-S-DR	M2	A-1-1	RL40	R-C-40	417803.063	9.59143856
11	4440-007-073	Esposito, Fred	OS-P	O-S-P	3, 4, M2	A-1-1	RL20	R-C-20	1454241.02	33.3847801
12	4464-027-019	Leight, Howard and Eva	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	461799.609	10.6014603
13	4465-004-080	Malitex Partners/ Norman Haynie	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	1186125.72	27.2296998
14	4465-006-065	Ignoratio Elenichi Inc	OS-P	O-S-P	3, 5, M2	A-1-1	RL20	R-C-20	827783.043	19.0032838
15	4471-020-034	Gonzales, Ray TR	OS-P	O-S-P	3, 4, M2	A-1-1	RL20	R-C-20	1835259.12	42.1317522
16	4441-008-001	Tortorice, Jaqueline V and Tortorice James	RL20	O-S	5, N5 (N5 = NAP land use)	R-1-5	RL20	R-C-20	3803.53388	0.08731712
17	4442-022-028	Reed, Kevin S and Lewis, Justine E	OS	O-S		4 R-1-5	RL20	R-C-20	1022.01241	0.02346218
18	4442-022-029	Reed, Kevin S and Lewis, Justine E	OS	O-S		4 R-1-5	RL20	R-C-20	1159.86318	0.02662679
19	4461-002-017	Zamarin, Jerome C TR	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	657477.214	15.0936
20	4471-021-038	Heinz, Norma E TR	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	1734801.71	39.8255673
21	4471-023-022	Toft, Robert I and Norma J TRS	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	440401.898	10.1102364
22	4471-024-001	Roekpuritat, Rocky	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	1719392.67	39.4718243
23	4471-025-042	Sisson, Tryon N and Dolores A	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	425808.593	9.77522023
24	4471-027-045	Raby, Donald W TR	OS-P	O-S-P	3, 4, 5, M2	A-1-1	RL20	R-C-20	879042.001	20.1800276
25	4472-032-004	Lostutter, Robert D TR	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	180296.514	4.13903842
26	4462-032-028	Salvation Army	OS	O-S	M2	A-1-1	RL20	R-C-20	4518578.09	103.732279
27	4472-028-040	Gary Gorian	OS-P	O-S-P	4, 5, M2	A-1-1	RL10	R-C-10	607448.519	13.9450992
28	4472-022-021	Badihian, Bijan	OS-P	O-S-P		4 A-1-1	RL10	R-C-10	234034.712	5.37269771
29	4472-027-034	Randall, Chad R	OS-P	O-S-P	3, 4, 5	A-1-1	RL10	R-C-10	591213.141	13.5723861
30	4448-012-045	Frith Smith, David G and Judy C.	OS-P	O-S-P		5 R-1-10,000	RV	R-C-10,000	24312.1955	0.55813121
31	4444-017-030	Lucinio, Richard F TR	OS	O-S		6 R-1-10,000	RV	R-C-10,000	5507.7523	0.12644059
Re-zone to R-R										
32	4471-006-008	Gerson Family Trust	RL 20	R-C-20	16, N2 (N2 = NAP LU)	A-1-2	CR	R-R	78833	1.80975666
33	4440-006-005	WARE,HERTA TR HERTA WARE TRUST	RL20	R-C-20		5 A-2	CR	R-R	85862	1.97112029
34	4440-006-021*	GEER,ELLEN TR P ALSOP AND E GEER TRUST	RL20	R-C-20		5 A-1-10 and A-2	CR	R-R	500409	11.4878099



LOS ANGELES COUNTY
**LAND USE POLICY (EAST)
2016 PROPOSED AMENDMENTS**
**SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM**

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY
- 2016 LAND USE POLICY AMENDMENTS:**
- CR VISITOR-SERVING COMMERCIAL RECREATION-LIMITED **
 - OS-P OPEN SPACE-PARKS **
 - RL10 RURAL LANDS (1DU/10AC)
 - RL20 RURAL LANDS (1DU/20AC) **
 - RL40 RURAL LANDS (1DU/40AC)
 - RV RURAL VILLAGE **

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

** The above land use categories pertain to the entire LCP, but only those marked with double asterisks are located in the eastern area.



