



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 12, 2016

TO: Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Laura, Shell, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Anita D. Gutierrez, AICP, Supervising Regional Planner  
Community Studies West Section

**PLAN NO. RPPL2016000547 – AMENDMENT TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM  
RPC MEETING: MAY 25, 2016 - AGENDA ITEM: NO. 6**

The above-mentioned item is a request to amend the Santa Monica Mountains Local Coastal Program (LCP), to correct and update maps contained in the Santa Monica Mountains Land Use Plan (LUP) and Local Implementation Program (LIP), and to make minor text changes to the LUP and LIP. The requested amendment consists of: land use and zone changes for 68 parcels in the Coastal Zone; map corrections to the depicted boundary of Pepperdine University's Long Range Development Plan (LRDP) area; and minor text amendments to correct or clarify policies and standards contained in the LUP and LIP.

**BACKGROUND**

The Santa Monica Mountains LCP was adopted by the Board of Supervisors on August 26, 2014, and subsequently certified by the California Coastal Commission (Coastal 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. With the certification of the LCP, the County now has the permitting authority to issue coastal development permits (CDPs) within the Santa Monica Mountains LCP area. As the County has begun to implement the LCP, it was discovered that a number of parcels within the Coastal Zone were incorrectly mapped as open space. Moreover, certain LIP standards have been unclear in terms of intent, and therefore have been difficult to apply. As directed by your Commission at your February 3, 2016 meeting, Regional Planning has prepared an LCP amendment to address these map and text issues.

## **SITE DESCRIPTION**

The Santa Monica Mountains Coastal Zone is the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles, east of Ventura County, and south of the Santa Monica Mountains North Area. The Coastal Zone extends inland from the shoreline approximately five miles and encompasses roughly 80 square miles. Park lands cover approximately 53 percent of the planning area. There is limited commercial development along the unincorporated portion of Pacific Coast Highway and along Topanga Canyon Boulevard. The remainder of the planning area is comprised primarily of residential lots ranging from smaller parcels of less than 10,000 square feet, to lots of 80 acres or more. The Santa Monica Mountains are also home to extensive and diverse biological resources, including numerous sensitive plant and animal communities tracked by the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB).

## **DESCRIPTION OF PROPOSED LCP AMENDMENT**

The following sections provide in-depth descriptions of the three component parts of the proposed amendment:

Part One: Land Use and Zoning Changes

Part Two: Map Correction

Part Three: Text Changes

## **PART ONE: LAND USE AND ZONING CHANGES**

The land use and zoning changes consist of the following:

- Change 29 parcels to the Open Space-Parks (OS-P) land use category and Open-Space-Parks (O-S-P) zone
- Correct the land use category and zone for 39 parcels:
  - Change 10 parcels to Rural Lands 40 (RL40) and Rural-Coastal-40 (R-C-40)
  - Change 23 parcels to Rural Lands 20 (RL20) and Rural-Coastal-20 (R-C-20)
  - Change three parcels to Rural Lands 10 (RL10) and Rural-Coastal-10 (R-C-10)
  - Change two parcels to Rural Village (RV) and Rural-Coastal-10,000 (R-C-10,000)
  - Change one parcel to the Commercial Recreation – Limited Intensity (CR) and Resort-Recreation (R-R)

### **Change 29 parcels to OS-P and O-S-P**

Twenty-nine parcels, comprising approximately 833 acres of land, are proposed to be re-designated to open space. These parcels were acquired by the Mountains Recreation and Conservation Authority (MRCA) and the Mountains Restoration Trust (MRT) to be protected as open space areas. The acquisition of these parcels was partially funded through Proposition A (Safe Neighborhood Parks Proposition of 1996)

funds. All 29 parcels are proposed to be changed to the OS-P land use category and the O-S-P zone, as summarized in the below table.

CHANGE TO OS-P AND O-S-P							
	APN	Owner	Current Land Use	Current Zone	Land Use Change	Zone Change	Approx. Acres
1	4457-004-900	MRCA	RL20	R-C-20	OS-P	O-S-P	36.9
2	4457-004-901	MRCA	RL20	R-C-20	OS-P	O-S-P	37.0
3	4457-004-902	MRCA	RL20	R-C-20	OS-P	O-S-P	22.5
4	4457-004-903	MRCA	RL20	R-C-20	OS-P	O-S-P	6.0
5	4457-004-904	MRCA	RL20	R-C-20	OS-P	O-S-P	28.8
6	4457-004-905	MRCA	RL20	R-C-20	OS-P	O-S-P	37.7
7	4457-004-906	MRCA	RL20	R-C-20	OS-P	O-S-P	37.3
8	4457-004-907	MRCA	RL20	R-C-20	OS-P	O-S-P	1.2
9	4457-004-908	MRCA	RL20	R-C-20	OS-P	O-S-P	38.4
10	4457-004-909	MRCA	RL20	R-C-20	OS-P	O-S-P	37.5
11	4457-004-910	MRCA	RL20	R-C-20	OS-P	O-S-P	37.4
12	4457-004-911	MRCA	RL20	R-C-20	OS-P	O-S-P	37.3
13	4457-004-912	MRCA	RL20	R-C-20	OS-P	O-S-P	14.4
14	4457-004-913	MRCA	RL20	R-C-20	OS-P	O-S-P	0.9
15	4457-004-914	MRCA	RL20	R-C-20	OS-P	O-S-P	37.1
16	4457-004-915	MRCA	RL20	R-C-20	OS-P	O-S-P	1.2
17	4457-004-916	MRCA	RL20	R-C-20	OS-P	O-S-P	37.8
18	4457-005-916	MRCA	RL20	R-C-20	OS-P	O-S-P	39.7
19	4457-005-917	MRCA	RL20	R-C-20	OS-P	O-S-P	39.1
20	4457-005-918	MRCA	RL20	R-C-20	OS-P	O-S-P	40.2
21	4457-005-919	MRCA	RL20	R-C-20	OS-P	O-S-P	40.4
22	4457-005-920	MRCA	RL20	R-C-20	OS-P	O-S-P	79.9
23	4465-004-914	MRCA	RL20	R-C-20	OS-P	O-S-P	38.4
24	4465-005-903	MRCA	RL20	R-C-20	OS-P	O-S-P	39.0
25	4472-023-900	MRCA	RL20	R-C-20	OS-P	O-S-P	19.8
26	4472-024-900	MRCA	RL10	R-C-10	OS-P	O-S-P	5.6
27	4472-024-901	MRCA	RL20	R-C-20	OS-P	O-S-P	12.4
28	4472-024-902	MRCA	RL20	R-C-20	OS-P	O-S-P	8.7
29	4438-005-025	MRT	RV, RL20, OS-P	R-C-15,000, R-C-20, O-S-P	OS-P	O-S-P	19.9
<b>Total: 29 parcels, 833 acres</b>							
<p>Key:</p> <p><u>LCP Land Uses:</u>            Open Space-Parks (OS-P): Principal permitted use is resource-dependent recreation. Allowable uses include public parks and beaches acquired by public agencies for habitat preservation and recreation.            Rural Lands 20 (RL20): Principal permitted use is single-family homes. Maximum permitted density is one dwelling unit per 20 acres.            Rural Lands 10 (RL10): Principal permitted use is single-family homes. Maximum permitted density is one dwelling unit per 10 acres.            Rural Village (RV): Principal permitted use is low-density single-family detached homes.</p> <p><u>LCP Zones:</u>            Open-Space-Parks (O-S-P): Allows for habitat preservation and public recreation, including public parks, playgrounds, and beaches.            Rural-Coastal-20 (R-C-20): Principal permitted use is single-family residences. Minimum required lot size is 20 acres.            Rural-Coastal-10 (R-C-10): Principal permitted use is single-family residences. Minimum required lot size is 10 acres.            Rural-Coastal-15,000 (R-C-15,000): Principal permitted use is single-family residences. Minimum required lot size is 15,000 square feet.</p>							

Currently, 27 parcels are designated as the RL20 land use category and R-C-20 zone. One parcel (4472-024-900) is designated as RL10 and R-C-10. The remaining parcel (4438-005-025) contains three different land use categories and zones. This occurred

because several parcels were merged together to create one large parcel. Consequently, this parcel is currently designated as the RV, RL20, and OS-P land use categories, and the R-C-15,000, R-C-20, and O-S-P zones.

These 29 parcels contain extensive H1 and H2 habitat areas, streams, native chaparral and riparian vegetation, and areas that serve as wildlife crossings. As mentioned, these parcels were acquired specifically to be maintained and protected as open space areas, not for residential development. Accordingly, all 29 parcels are proposed to be re-designated from the RL or RV land use category and R-C zone, to the OS-P land use category and O-S-P zone, respectively. This will ensure that their land use category and zoning is consistent with their intended use as open space areas.

#### Analysis

Re-designating these 29 parcels to the OS-P land use category and O-S-P zone would ensure that they are preserved as open space, and that any future development is limited to primarily low-intensity, resource-dependent uses. If these parcels are not re-designated to open space, it could potentially allow for future incompatible development that would be disruptive to the biological resources present on these sites.

The proposed open space land use and zoning would be more restrictive than the current RL land use and R-C zoning. Because these parcels would be changing to a less intense land use, it is unlikely to cause an increased demand for water supply for fire protection. For example, a low-intensity resource-dependent use, such as a park, would likely require less water for fire protection than a single-family residence would. Per LIP Section 22.44.840.L, any new development, even low-intensity-resource-dependent uses, would still be required to provide proof of adequate water supply for fire protection.

Preserving these lands as open space would be in the interest of public health, safety, and general welfare, as it would protect sensitive habitat areas from incompatible development. The land use and zone changes would also be in conformity with good planning practice, because the open space designation would ensure the protection of these properties as open space areas. Therefore, these parcels are the proper location for the OS-P land use category and O-S-P zone.

#### Correct the land use category and zone for 39 parcels

The remaining land use and zone changes consist of corrections to the land use and zoning of 39 parcels, comprising approximately 1,000 acres. Thirty-eight of these parcels are privately-owned parcels that were incorrectly designated as open space. The remaining parcel, also privately owned, is a recreational property that was incorrectly designated as the RL land use category and R-C zone.

These mapping errors were likely a result of the large-scale re-designation of parcels that occurred when the LCP was certified. For context, prior to the LCP being certified, land use designations in the Coastal Zone were depicted in the Malibu LUP's land use policy map. The Malibu LUP's land use policy map was not parcel-based, and, consequently, numerous parcels contained more than one land use category. In order

to address this issue, these land use designations were adjusted so that every parcel would contain only one land use category. This rearrangement and re-designation of land uses affected over 50,000 acres of land within the Coastal Zone. It is likely that the mapping errors associated with the 39 above-described parcels were a byproduct of this land use re-designation process.

Moreover, it was discovered that 34 of the 39 parcels are located directly adjacent to or within close proximity of federal-, state-, County-, or City-owned open space areas. It is inferred that these 34 parcels may have been mistakenly designated as open space due to their proximity to these open space areas i.e., they were mistakenly assumed to be part of these nearby open space areas, and were incorrectly designated as open space.

Aside from these 34 parcels, it was discovered that an additional two parcels contain open space conservation easements on portions of the properties. However, both of these parcels contain single-family residences. It is likely that these two parcels were mistakenly designated as open space due to the existence of these conservation easements on the properties.

To determine the appropriate land use category and zone changes, staff analyzed existing development, permit history, and land use category and zoning prior to LCP certification, for all 39 parcels. Below are summaries of the proposed land use changes, grouped by land use and zone. More detailed descriptions of existing development, surrounding land uses, and permit history (if any) for each parcel is included within **Attachment Six – Appendix**.

Change 10 parcels to RL40 and R-C-40

Ten parcels are proposed to be changed from open space to the RL40 land use category and R-C-40 zone, as summarized in the below table. Nine of these parcels are located adjacent to federal- or state-owned open space areas, which may partly explain why they were incorrectly designated as open space. The remaining parcel (4472-006-023) contains an open space conservation easement on a portion of the property. The existence of this easement likely contributed to that parcel being mistakenly mapped as open space.

CHANGE TO RL40 AND R-C-40										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
1.	4472-017-003	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H2	Arroyo Sequit scenic element	16
2.	4472-016-004	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H2, stream	Arroyo Sequit scenic element	3

CHANGE TO RL40 AND R-C-40 (CONTINUED)										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
3.	4472-016-030	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H1, H2, H3, two streams	Arroyo Sequit scenic element	19
4.	4472-014-014	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H2, H3	Arroyo Sequit scenic element	2
5.	4472-015-007	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H1, H2, stream	Arroyo Sequit scenic element, Significant Ridgeline	40
6.	4472-005-025	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H2, stream	Arroyo Sequit scenic element	10
7.	4472-005-029	OS-P	O-S-P	M2	A-1-1	RL40	R-C-40	H2, H3, stream	Arroyo Sequit scenic element, within 200' of scenic route (Little Sycamore Canyon Road)	10
8.	4472-009-029	OS-P	O-S-P	3, M2	A-1-1	RL40	R-C-40	H2, H3, stream	Within 200' of scenic route (Little Sycamore Canyon Road)	18
9.	4472-006-023	OS-DR	O-S-DR	M2	A-1-1	RL40	R-C-40	H2	Arroyo Sequit scenic element	10
10	4471-022-003	OS-P	O-S-P	3, 4, M2	A-1-1	RL40	R-C-40	H1, H2, H3 stream	Encinal Canyon scenic element, Significant Ridgeline	164

**CHANGE TO RL40 AND R-C-40 (CONTINUED)**

Key:

Malibu LUP Land Uses:

Mountain Land (M2): Allowed for low-intensity residential development. Maximum permitted density was one dwelling unit per 20 acres.

Rural Land I (3): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 10 acres.

Rural Land II (4): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 5 acres.

Prior Zone:

Light Agriculture-1 (A-1-1): The A-1 zone permitted a range of agricultural uses, and also allowed for low-density, single-family residential development, outdoor recreational facilities, and public and institutional facilities. The A-1-1 zone required a minimum lot size of one acre.

LCP Land Use:

Open Space-Parks (OS-P): Principal permitted use is resource-dependent recreation. Allowable uses include public parks and beaches acquired by public agencies for habitat preservation and recreation.

Open Space – Deed Restricted (OS-DR): Principal permitted use is habitat preservation or passive, resource-dependent recreation consistent with the limitations established for the site by the terms of the applicable easement or deed restriction.

Rural Lands 40 (RL40): Principal permitted use is single-family homes. Maximum permitted density is one dwelling unit per 40 acres.

LCP Zone:

Open-Space-Parks (O-S-P): Allows for habitat preservation and public recreation, including public parks, playgrounds, and beaches.

Open-Space-Deed Restricted (O-S-DR): Principal permitted use is habitat preservation and permanent open space consistent with limitations established for the site by the terms of the applicable easement or deed restriction.

Rural-Coastal-40 (R-C-40): Principal permitted use is single-family residences. Minimum required lot size is 40 acres.

An analysis of existing development showed that three parcels (4472-009-029, 4472-006-023, and 4471-022-003) contain single-family residences, and three other parcels (4472-016-030, 4472-014-014, and 4472-005-029) contain structures that are accessory to neighboring residential uses. The remaining four parcels (4472-017-003, 4472-016-004, 4472-015-007, and 4472-009-029) are currently undeveloped; however no permits or conditions were found that required these parcels to be changed to open space. Based on existing development and land use categories prior to LCP certification, it was determined that these parcels may still be intended for residential development.

To allow for residential development on these parcels, and for consistency with LUP policies, all ten parcels are proposed to be re-designated to the RL40 land use category and R-C-40 zone. Nine parcels (4472-017-003, 4472-016-004, 4472-016-030, 4472-014-014, 4472-015-007, 4472-005-025, 4472-005-029, 4472-009-029, and 4472-006-023) are located within the Arroyo Sequit watershed. Because the LUP recommends the RL40 category for land located in the Arroyo Sequit watershed, changing these parcels to RL40 and R-C-40 would be consistent with LUP policies.

The remaining parcel (4471-022-003) is proposed to be changed to the RL40 land use category and R-C-40 zone due to the biological and scenic resources present on the property, which include a stream and a Significant Ridgeline. This land use designation would ensure that any future development of this site would be at an intensity that is protective of the existing biological and scenic resources, in line with the LCP's guiding principle of prioritizing resource protection over development.

Change 23 parcels to RL20 and R-C-20

Twenty-three parcels are proposed to be changed from open space to the RL20 land use category and R-C-20 zone, as summarized in the below table. All except for two parcels (4472-032-004 and 4440-007-073) are located adjacent to or within close proximity of open space areas, which likely contributed to their being incorrectly mapped

as open space. The source of the mapping errors for parcels 4472-032-004 and 4440-007-073 could not be determined.

CHANGE TO RL20 AND R-C-20										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
1.	4472-032-004	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	H1, H2, H3, stream	--	4
2.	4471-027-045	OS-P	O-S-P	3, 4, 5, M2	A-1-1	RL20	R-C-20	H1, H2, H3	Encinal Canyon scenic element	20
3.	4471-021-038	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, H3, two streams	--	40
4.	4471-020-034	OS-P	O-S-P	3, 4, M2	A-1-1	RL20	R-C-20	H1, H2, H3, stream	Within 200' of scenic route (Encinal canyon Road)	42
5.	4471-023-022	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, H3	Significant Ridgeline	10
6.	4471-024-001	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, H3	Zuma Canyon scenic element, Significant Ridgeline	40
7.	4471-025-042	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2	Zuma Canyon scenic element	10
8.	4464-027-019	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	H1, H2, H3	Newton Canyon Hillside scenic element, Within 200' of a scenic route (Kanan Dume Road), Significant Ridgeline, Backbone Trail	11

CHANGE TO RL20 AND R-C-20 (CONTINUED)										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
9.	4465-006-065	OS-P	O-S-P	3, 5, M2	A-1-1	RL20	R-C-20	H1, H2, H3, stream	--	19
10.	4465-004-080	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	H1, H2, stream	--	27
11.	4461-002-017	OS-P	O-S-P	3, M2	A-1-1	RL20	R-C-20	H1, H2, H3	--	15
12.	4440-007-073	OS-P	O-S-P	3,4, M2	A-1-1	RL20	R-C-20	H1, H2, H3	Significant Ridgeline	33
13.	4441-008-001	RL20	O-S-P	5, N5*	R-1-5	No change proposed Already designated RL20	R-C-20	H3	--	0.09 (3,800 sq. ft.)
14.	4442-022-028	OS	O-S	4	R-1-5	RL20	R-C-20	H2	--	0.03 (1,160 sq. ft.)
15.	4442-022-029	OS	O-S	4	R-1-5	RL20	R-C-20	H2	--	0.02 (1,020 sq. ft.)
16.	4448-005-023	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Tuna Canyon scenic element, Lower Topanga Canyon scenic element, within 200' of scenic route (Tuna Canyon Road), Significant Ridgeline	48

CHANGE TO RL20 AND R-C-20 (CONTINUED)										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
17.	4448-005-024	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Tuna Canyon scenic element, within 200' of scenic route (Tuna Canyon Road), Significant Ridgeline	78
18.	4448-005-025	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Tuna Canyon scenic element, within 200' of scenic route (Tuna Canyon Road)	39
19.	4448-005-026	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Significant Ridgeline	26
20.	4448-005-027	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Tuna Canyon scenic element, within 200' of scenic route (Tuna Canyon Road), Significant Ridgeline	40

CHANGE TO RL20 AND R-C-20 (CONTINUED)										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
21.	4448-005-032	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Tuna Canyon scenic element, within 200' of scenic route (Tuna Canyon Road), Significant Ridgeline	36
22.	4448-005-035	OS-P	O-S-P	M2	A-1-1	RL20	R-C-20	H1, H2, stream	Tuna Canyon scenic element, within 200' of scenic route (Tuna Canyon Road)	38
23.	4462-032-028	OS	O-S	M2	A-1-1	RL20	R-C-20	H1, H2, H3, stream	Brent's Mountain scenic element, three Significant Ridgelines	104

**Key:**

**Malibu LUP Land Uses:**

Mountain Land (M2): Allowed for low-intensity residential development. Maximum permitted density was one dwelling unit per 20 acres.  
 Rural Land I (3): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 10 acres.  
 Rural Land II (4): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 5 acres.  
 Rural Land III (5): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 2 acres.