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / AUGUST 2016

LOS ANGELES COUNTY
**LAND USE POLICY (WEST)
 2016 PROPOSED AMENDMENTS**
 SANTA MONICA MOUNTAINS
 LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY
- 2016 LAND USE POLICY AMENDMENTS:**
- CR VISITOR-SERVING COMMERCIAL RECREATION-LIMITED **
 - OS-P OPEN SPACE-PARKS **
 - RL10 RURAL LANDS (1DU/10AC) **
 - RL20 RURAL LANDS (1DU/20AC) **
 - RL40 RURAL LANDS (1DU/40AC) **
 - RV RURAL VILLAGE

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

** The above land use categories pertain to the entire LCP, but only those marked with double asterisks are located in the western area.

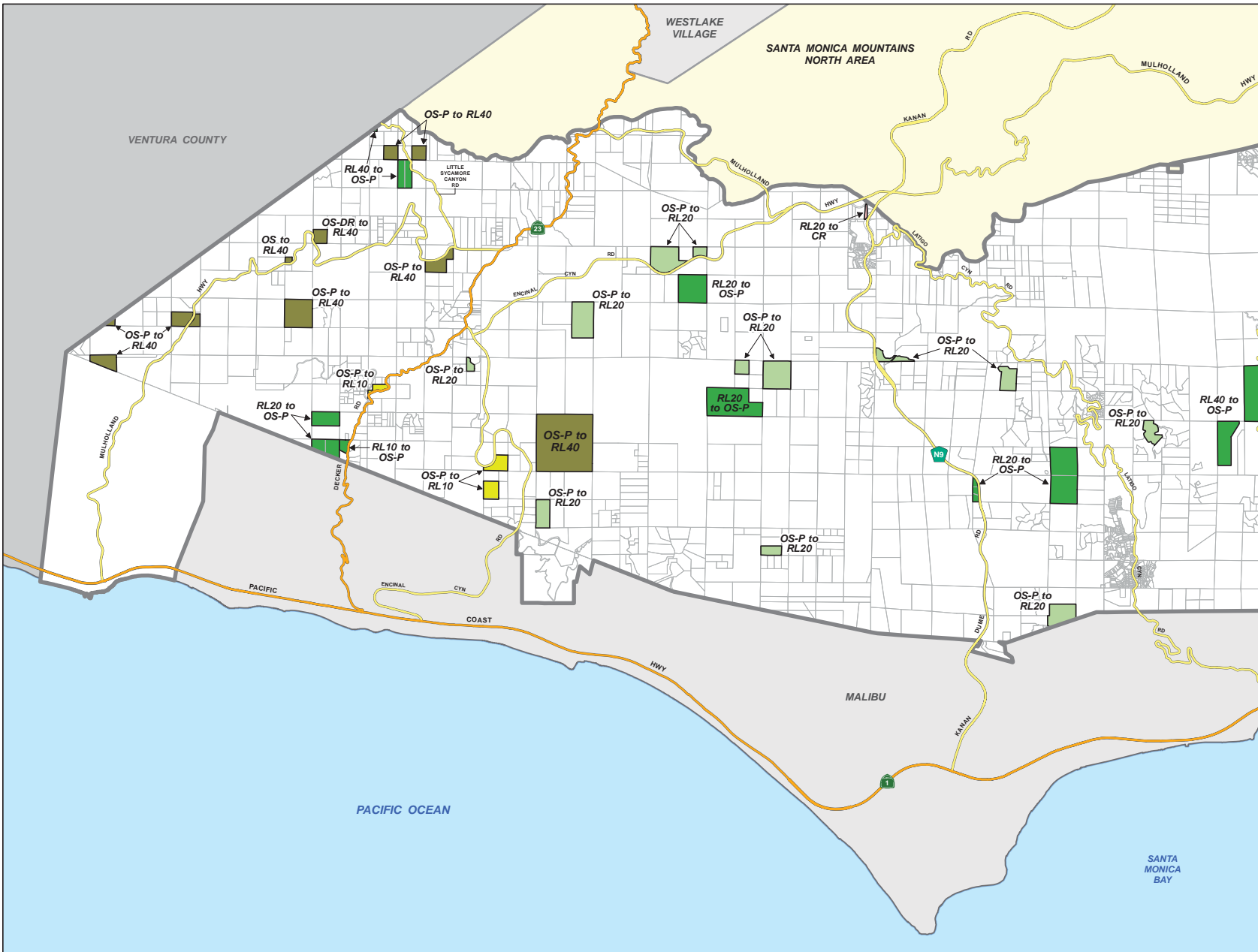


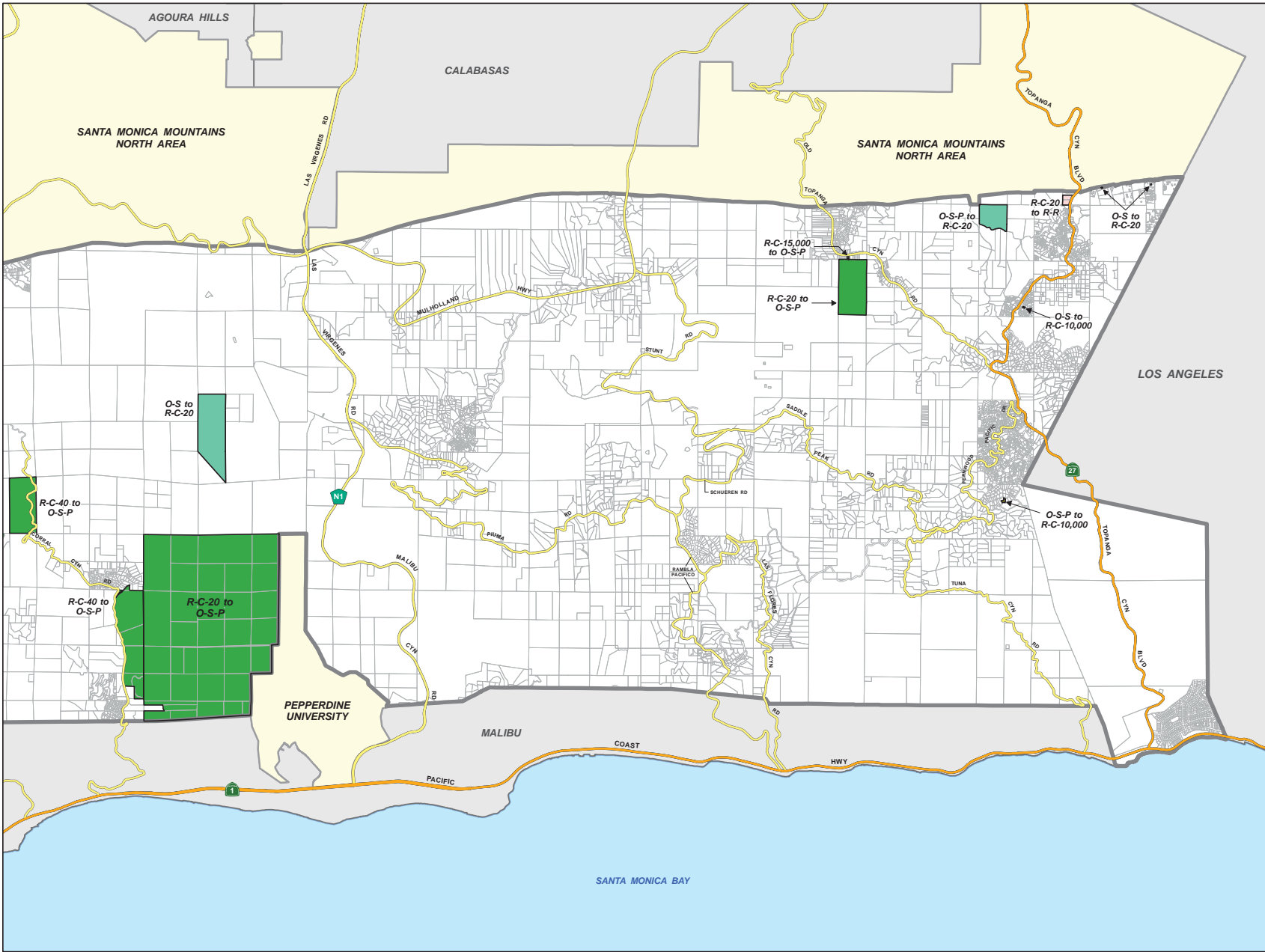
LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