**\*Santa Monica Mountains North Area Plan (SMMNAP) Land Use:**

Mountain Lands 5 (N5): Allowed for single-family housing, as well as agriculture, equestrian uses, and private campgrounds. Maximum permitted density was one dwelling unit per five acres. Allowed for low-intensity recreational uses as a conditional use.

**Prior Zone:**

Light Agriculture-1 (A-1-1): The A-1 zone permitted a range of agricultural uses, and also allowed for low-density, single-family residential development, outdoor recreational facilities, and public and institutional facilities. The A-1-1 zone required a minimum lot size of one acre. Allowed for youth camps with a CUP  
 Single-family Residential-5 (R-1-5): Allowed for primarily single-family residential development. Minimum lot size required was 5 acres.

**LCP Land Use:**

Open Space-Parks (OS-P): Principal permitted use is resource-dependent recreation. Allowable uses include public parks and beaches acquired by public agencies for habitat preservation and recreation.  
 Open Space (OS): Principal permitted use is passive, resource-dependent recreation.  
 Rural Lands 20 (RL20): Principal permitted use is single-family homes. Maximum permitted density is one dwelling unit per 20 acres.

**LCP Zone:**

Open-Space-Parks (O-S-P): Allows for habitat preservation and public recreation, including public parks, playgrounds, and beaches.  
 Open-Space (O-S): Principal permitted use is habitat preservation and passive recreation.  
 Rural-Coastal-20 (R-C-20): Principal permitted use is single-family residences. Minimum required lot size is 20 acres.

An analysis of existing development showed that two parcels (4471-021-038 and 4465-006-065) contain single-family residences, and one parcel (4464-027-019) contains structures that are accessory to a neighboring residence. The remaining 20 parcels are undeveloped; however, no permits or conditions were found that required these parcels to be changed to open space. Based on existing development and the land use categories prior to LCP certification, it was determined that 22 parcels may be intended for residential development, and one parcel (4462-032-028) is part of a recreational camp facility. For consistency with LUP policies, surrounding land uses, and the land use categories that existed on these properties prior to LCP certification, these parcels are proposed to be changed to the RL20 category and R-C-20 zone.

Fourteen parcels are located within the following sensitive watersheds: Trancas Canyon; Zuma Canyon; Ramirez Canyon; Tuna, Peña, and Lower Topanga Canyons. Because the LUP recommends the RL20 category for land located in these sensitive watersheds, changing these parcels to RL20 and R-C-20 would be consistent with LUP policies (parcels: 4471-021-038, 4471-020-034, 4471-023-022, 4471-024-001, 4471-025-042, 4465-027-019, 4465-006-065, 4448-005-023, 4448-005-024, 4448-005-025, 4448-005-026, 4448-005-027, 4448-005-032, and 4448-005-035).

An additional four residential parcels (4440-007-073, 4441-008-001, 4442-022-028, and 4442-022-029) are proposed to be changed to RL20 and R-C-20 because they are located within the upper portion of the Topanga Canyon watershed. Although the LUP does not specifically identify the upper portion of the Topanga Canyon as a sensitive watershed, it is justifiable to apply the same protections afforded to the Lower Topanga Canyon watershed to the upper portions of the watershed. Regional Planning's staff biologist confirmed that the upper Topanga Canyon watershed is home to several sensitive and rare habitats, including three endangered and threatened fish. As mentioned above, the LUP recommends the RL20 land use category for the Lower Topanga Canyon watershed. To ensure that LUP policies are applied consistently throughout the entire Topanga Canyon watershed, these four parcels should also be changed to the RL20 land use category and R-C-20 zone. This would ensure that future development occurs at an intensity that would be protective of the numerous biological and scenic resources throughout the entire Topanga Canyon watershed.

It should be noted that parcel 4441-008-001 was only partly within the Coastal Zone prior to LCP certification. With the certification of the LCP, this parcel is now located entirely within the Coastal Zone, and is currently designated RL20 and O-S-P. Accordingly, there is an inconsistency between its current land use category and zoning. No land use change is proposed for this parcel, only a zone change from O-S-P to R-C-20. This would ensure consistency with LUP policies, as well as between the parcel's land use category and zone.

An additional two parcels (4465-004-080 and 4461-002-017) are proposed to be changed to RL20 and R-C-20 because they are located within the Escondido Canyon watershed. Although this watershed is more disturbed than the other sensitive watersheds in the Coastal Zone, it does contain areas with high habitat value. In particular, the streambed of this watershed supports riparian woodland dominated by

western sycamore and coast live oaks trees, similar to that of Ramirez Canyon. Due to this similarity to Ramirez Canyon, for which the LUP recommends a land use of RL20, both parcels are proposed to be changed to the RL20 category and rezoned to R-C-20.

Another two parcels, 4472-032-004 and 4471-027-045, are proposed to be changed to the RL20 land use category and R-C-20 zone, to be consistent with surrounding residential properties. Specifically, the residential parcels that surround these properties are designated as RL20 and R-C-20. The proposed land use and zone changes for these two parcels would ensure consistency between adjacent land uses.

The remaining parcel, 4462-032-028, is part of a larger recreational camp facility that has been in operation since the 1940s. Most of the other parcels that comprise this recreational camp facility are designated as RL20. The RL20 land use category not only allows for single-family residences, but it also allows for low-intensity recreational uses such as retreats and campgrounds. This parcel is located within the Malibu Creek watershed, for which the LUP recommends the RL20 land use category. Accordingly, for consistency with the surrounding parcels as well as with LUP policies, parcel 4462-032-028 is proposed to be changed to RL20 and R-C-20.

Change three parcels to RL10 and R-C-10

Three parcels are proposed to be changed from open space to the RL10 land use category and R-C-10 zone, as summarized in the below table. All are located adjacent to City-owned open space areas, which may partly explain why they were incorrectly designated as open space.

CHANGE TO RL10 AND R-C-10										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
1.	4472-022-021	OS-P	O-S-P	4	A-1-1	RL10	R-C-10	H2, H3	Within 200' of scenic route (Decker Canyon Road)	5
2.	4472-028-040	OS-P	O-S-P	4, 5, M2	A-1-1	RL10	R-C-10	H1, H2, stream	--	14
3.	4472-027-034	OS-P	O-S-P	3, 4, 5	A-1-1	RL10	R-C-10	H1, H2, H3	Within 200' of scenic route (Encinal Canyon Road)	14

**CHANGE TO RL10 AND R-C-10 (CONTINUED)**

Key:

Malibu LUP Land Uses:

Mountain Land (M2): Allowed for low-intensity residential development. Maximum permitted density was one dwelling unit per 20 acres.

Rural Land I (3): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 10 acres.

Rural Land II (4): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 5 acres.

Rural Land III (5): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 2 acres.

Prior Zone:

Light Agriculture-1 (A-1-1): The A-1 zone permitted a range of agricultural uses, and also allowed for low-density, single-family residential development, outdoor recreational facilities, and public and institutional facilities. The A-1-1 zone required a minimum lot size of one acre. Allowed for youth camps with a CUP

LCP Land Use:

Open Space-Parks (OS-P): Principal permitted use is resource-dependent recreation. Allowable uses include public parks and beaches acquired by public agencies for habitat preservation and recreation.

Rural Lands 10 (RL10): Principal permitted use is single-family homes. Maximum permitted density is one dwelling unit per 10 acres.

LCP Zone:

Open-Space-Parks (O-S-P): Allows for habitat preservation and public recreation, including public parks, playgrounds, and beaches.

Rural-Coastal-10 (R-C-10): Principal permitted use is single-family residences. Minimum required lot size is 10 acres.

All three parcels are currently undeveloped; however there were no permits or conditions that required these parcels to be changed to open space. Based on the land use that existed on these properties prior to LCP certification, it was determined that these parcels may still be intended for residential development. To allow for potential residential development on these properties, and for consistency with LUP policies, these parcels are proposed to be re-designated to the RL10 land use category and R-C-10 zone.

The LUP recommends the RL10 land use category for land located near “established clusters of estate-size residential development,” including development along Decker Road. Because APN 4472-022-021 is located adjacent to Decker Road, and is within the vicinity of an established cluster of estate-sized residential development, the RL10 land use category and R-C-10 zone appear appropriate for this parcel. Parcels 4472-028-040 and 4472-027034 are also located near clusters of estate-sized residential development, and are surrounded by residential properties that are designated RL10. Changing these two parcels to RL10 and R-C-10 would ensure consistency with LUP policies and the surrounding residential land uses.

Change two parcels to RV and R-C-10,000

Two parcels are proposed to be changed from open space to the RV land use category and R-C-10,000 zone, as summarized in the below table. Parcel 4444-017-030 is located adjacent to State-owned open space, which may partly explain why it was incorrectly designated as open space. Parcel 4448-012-045 contains an open space conservation easement on the southwest portion of the property, which may have contributed to this parcel being mistakenly mapped as open space.

CHANGE TO RV AND R-C-10,000										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
1.	4444-017-030	OS	O-S	6	R-1-10,000	RV	R-C-10,000	H3	Within 200' of scenic route (Topanga Canyon Boulevard)	0.13
2.	4448-012-045	OS-P	O-S-P	5	R-1-10,000	RV	R-C-10,000	H2, H3	--	0.6

**Key:**  
Malibu LUP Land Uses:  
 Rural Land III (5): Principal permitted use was large lot residential development. Maximum permitted density was one dwelling unit per 2 acres.  
 Residential I (6): Residential areas characterized by a grouping of housing units on gently sloping or flat terrain, often within established rural communities. Maximum density was one dwelling unit per acre.

Prior Zone:  
 Single-family Residential-10,000 (R-1-10,000): Allowed for primarily single-family residential development. Minimum lot size required was 10,000 square feet.

LCP Land Use:  
 Open Space-Parks (OS-P): Principal permitted use is resource-dependent recreation. Allowable uses include public parks and beaches acquired by public agencies for habitat preservation and recreation.  
 Rural Village (RV): Principal permitted use is low-density single-family detached homes.

LCP Zone:  
 Open-Space-Parks (O-S-P): Allows for habitat preservation and public recreation, including public parks, playgrounds, and beaches.  
 Rural-Coastal-10,000 (R-C-10,000): Principal permitted use is single-family residences. Minimum required lot size is 10,000 square feet.

Parcel 4448-012-045 contains a single-family residence. Parcel 4444-017-030 is currently undeveloped; however, no permits or conditions were found that required this parcel to be changed to open space. Based on existing development and the land use categories on these properties prior to LCP certification, it was determined that both parcels may still be intended for residential development. Further, parcel 4444-017-030 is located within the Topanga Woods rural village, and parcel 4448-012-045 is located within the Fernwood rural village. Because the LUP recommends the RV category for land located within rural villages, changing these parcels to the RV land use category would ensure consistency with LUP policies. These parcels would then be rezoned to R-C-10,000, to be consistent with the zoning of the other residential parcels within these two rural villages.

Change one parcel to CR and R-R

One parcel is proposed to be changed from the RL20 land use category and R-C-20 zone to the CR land use category and R-R zone, as summarized in the below table. This parcel and the adjoining parcel, APN 4471-006-015, were originally established as a tennis club in the late 1950s and early 1960s. Parcel 4471-006-008 currently contains a tennis court, cabins, an accessory building, and a caretaker's residence. A few of these facilities extend into parcel 4471-006-015. However, parcel 4471-006-008 is currently designated RL20 and zoned R-C-20 whereas parcel 4471-006-015 is designated CR and zoned R-R. It may have been incorrectly assumed that all of the

recreational uses were located on parcel 4471-006-015, and that parcel 4471-006-008 was undisturbed, which led to parcel 4471-006-008 being mistakenly designated as RL20 instead of CR.

CHANGE TO CR AND R-R										
	APN	Current Land Use	Current Zone	Prior Land Use (Malibu LUP)	Prior Zone	Land Use Change	Zone Change	Biological Resources	Scenic Resources	Approx. Acres
1.	4471-006-008	RL20	R-C-20	16, N2*	A-1-2	CR	R-R	H3	Within 200' of scenic route (Kanan Dume Road)	1.8

**Key:**  
Malibu LUP Land Uses:  
 Low Intensity Visitor-Serving Commercial Recreation (16): Principal permitted use in the 16 land use category was urban and rural visitor-serving commercial recreation uses, characterized by large open space areas with limited building coverage.

\*Santa Monica Mountains North Area Plan (SMMNAP) Land Use:  
 Rural Residential 2 (N2): Principal permitted use was single family housing. Also allowed for retreats and low-intensity conference centers.

Prior Zone:  
 Light Agriculture-1 (A-1-2): The A-1 zone permitted a range of agricultural uses, and also allowed for low-density, single-family residential development, outdoor recreational facilities, and public and institutional facilities. Allowed for guest ranches, health retreats, and private recreation clubs with a CUP. The A-1-2 zone required a minimum lot size of two acres.

LCP Land Use:  
 Rural Lands 20 (RL20): Principal permitted use is single-family homes. Maximum permitted density is one dwelling unit per 20 acres.  
 Commercial Recreation – Low Intensity (CR): Principal permitted use within the CR category is low-intensity commercial establishments that offer a variety of goods and services to visitors

LCP Zone:  
 Rural-Coastal-20 (R-C-20): Principal permitted use is single-family residences. Minimum required lot size is 20 acres.  
 Resort and Recreation (R-R): Allows for health retreats and private recreation clubs with a major CDP.

Prior to LCP certification, APN 4471-006-008 was only partially within the Coastal Zone. With the certification of the LCP, this parcel is now entirely within the Coastal Zone. Based on the recreational uses that have historically existed on this parcel, as well as its prior land use designations, it is proposed to be re-designated to the CR land use category and R-R zone. These mapping corrections would ensure that the existing development on this property would conform to its underlying land use and zoning.

**Analysis**

As discussed, staff confirmed that 39 parcels have incorrect land use designations and zoning. Thirty-eight of the parcels were incorrectly mapped as open space, and the remaining parcel was mistakenly designated as RL instead of CR. Through careful research and analysis, staff has confirmed that the parcels' intended or existing uses for residential development, as well as low-intensity recreational uses for parcels 4462-032-028 and 4471-006-008, has not changed. No permits or conditions were found that justified these parcels being changed to open space, or to the RL20 category for parcel 4471-006-008. The recommended land use and zone changes would once again allow for residential development or recreational uses on these properties. Accordingly, these parcels are the proper location for the RL, RV, or CR land use designations and the R-C or R-R zones, respectively.

The proposed land use and zone changes would allow for uses that are currently prohibited under the existing mistaken land use designations and zoning. Changing 38 parcels from open space to the RL or RV land use designations would allow for residential development, which would otherwise be prohibited. For parcel 4471-006-008, changing the land use from RL to CR would allow for a wider range of recreational activities than is currently permitted. These land use and zone changes are intended to restore the development potential on these properties to what was allowed prior to LCP certification. The proposed land use and zone changes would also ensure that the 11 properties containing existing development would properly conform to their underlying land use and zoning.

It is possible that these land use and zone changes could result in a need for greater water supply for adequate fire protection. This is because these land use changes would allow for a higher intensity of development than is currently permitted per the mistaken existing land use designations and zones. For example, a single-family residence (as would be permitted in the RL and RV categories) would likely require greater water supply for adequate fire protection than a low-intensity open space use would. In the case of parcel 4471-006-008, the CR land use category would allow for a higher intensity of development than its current RL designation would allow.

It is likely that that any increased water supply needs could be adequately met, based on what was determined by the Malibu LUP i.e., that residential or recreational development could be accommodated on these 39 parcels. Further, the parcels that contain existing development are already required to have an adequate water supply for fire protection. From this, it is inferred that any future development on these properties would also be able to obtain a sufficient supply of water for fire protection.

Finally, the LCP requires all new development to demonstrate that an adequate source of water for fire protection exists to serve the development. Accordingly, any new development proposed for these 39 parcels would be required to demonstrate that there is an adequate supply of water for fire protection, and any future development would have to go through a site specific environmental review to assess any impacts.

## **PART TWO: MAP CORRECTION**

One parcel (4458-040-002) was mistakenly depicted within the Santa Monica Mountains LCP mapped area, instead of as part of the Pepperdine University's Long Range Development Plan (LRDP) area. A review of the Coastal Commission-approved land use maps for Pepperdine University's LRDP revealed that the parcel is indeed within the University's LRDP area. Staff also received verification from Pepperdine University that this parcel is within its LRDP area. Accordingly, staff is proposing to correct all maps contained in the LUP and the LIP to show APN 4458-040-002 as part of Pepperdine University's LRDP area. These map modifications would correct a minor error, but would not change any underlying policies of the LUP or LIP. Accordingly, the revised maps would continue to conform to all applicable policies of the Coastal Act and LCP.

### **PART THREE: TEXT CHANGES**

The Coastal Commission as well as the County Departments of Regional Planning, Fire, and Public Works are recommending several minor text amendments to the LUP and LIP, to correct typographical errors, or clarify certain standards. The certified LUP and LIP with these recommended text changes are included as **Attachments Two and Four**.

#### Text Amendments proposed by the Coastal Commission

The text changes recommended by the Coastal Commission, although minor in nature, are important to clarify the meaning and intent of provisions in 10 sections of the LIP. These text changes are summarized in the below table.