0 0.5 1

MILES

PREPARED BY DRP GIS SECTION / AUGUST 2016





LOS ANGELES COUNTY

ZONE CHANGES (EAST)
2016 PROPOSED AMENDMENTS




SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY
- 2016 ZONE CHANGES:**
- O-S-P OPEN SPACE-PARKS **
 - R-C-10 RURAL-COASTAL (1DU/10AC)
 - R-C-10,000 RURAL-COASTAL (1DU/10,000SF) **
 - R-C-20 RURAL-COASTAL (1DU/20AC) **
 - R-C-40 RURAL-COASTAL (1DU/40AC)
 - R-R RESORT AND RECREATION **

* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

** The above zoning designations pertain to the entire LCP, but only those marked with double asterisks are located in the eastern area.





LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

0 0.5 1

MILES

PREPARED BY DRP GIS SECTION / AUGUST 2016

PRINTED ON: _____

LOS ANGELES COUNTY
**ZONE CHANGES (WEST)
 2016 PROPOSED AMENDMENTS**
 SANTA MONICA MOUNTAINS
 LOCAL COASTAL PROGRAM

- LEGEND**
- MAJOR ROAD
 - HIGHWAY
 - PARCEL BOUNDARY
 - SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY *
 - INCORPORATED CITY
 - OTHER UNINCORPORATED COMMUNITY
- 2016 ZONE CHANGES:**
- O-S-P OPEN SPACE-PARKS **
 - R-C-10 RURAL-COASTAL (1DU/10AC) **
 - R-C-10,000 RURAL-COASTAL (1DU/10,000SF)
 - R-C-20 RURAL-COASTAL (1DU/20AC) **
 - R-C-40 RURAL-COASTAL (1DU/40AC) **
 - R-R RESORT AND RECREATION **

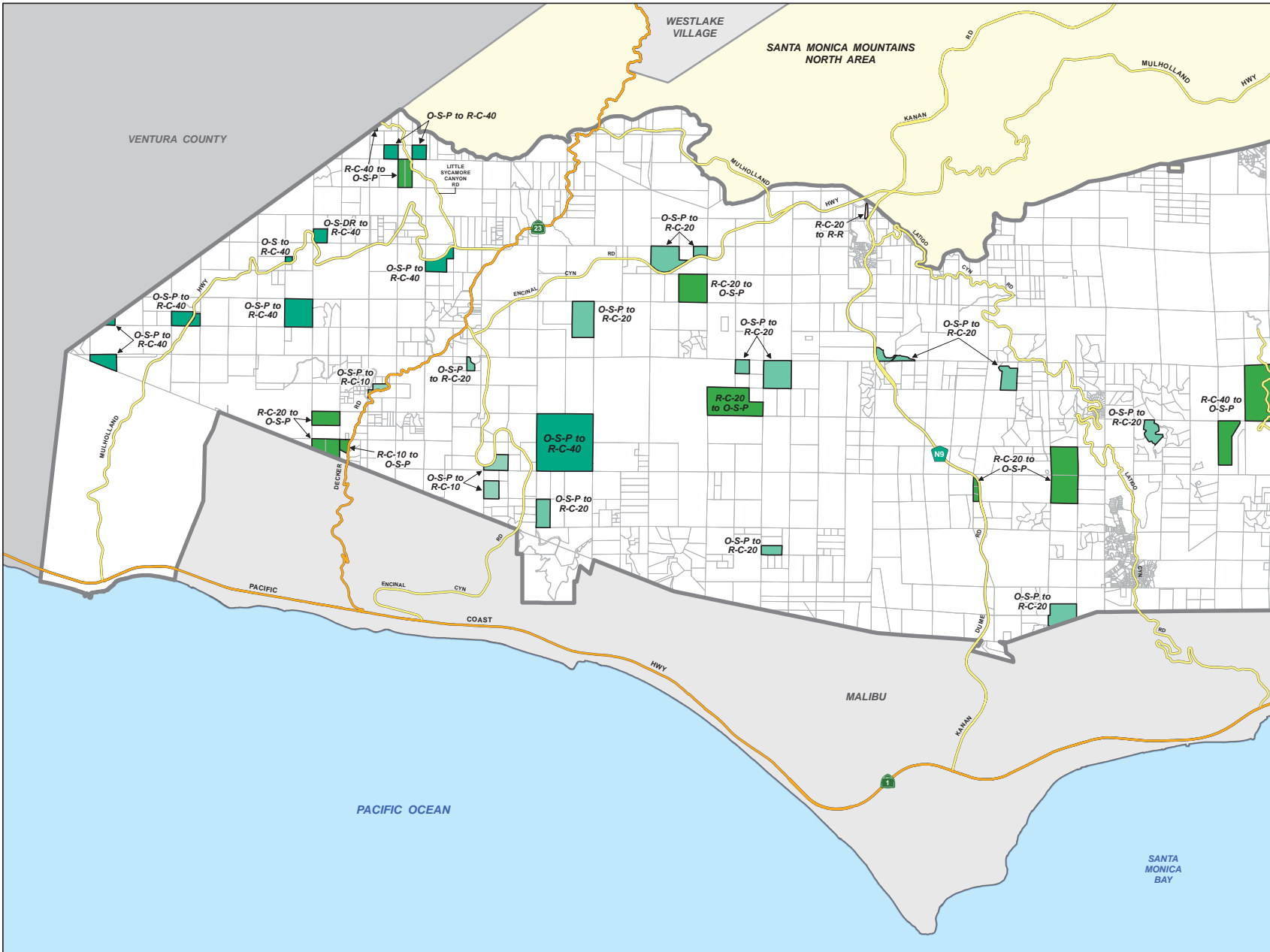
* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