<b>MINOR TEXT CHANGES TO THE LIP RECOMMENDED BY THE COASTAL COMMISSION</b>		
	<b>LIP Section</b>	<b>Corrections proposed</b>
1.	22.44.620 Resolving Regulatory Conflicts	Change "the" to "other" in subsection 22.44.620.A
2.	22.44.630 Definitions	1) Add "The boundaries of this area are described generally in Section 22.44.610" to "Coastal Zone" definition 2) Change "a" to "any" in "Development" definition 3) Add "file" to "Open Coastal Commission Violation Case" definition 4) Fix grammatical error in "Principal Permitted Use" definition
3.	22.44.690 Coastal Zone Enforcement Procedures	1) Fix spelling errors in subsections 22.44.690.Y.5. and 22.44.690.Y.8.g 2) Change "as of" to "from" in subsections 22.44.690.Y.8.e, 22.44.690.Y.8.f, and 22.44.690.Y.9
4.	22.44.820 Exemptions and Categorical Exclusions	1) Fix grammatical error in subsection 22.44.820.A.1.b.iv 2) Fix numbering errors in subsection 22.44.820.A.2.b.iv 2) Change "as of" to "after" in subsection 22.44.820.C
5.	22.44.950 Coastal Development Permit – Oak Tree Requirements	Change "as of" to "prior to" in subsection 22.44.950.C
6.	22.44.1260 Grading	1) Add "15" to subsection 22.44.1260.F 2) Change "as of" to "prior to" in subsection 22.44.1260.K.
7.	22.44.1300 Crops	Remove the word "vineyard" from subsection 22.44.1300.E.8
8.	22.44.1521 Farmers' Markets Permitted Areas	Add "OS-P" to subsection 22.44.1521.A
9.	22.44.1700 Zoning and Zone-Specific Development Standards Organization	Fix grammatical error in subsection 22.44.1700.A.1
10.	22.44.1760 R-R Resort and Recreation Zone	Change "as of" to "prior to" in subsection 22.44.1760.A.3.b.(D)

#### Text Amendments proposed by the County

The County is recommending additional text amendments to two LUP policies, one LUP definition, and several sections of the LIP, to address minor errors or clarify the intent of certain standards. Below is a discussion of these text changes, grouped by "corrections" and "clarifications."

Corrections and Clarifications to LUP and LIP text recommended by the County

Text changes are proposed by the County Departments of Regional Planning, Fire, and Public Works to correct minor typographical errors in the LUP and LIP. Because these proposed text changes do not actually alter any underlying policies or standards, the revised policies and standards would continue to comply with the applicable policies of Coastal Act and the LUP. These text corrections are summarized in the below table.

<b>MINOR TEXT CORRECTIONS TO THE LUP AND LIP RECOMMENDED BY REGIONAL PLANNING, FIRE, AND PUBLIC WORKS</b>		
	<b>LUP Policy or LIP Section</b>	<b>Corrections proposed</b>
1.	LUP Policy CO-60	Correct misspelling of word "throughout" in last sentence
2.	LUP Policy CO-126	Add "Decker Road" to list of scenic routes: Decker Road was mapped as a scenic route on Map 3 of the LUP (Scenic Resources), but was mistakenly excluded from the list of scenic routes in policy CO-126. This minor correction will ensure consistency between the policy CO-126 and LUP Map 3.
3.	LIP Section: 22.44.630 Definitions	1) Correct typographical error in "Building Site" definition and remove "one" and "hammerhead" per Fire Department's request 2) Fix punctuation error in "Resource-Dependent Uses" definition 3) Correct misspelling of Malibou Lake within "Rural villages" definition 4) Fix "Significant ridgelines" definition so that it is consistent with the LUP definition of significant ridgelines
4.	LIP Section: 22.44.640 Land Divisions	Change "25 percent or more" to "15 percent or more" in subsection 22.44.640.A.6, per Fire Department's requirements
5.	LIP Section: 22.44.690 Coastal Zone Enforcement Procedures	Fix minor typographical error in subsection 22.44.690.Y.5.b
6.	LIP Section: 22.44.810 Permit Required	1) Fix minor typographical errors in subsection 22.44.810.I and 22.44.810.J.3.b 2) Fix punctuation error in subsection 22.44.810.J.3.b
7.	LIP Section: 22.44.840 Application – Information Required	1) Move subsection 22.44.1340.K.4.b. to subsection 22.44.840.G, and delete "per Department of Public Works standards", as requested by the Department of Public Works 2) Replace the term "SUSMP" with "Low Impact Development (LID) standards" in subsection 22.44.840.BB. According to the County Department of Public Works, the term "SUSMP" is no longer used, and "Low Impact Development (LID) standards" would be a more appropriate term. LID standards ensure that new development and redevelopment projects comply with State-mandated water quality requirements.
8.	LIP Section: 22.44.950 Coastal Development Permit – Oak Tree Requirements	Fix punctuation error in subsection 22.44.950.O.3.d
9.	LIP Section: 22.44.1220 Legal Non-conforming/Legal Conforming Uses, Buildings, and Structures	Fix incorrect section reference in subsection 22.44.1220.I.1
10.	LIP Section: 22.44.1230 Transfer of Development Credit Program	Delete incorrect section reference in subsection 22.44.1230.F.3.b.ii.(B)

<b>MINOR TEXT CORRECTIONS TO THE LUP AND LIP RECOMMENDED BY REGIONAL PLANNING, FIRE, AND PUBLIC WORKS</b>		
	<b>LUP Policy or LIP Section</b>	<b>Corrections proposed</b>
11.	LIP Section: 22.44.1270 Exterior Lighting	Fix minor typographical error in subsection 22.44.1270.E.4.a.ii
12.	LIP Section: 22.44.1340 Water Resources	1) Fix minor typographical error in subsection 22.44.1340.A.1.a 2) Change "Construction Runoff and Pollution Control Plan (CRPCP)" to "Erosion and Sediment Control Plan (ESCP)" in subsections 22.44.1340.H and 22.44.1340.H.7, to be consistent with Department of Public Works' requirements 3) Change "Post Construction Runoff Plan (PCRP)" to "grading plan and a drainage report" in subsection 22.44.1340.I, to be consistent with Department of Public Works' requirements 4) Fix incorrect section reference in subsection 22.44.1340.K.4.a 5) Move subsection 22.44.1340.K.4.b. to subsection 22.44.840.G, and delete "per Department of Public Works standards", as requested by the Department of Public Works
13.	LIP Section: 22.44.1375 Yards	Fix incorrect section reference in subsection 22.44.1375.L.2
14.	LIP Section: 22.44.1400 Parks, Trails, Playground, and Beaches	Fix punctuation error in subsection 22.44.1400.D
15.	LIP Section: 22.44.1430 Exploratory Testing	Fix minor typographical error in subsection 22.44.1430.B
16.	LIP Section: 22.44.1810 Description of Habitat Categories	Fix minor typographical errors in Section 22.44.1810 and subsection 22.44.1810.A.3
17.	LIP Section: 22.44.1840 Development Consistency Review (Biological Resources)	Capitalize "Department" in subsections 22.44.1840.B and 22.44.1840.D.3
18.	LIP Section: 22.44.1860 Development Review Required (Biological Resources)	Capitalize "Department" in subsection 22.44.1860.B
19.	LIP Section: 22.44.1900 Buffers (Biological Resources)	Fix minor typographical error in subsection 22.44.1900.B
20.	LIP Section: 22.44.1910 Land Planning and Development Standards (Biological Resources)	Fix minor typographical errors in subsections 22.44.1910.A and 22.44.1910.C
21.	LIP Section: 22.44.1920 Development Standards (Biological Resources)	Fix punctuation errors in subsection 22.44.1920.F.1, 22.44.1920.K.2.d, and 22.44.1920.M
22.	LIP Section: 22.44.2040 Development Standards (Scenic Resource Areas)	Add Decker Road to "Scenic Routes" listed in subsection 22.44.2040.C
23.	LIP Section: 22.44.2180 Development Standards (Shoreline and Bluff Development Standards)	Fix section numbering for subsection 22.44.2180.D.9

Regional Planning is also recommending text changes to one LUP definition and eight sections of the LIP to clarify or enhance the intent of certain standards. The text changes were recommended by a Departmental workgroup that focuses on LCP interpretation issues. Below is a discussion of these text clarifications organized by LIP section.

*Definition of Resource-Dependent Uses (LUP Glossary and LIP Section 22.44.630)*

Text changes are proposed for the definition of “resource-dependent uses” within the LUP glossary and LIP Section 22.44.630. The proposed change is to add “habitat restoration” as one of the listed resource-dependent uses. Habitat restoration is specifically listed as a resource-dependent use in subsection 22.44.1920.M. of the LIP:

“Resource-dependent uses include: nature observation, research/education, habitat restoration...”

Accordingly, adding habitat restoration to the definitions of resource-dependent uses in the LUP and LIP would make the definition consistent throughout both documents.

*Exemptions and Categorical Exclusions (LIP Section 22.44.820)*

Text changes are proposed for subsection 22.44.820.A.5, to clarify what information is required to qualify for a disaster replacement exemption. The proposed change is to add language that references Section 22.44.880 (Application for a Disaster Replacement Exemption Determination-Information Required) to subsection 22.44.820.A.5. This would help clarify that both sections of the LIP (22.44.820.A.5 and 22.44.880) apply when processing applications for disaster replacement exemptions.

*Application-Filing Fee (LIP Section 22.44.870)*

Several changes are proposed for the Application-Filing Fee section (22.44.870). The first 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 eight types of entitlements involve a different level of review and staffing costs than what is currently covered under the existing fee categories.

The proposed fee amounts are based on the fees charged by Regional Planning for similar types of entitlements. For example, the proposed fee amount for a CDP time extension is the same amount that Regional Planning currently charges for a conditional use permit (CUP) time extension. Similarly, the proposed fee amounts for CDP amendments are the same as what is currently charged for CDP amendments in the Marina del Rey and Catalina coastal areas. The proposed restoration order fee is based on the fee charged for a major CDP, because the processing costs for a restoration order would likely be on par with those required for a major CDP. These new fees would allow staff to charge more appropriate fees based on the level of review required for a permit.

The second proposed text change is to update the existing fees to match the fee amounts currently charged by Regional Planning. The Department 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: Coastal Development Permit, Administrative, without public hearing; Coastal Development Permit, Administrative, with public hearing; Coastal Development Permit, Minor; Coastal Development Permit,

Major; Coastal Development Permit, Waiver; and Coastal Development Permit Variance.

The next proposed text change is to rename the fee category “Coastal Development Permit, Waiver” to “Coastal Development Permit, Exemption.” Development that is exempt from the LIP (as listed in Section 22.44.820) is issued an “exemption,” by the County not a waiver, so the fee should be renamed accordingly. The fourth proposed text change is to add language stating that California Environmental Quality Act (CEQA) review fees may apply, so that applicants are aware that they could be charged environmental review fees in addition to the amount charged for the entitlement itself.

The final proposed text change is to add language stating that all fees may be adjusted annually based on the CPI. This would allow the County to adjust fees according to the CPI, without having to amend the LCP to do so. The proposed language is based on a similar provision included in the Marina del Rey Local Coastal Program.

*Construction Colors, Materials, and Design (LIP Section 22.44.1320)*

Text changes are proposed to subsections 22.44.1320.C. and 22.44.1320.D. to clarify the types of siding and roofing materials that are prohibited within the Coastal Zone. Because the LIP currently prohibits “reflective, glossy, and/or roll-formed metal type siding” and “polished and/or roll-formed type metal roofing”, it effectively prohibits most types of metal siding and roofing. However, because metal is considered a fire-safe material, it was felt that its use should actually be encouraged within the Coastal Zone. It was further interpreted that the intent of the LIP provision is to prohibit metal that is reflective, glossy, or polished, but not necessarily non-reflective metal siding and roofing. As such, subsections 22.44.1320.C. and 22.44.1320.D. are proposed to be revised so that only reflective, glossy, or polished metal siding and roofing are prohibited. This would allow for non-reflective types of metal siding and roofing to be used within the Coastal Zone.

*Parks, Trails, Playgrounds, and Beaches (LIP Section 22.44.1400)*

Text changes are proposed to address parking requirements for parks, trails, playgrounds, and beaches. Specifically, the change to subsection 22.44.1400.A would allow for as many as 10 parking spaces on existing paved or unpaved areas to be provided without obtaining a CDP. This revision would allow parks, trails, playgrounds, and beaches to more easily meet parking requirements, and thereby open more quickly. Any number of parking spaces over 10 spaces, but less than 25 spaces, would continue to require an administrative CDP. Accordingly, a corresponding change is proposed for subsection 22.44.1400.C to state that an administrative CDP is required for 11 to 24 parking spaces on paved or unpaved areas.

*Biological Resources: Development Review Required (LIP Section 22.44.1860)*

Text changes are proposed for subsection 22.44.1860.C.2, to exempt minor modifications to existing development from review by Regional Planning’s biologist and the Environmental Review Board (ERB), if the proposed modifications: do not increase fuel modification within H1 or H2 habitat areas; are within the approved building site area or landscaped area; conform to LCP provisions; and are not in violation of any

conditions of an approved CDP. Exempting such minor modifications from ERB and biologist review would allow for such projects to be processed through an administrative CDP. Minor modifications that would increase fuel modification, are not within the approved building site or landscaped area, do not conform to LCP provisions, or that would potentially violate the conditions of an approved CDP, would continue to require a higher level of review (e.g., ERB review, minor CDP, etc.).

*Biological Resources: Land Planning and Development Standards (LIP Section 22.44.1910)*

Text revisions are proposed for subsections 22.44.1910.F. and 22.44.1910.H, to clarify the maximum number of structures allowed for residential development. Currently, the maximum number of structures allowed for any development within H2 and H3 areas is limited to one main structure, one second residential structure, and accessory structures. However, this limit is not necessarily applicable to non-residential uses, such as recreational camps that contain numerous structures. The proposed text changes would clarify that the limit on number of structures applies mainly to residential development. Accordingly, subsections 22.44.1910.F and 22.44.1910.H would be revised to state that the maximum number of structures for residential development in H2 and H3 areas should be limited to one main residence, one second residential structure, and accessory structures.

*Scenic Resource Areas: Development Standards (LIP Section 22.44.2040)*

Text changes are proposed to subsection 22.44.2040.B.3, to allow certain necessary below-grade structures to be built within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline. Currently, the LIP prohibits any development on Significant Ridgelines, and requires that the tallest point of structures be sited at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline. This standard is also applicable to below-grade structures such as septic tanks. If a structure cannot meet this standard, then a variance is required, and the structure must be limited in height to 18 feet.

In practice, this has resulted in an overly onerous requirement for small projects such as septic replacement, which do not increase the development footprint and, because they are below-ground, have no impact on scenic views. Accordingly, the proposed change is to add language stating that below-grade structures that are necessary and accessory to a principal permitted use, may be allowed within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline.

**MEASURES NECESSARY TO CARRY OUT THE AMENDMENT**

This amendment to the Santa Monica Mountains LCP includes changes to the maps and text of the LUP and LIP. In order for these amendments to be incorporated into the Santa Monica Mountains LCP, they must be reviewed and approved by the Regional Planning Commission and the Board of Supervisors. Following this approval, the amendments would then be forwarded on to the Coastal Commission for certification.

## **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) and Sections 30500 through 30522 of the Public Resources Code provide that the process of preparing an LCP, and amendments thereto, is functionally equivalent to the preparation of an Environmental Impact Report (EIR). The Coastal Commission's review process for local coastal programs 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 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 may include a full EIR.

## **STAFF ANALYSIS/CONSISTENCY WITH THE COASTAL ACT AND LUP**

The proposed amendment is consistent with Chapter 3 of the Coastal Act and the LUP. The following paragraphs discuss how each of the proposed amendments meets Coastal Act and LUP objectives.

### **1. Land use and zone changes to re-designate 29 parcels to open space**

Re-designating 29 parcels acquired by MRCA and MRT to open space meets the following policies of the Coastal Act and LUP:

#### Section 30240 of the Coastal Act:

*(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...*

#### Policy CO-45 of the LUP:

*Emphasize the protection of habitat:*

- a) Preserve, protect, and enhance habitat linkages through limitations in the type and intensity of development and preservation of riparian corridors.*
- b) Place primary emphasis on preserving large, unbroken blocks of undisturbed natural open space and wildlife habitat areas. As part of this emphasis, all feasible strategies shall be explored to protect these areas from disturbance. Such strategies include, but are not limited to, purchasing open space lands...*

#### Policy CO-121 of the LUP:

*Pursue a variety of methods to preserve open space, including fee-simple acquisition, purchase of development rights, land swaps, regulations, or development density and lot retirement incentives. For County, State, and federal funds that may be earmarked for open space, assign high priority to acquiring properties designated on the National Park Service's Land Protection Plan, and to parcels within H1 and H2 habitat areas.*

Re-designating 29 parcels to open space would protect them from incompatible development that would significantly disrupt the habitat value of the properties. These land use changes would ensure that future development of these parcels would be restricted to low-intensity, resource-dependent uses, in conformance with Section 30240(a) of the Coastal Act. Re-designating these parcels to open space would also protect habitat linkages by limiting the type and intensity of development on these properties, in conformance with LUP policy CO-45. Changing these parcels to open space would also preserve large, unbroken blocks of undisturbed natural open space and wildlife habitat areas, as required by LUP policy CO-45. Finally, changing these parcels to open space is an effective method to preserve them as open space areas, in compliance with LUP policy CO-121.

## **2. Land use and zone changes to correct mapping errors for 39 parcels**

Correcting the land use and zoning for 39 privately-owned parcels meets the following policies of the Coastal Act and LUP:

### Section 30250 of the Coastal Act:

*(a) 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...*

### Policy LU-1 of the LUP:

*New residential, commercial, or industrial development 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...*

### Policy CO-7 of the LUP:

*Protect water quality by limiting maximum potential buildout in sensitive watersheds, including:*

- *Arroyo Sequit;*
- *Nicholas Canyon;*
- *Trancas Canyon;*
- *Zuma Canyon;*
- *Ramirez Canyon;*
- *Latigo Canyon;*
- *Solstice Canyon;*
- *Corral Canyon;*
- *Malibu Creek;*
- *Dark Canyon;*
- *Peña Canyon;*
- *Tuna Canyon; and*

- *Lower Topanga Canyon*

Policy CO-156 of the LUP:

*Encourage a full range of recreational experiences to serve local, regional and national visitors with diverse backgrounds, interests, ages, and abilities, including the transit-dependent and the physically challenged.*

Re-designating 39 parcels to the RL, RV, and CR land use category complies with the Section 30250 of the Coastal Act and Policy LU-1 of the LUP, because it would ensure that residential and recreational development would be located in areas where it can be accommodated. As discussed, these parcels were previously designated for residential or recreational use by the Malibu LUP because such uses could be accommodated at those locations. Re-designating these 39 parcels from open space to the RL, RV, or CR land use categories would restore the development potential on these properties, and allow for new residential or recreational development to occur where it can be accommodated.

Further, most of the parcels proposed to be changed to the RL or RV land use categories are located within “sensitive watersheds”, as identified in LUP Policy CO-7. Accordingly, the densities proposed for these properties are intended to limit the maximum potential buildout, while still allowing reasonable economic use of the properties. This would help protect water quality, as well as reduce the impacts to the biological and scenic resources found on these properties, in conformance with LUP policy CO-7.

Finally, re-designating parcel 4471-006-008 to the CR land use category would ensure that the recreational uses contained on this property conform to the underlying land use designation, and can continue to operate at this location. This property helps encourage a range of recreational experiences within the Coastal Zone, which would conform to LUP policy CO-156.