** The above zoning designations pertain to the entire LCP, but only those marked with double asterisks are located in the western area.



LOS ANGELES COUNTY
 DEPT. OF REGIONAL PLANNING
 320 W. TEMPLE ST.
 LOS ANGELES, CA 90012

PREPARED BY DRP GIS SECTION / AUGUST 2016









LOS ANGELES COUNTY

PEPPERDINE UNIVERSITY BOUNDARY CORRECTION

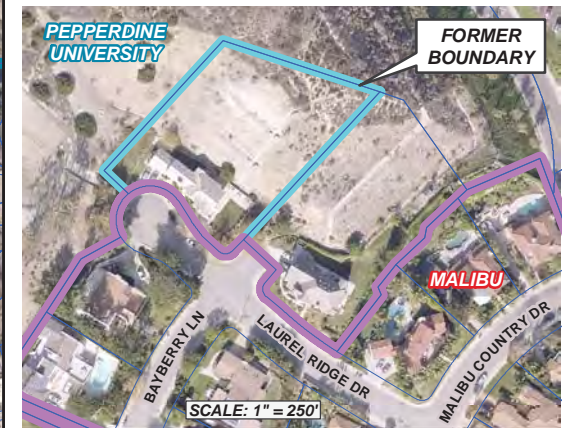
FEATURING PARCEL NO. 4458-040-003

LEGEND

-  L.A. COUNTY ROUTE
-  CA STATE HIGHWAY
-  ASSESSOR PARCEL NO. 4458-040-003 *
-  ASSESSOR PARCEL BOUNDARY
-  PEPPERDINE UNIVERSITY (CORRECTED BOUNDARY)
-  CITY / COMMUNITY BOUNDARY

AERIAL IMAGERY SOURCE: LAR-IAC, 2014

* APN 4458-040-003 WAS "ORPHANED", HAVING BEEN INADVERTENTLY EXCLUDED FROM THE PEPPERDINE UNIVERSITY BOUNDARY. PRIOR TO THE CORRECTION, THIS APN WAS ERRONEOUSLY SHOWN AS BEING PART OF THE SANTA MONICA MOUNTAINS COASTAL ZONE.



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012



PRINTED ON: _____

PREPARED BY DRP GIS SECTION / MAY 2016