### **3. Correct Pepperdine University’s LRDP boundary in all LCP maps**

The corrections to all LUP and LIP maps to accurately depict Pepperdine University’s LRDP area comply with Section 30505 of the Coastal Act:

Section 30605 of the Coastal Act:

*To promote greater efficiency for the planning of any public works or state university or college or private university development projects and as an alternative to project-by-project review, plans for public works or state university or college or private university long-range land use development plans may be submitted to the commission for review in the same manner prescribed for the review of local coastal programs as set forth in Chapter 6 (commencing with Section 30500). If any plan for public works or state university or college development project is submitted prior to certification of the local coastal programs for the jurisdictions affected by the proposed public works, the commission shall certify whether the proposed plan is consistent with Chapter 3 (commencing with Section 30200). The commission shall, by regulation, provide for the submission and distribution to the public, prior to public hearings on the plan, detailed*

*environmental information sufficient to enable the commission to determine the consistency of the plans with the policies of this division. If any such plan for public works is submitted after the certification of local coastal programs, any such plan shall be approved by the commission only if it finds, after full consultation with the affected local governments, that the proposed plan for public works is in conformity with certified local coastal programs in jurisdictions affected by the proposed public works. Each state university or college or private university shall coordinate and consult with local government in the preparation of long-range development plans so as to be consistent, to the fullest extent feasible, with the appropriate local coastal program. Where a plan for a public works or state university or college or private university development project has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1. A certified long-range development plan may be amended by the state university or college or private university, but no amendment shall take effect until it has been certified by the commission. Any proposed amendment shall be submitted to, and processed by, the commission in the same manner as prescribed for amendment of a local coastal program.*

As mentioned, it was determined that APN 4458-040-002 is within Pepperdine University's LRDP area, but was incorrectly depicted as part of the LCP area within the LUP and LIP maps. Correcting this mapping error will clarify that this parcel is under Pepperdine University's LRDP jurisdiction. It would also help clarify that any development or amendment that affects this parcel is subject to the Coastal Commission's review, in conformance with Section 30605 of the Coastal Act.

#### **4. Minor text amendments to the LUP and LIP**

The minor typographical corrections to the LUP and LIP do not change the underlying meaning or intent of the standards or policies, and as such, would continue to be in conformance with Coastal Act and LUP policies. Below is a discussion of how the more substantive text amendments comply with Coastal Act and LUP policies.

##### **Text Amendments to the LUP Glossary and LIP Section 22.44.630 (Definitions)**

Adding "habitat restoration" to the definition of resource-dependent uses" within the LUP Glossary and LIP Section 22.44.630 would comply with the following Coastal Act and LUP policies:

##### Section 30240 of the Coastal Act

*(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.*

##### Policy CO-41 of the LUP

*New non-resource-dependent development shall be prohibited in H1 habitat areas to protect these most sensitive environmental resource areas from disruption of habitat values.*

Policy CO-42 of the LUP

*Resource-dependent uses are only allowed in H1 and H2 habitats where sited and designed to avoid significant disruption of habitat values, consistent with the policies of the LUP. Low-impact campgrounds, public accessways, and trails are considered resource-dependent uses. Resource-dependent uses shall be sited to avoid or minimize impacts to H1 and H2 habitat to the maximum extent feasible...*

The LIP recognizes that habitat restoration is an activity that is dependent on sensitive environmental resources. Specifically, habitat restoration is called out as a resource-dependent use in subsection 22.44.1920.M of the LIP. Adding habitat restoration to the definition of "resource-dependent uses" would ensure consistency throughout the LUP and LIP. This text change would allow habitat restoration projects to be conducted within H1 and H2 habitats when sited and designed to avoid significant disruption of habitat values, in conformance with Coastal Act Section 30240(a) and LUP policy CO-42. Further, the revised definition would continue to ensure that primarily resource-dependent uses are allowed in H1 and H2 habitats, in conformance with LUP policy CO-41.

**Text Amendments to LIP Sections: 22.44.820 (Exemptions and Categorical Exclusions); 22.44.870 (Application-Filing Fee); and 22.44.1860 (Development Review Required)**

The text amendments to LIP Sections 22.44.820, 22.44.870, and 22.44.1860, comply with following Coastal Act and LUP policies:

Section 30253 of the Coastal Act

*New development shall do all of the following:*

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*
- (d) Minimize energy consumption and vehicle miles traveled.*
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Policy LU-40 of the LUP

*Site and design development so as to: protect life and property; protect public lands, H1 and H2 habitat areas, dedicated open space, streams, scenic resources, public views, and other natural features and resources; maximize open space areas; and, minimize the overall vegetation clearance needed for fire protection.*

Text revisions to the disaster exemption section of the LIP (Section 22.44.820) will clarify which procedures must be adhered to when processing such cases. It will ensure that when an application for a disaster exemption is filed, the appropriate materials are

submitted and the correct procedures are followed in order to confirm that an application indeed qualifies for the exemption. This would ensure that such development occurs in a manner that minimizes adverse impacts and risks to life and property, in conformance with Section 30253 of the Coastal Act and LUP policy LU-40.

The proposed text changes to the Application-Filing Fee section (22.44.870) would ensure that the appropriate fees are charged based on the level of review required for an application. For example, applications for time extensions or minor amendments to a permit can be charged a fee that corresponds to the amount of review required to process such applications. Applications that require a higher level of review, such as new development near sensitive habitat areas, would continue to be charged fees that correspond to the amount of work necessary to process such applications. These fee changes would ensure that applications receive the appropriate level of review, and that any approved development minimizes adverse impacts, in conformance with Section 30253 of the Coastal Act and LUP policy LU-40.

The proposed text changes to Section 22.44.1860 would allow for minor modifications to existing development to be reviewed through the administrative CDP process, provided that such modifications: conform to LCP provisions; do not increase fuel modification in H1 or H2 habitats; are within the approved building site or landscaped area; and are not in violation of the conditions of an approved CDP. Any modifications that would not meet those parameters would continue to require a higher level of review (e.g., minor or major CDP). This additional provision would help ensure that new development minimizes adverse impacts to biological resources, in conformance with Section 30253 of the Coastal Act and LUP policy LU-40.

### **Text Amendments to LIP Section 22.44.1320 (Construction Colors, Materials, and Design)**

The proposed text changes to Section 22.44.1320 of the LIP would comply with the following Coastal Act and LUP policies:

#### Section 30253 of the Coastal Act

*New development shall do all of the following:*

*(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard...*

#### LUP Policy CO-144

*New development shall incorporate colors and exterior materials that are compatible with the surrounding landscape. The use of highly-reflective materials shall be prohibited, with the exception of solar panels.*

#### LUP Policy SN-24

*Structures shall be constructed with appropriate features and building materials, including but not limited to: fire-resistant exterior materials, windows and roofing; and eaves and vents that resist the intrusion of flame and burning embers.*

The proposed text revisions would continue to prohibit reflective, glossy, or polished metal roofing and siding, in conformance with LUP policy CO-144. However, the revised standards would allow for metal roofing and siding that is not highly-reflective to be used in new development. Because metal is considered a fire-safe material, allowing its use within the Coastal Zone would encourage fire-safe development, in conformance with LUP policy SN-24. This, in turn, would minimize the risks to life and property within the Coastal Zone, in conformance with Section 30253 of the Coastal Act.

### **Text Amendments to LIP Section 22.44.1400 (Parks, Trails, Playgrounds, and Beaches)**

The proposed text changes to LIP Section 22.44.1400 would comply with the following Coastal Act and LUP policies:

#### Section 30210 of the Coastal Act

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

#### Policy CO-157 of the LUP

*In carrying out the requirements of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

#### Policy CO-164 of the LUP

*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, including space to accommodate horse trailers where needed and appropriate; to ensure adequate access to the trails system, campgrounds, roadside rest, and picnic areas where suitable; to provide visitor information; and to establish day-use facilities, where the facilities are developed and operated in a manner consistent with the policies of the LUP and compatible with surrounding land uses...*

#### Policy CO-172 of the LUP

*Provide adequate parking to serve recreation uses. Existing parking areas serving recreational uses shall not be displaced unless a comparable replacement area is provided.*

#### Policy CO-179 of the LUP

*Protect and, where possible, enhance recreation and access opportunities at existing public beaches and parks as an important coastal resource. Public beaches and parks*

*shall maintain lower-cost user fees and parking fees and maximize affordable public access and recreation opportunities to the extent possible. Limitations on time of use or increases in use fees or parking fees, which affect the intensity of use, shall be subject to a coastal development permit.*

The proposed text changes would allow parks, trails, playgrounds, and beaches to provide a limited amount of parking without a CDP, thereby allowing parking to be provided more easily and efficiently. Consequently, this would facilitate the provision of adequate parking at parks, trails, playgrounds, and beaches, in compliance with LUP Policies CO-164 and CO-172. The parking spaces provided at these facilities also help to enhance access to recreational opportunities, in conformance with Section 30210 of the Coastal Act, and LUP Policies CO-157 and CO-179.

### **Text Amendments to LIP Section 22.44.1910 (Land Planning and Development Standards)**

The proposed text changes to LIP Section 22.44.1910 would comply with the following LUP policies:

#### Policy CO-74 of the LUP

*... 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 as stable, corral, pasture, workshop, gym, studio, pool cabana, office, or tennis court. Such accessory structures are to be located within the approved building site area except as set forth in Policies CO-103 to CO-105, and structures shall be clustered to minimize required fuel modification. The Director or Regional Planning Commission may determine that fewer structures are appropriate for a given site.*

#### Policy LU-24 of the LUP

*The maximum number of structures permitted in a residential development shall be limited to one main residence, one second residential structure, and accessory structures such as detached garage, stable, workshop, gym, studio, pool cabana, office, or tennis court provided that all such structures are located within the approved building site area and structures are clustered to minimize required fuel modification...*

The proposed text changes to Section 22.44.1910 would clarify the maximum number of residential structures allowed within H2 and H3 habitat areas, in conformance with LUP policies CO-74 and LU-24. Clarifying this standard would help ensure that potential land disturbance from residential development is minimized, thereby reducing impacts to biological resources, in compliance with LUP policy CO-74.

### **Text Amendments to LIP Section 22.44.2040 (Development Standards)**

The proposed text changes to LIP Section 22.44.2040 would comply with the following Coastal Act and LUP policies:

Section 30251 of the Coastal Act

*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.*

LUP Policy CO-136

*Prohibit development on designated Significant Ridgelines and require that structures be located sufficiently below such Ridgelines to preserve unobstructed views of a natural skyline. In addition, all ridgelines other than Significant Ridgelines that are visible from a Scenic Route, public parkland, public trails, or a beach shall be protecting by siting new development below the ridgeline to avoid intrusions into the skyline where feasible. Where there is no feasible alternative building site or where the only alternative building sites below the ridgeline would result in unavoidable impact to H1 or H2 habitat areas, structures shall be limited to one story (18 feet maximum from existing or finished grade, whichever is lower) in height to minimize visual impacts and preserve the quality of the scenic area.*

These text changes would allow for necessary and accessory 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, in conformance with LUP policy CO-136. Because this additional provision would only apply to below-grade structures, it would not impact scenic views and would continue to be protective of the visual quality of Significant Ridgelines, in conformance with Section 30251 of the Coastal Act.

**Burden of Proof**

As discussed above, the proposed map and text amendments to the LUP and LIP are consistent with all applicable policies of the Coastal Act and the LUP. The modified conditions that warrant the land use and zone changes are that 68 parcels have become non-conforming with their underlying land use categories and zones. Because 29 of these parcels were recently acquired to preserve habitat and open space, they should be re-designated to open space. The remaining 39 parcels were incorrectly mapped, and should be re-designated to the RL, RV, or CR land use categories and the R-C or R-R zones, respectively, to correct these errors. The placement of the proposed land use and zone changes would be in the interest of public health, safety, and general welfare, and in conformity with good planning practice.

The map corrections to the depicted boundary of Pepperdine University's LRDP area would not change any underlying policies of the LUP or LIP, and accordingly, would continue to conform to all applicable policies of the Coastal Act and LCP.

The proposed text amendments are intended to correct, enhance, or refine LUP policies and LIP standards. As discussed above, the proposed changes to LUP policies are consistent with all applicable policies of the Coastal Act, and the proposed changes to LIP provisions are consistent with the policies of the certified LUP.

## **OTHER DEPARTMENTS COMMENTS**

### **Fire Department**

The Los Angeles County Fire Department recommended two changes to the LIP related to fire turnarounds and slopes over fifteen percent. The recommended changes were incorporated into the amendment. Letter dated April 5, 2016 is attached (**Attachment Seven**).

### **Department of Public Works**

The Los Angeles County Department of Public Works had five recommended changes related to the terminology and requirements within Section 22.44.1340 (Water Resources) of the LIP. After discussions with Public Works staff, it was agreed to incorporate four of the recommended changes, with revisions, into the amendment. Letter dated May 2, 2016 and email dated May 10, 2016 are attached (**Attachment Seven**).

## **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.44.700, 22.44.970, and 22.60.174 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and library posting, and DRP website posting.

## **PUBLIC COMMENTS**

Staff received five telephone inquiries from the public regarding the LCP amendment process. Staff provided information on what the amendment entails, and the process required to approve the amendments. No other comments have been received at this time.

## **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing: Staff recommends approval of Plan Number RPPL2016000547 and recommends that the Regional Planning Commission recommend approval of Plan Number RPPL2016000547 to the Board of Supervisors with the attached resolution.

If you need further information, please contact Maya Saraf at (213) 974-0307 or [msaraf@planning.lacounty.gov](mailto:msaraf@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND INDICATE ITS INTENT TO RECOMMEND APPROVAL OF THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM AMENDMENTS TO THE BOARD OF SUPERVISORS (RPPL2016000547).**

Prepared by Maya Saraf, Regional Planning Assistant II, Community Studies West Section

Reviewed by Anita D. Gutierrez, AICP Supervising Regional Planner, Community Studies West Section

Attachments:

1. Resolution
2. Certified LUP with proposed text and map changes
3. Land Use Policy Map Changes and Pepperdine University Map Correction
4. Certified LIP with proposed text and map changes
5. Zone Change Maps
6. Appendix
7. Correspondence

AG:MS

May 12, 2016

# **ATTACHMENT ONE: RESOLUTION**

**RESOLUTION  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PLAN NO. RPPL2016000547**

**WHEREAS**, in compliance with the California Coastal Act of 1976 as amended to date, the County of Los Angeles has prepared amendments to the certified Local Coastal Program for the Santa Monica Mountains Coastal Zone; and

**WHEREAS**, the Santa Monica Mountains Local Coastal Program consists of a Land Use Plan and a Local Implementation Program; and

**WHEREAS**, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on May 25, 2016 on the matter of amendments to the Los Angeles County General Plan and Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Santa Monica Mountains Local Coastal Program, which includes map and text amendments (Plan No. RPPL2016000547); and

**WHEREAS**, the Commission finds as follows:

1. The project is located in the unincorporated Santa Monica Mountains 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 Santa Monica Mountains Local Coastal Program (LCP), to correct and update maps contained in the Santa Monica Mountains Land Use Plan (LUP) and Local Implementation Program (LIP), and to make minor text changes to the LUP and LIP.
3. The Santa Monica Mountains LCP was adopted by the Board of Supervisors on August 26, 2014, and subsequently certified by the California Coastal Commission (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 Santa Monica Mountains 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 have lacked clarity, and have therefore been difficult to apply. At the February 3, 2016 meeting, the Commission directed the Department of Regional Planning (Regional Planning) to prepare an LCP amendment to address these map and text issues.
5. Regional Planning has prepared a compound LCP amendment consisting of map amendments and text amendments. The proposed map amendments consist of

land use and zone changes for 68 parcels in the Coastal Zone, and map corrections to the depicted boundary of Pepperdine University's Long Range Development Plan (LRDP) area. The proposed text amendments correct or clarify a number of policies and standards contained within the LUP and LIP.

6. Of the 68 parcels identified for land use and zone changes, 29 parcels are proposed to be re-designated to the Open Space-Parks (OS-P) land use designation and Open-Space-Parks (O-S-P) zone. These 29 parcels were acquired by the Mountains Recreation and Conservation Authority and the Mountains Restoration Trust, to be preserved as open space parkland. Re-designating these 29 parcels to the OS-P land use category and O-S-P zone would ensure that these parcels are preserved as open space, and that future development would be limited to primarily low-intensity, resource-dependent uses.
  - a. Currently these 29 parcels are designated as the Rural Lands (RL) or Rural Village (RV) land use category, and the Rural-Coastal (R-C) zone. Re-designating these 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 these parcels would be changing to a less intense land use.
  - b. These land use and zone changes would also be in the interest of public health, safety, and general welfare, as they would protect sensitive habitat areas from incompatible development. Re-designating these parcels to open space would be in conformity with good planning practice, because the open space designation would ensure the protection of these properties as open space areas.
  - c. These 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 68 parcels identified for land use and zone changes, the remaining 39 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 parcels contain incorrect land use designations and zones, and are therefore proposed to be re-designated to more appropriate land use designations and zones. Thirty-eight of these parcels were incorrectly mapped as open space. The remaining parcel (Assessor's Parcel Number: 4471-006-008) was incorrectly mapped as RL and R-C, instead of CR and R-R. These mapping errors were likely a byproduct of the large-scale re-

designation of land uses that occurred when the LCP was certified. Moreover, many parcels may have been designated as open space in error, due to their proximity to open space areas, or the existence of conservation easements on portions of the properties.

a. Through an analysis of existing development, permit history, and land use designation prior to LCP certification, it was determined that the 37 parcels are intended to be used for residential development, and the remaining two parcels are intended for low-intensity recreational uses. The 1986 Malibu Land Use Plan (Malibu LUP) designated these parcels for residential or recreational development because such development could be accommodated at those locations. No permits or conditions were found that justified 38 parcels being changed to open space, or for parcel 4471-006-008 to be changed to the RL land use category.

b. Of the 39 parcels, 38 are proposed to be changed to the RL or RV land use category and the R-C zone, because their intended or existing use is residential development, or limited recreational uses in the case of parcel 4462-032-028. Specifically, 10 parcels are proposed to be changed to RL40 and R-C-40, 23 parcels are proposed to be changed to RL20 and R-C-20, three parcels are proposed to be changed to RL10 and R-C-10, and two parcels are proposed to be changed to RV and R-C-10,000 zone.

c. The remaining parcel, 4471-006-008, is proposed to be changed to the CR land use category and the R-R zone, because recreational uses have historically existed on this property.

d. The proposed land use and zone changes for these 39 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.

e. Re-designating these 39 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 LUP because such development could be accommodated at those locations. From this, it is reasoned that any increased need for greater water supply could be adequately met, based on what was determined by the Malibu LUP. 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 to development, and moreover, would have to go through a site-specific

environmental review to assess any impacts.

f. 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 39 parcels would limit the maximum potential buildout, which would protect water quality and reduce impacts to biological and scenic resources. Re-designating parcel 4471-006-008 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 map amendments are proposed to correct a minor mapping error related to Pepperdine University's Long Range Development Plan (LRDP) area. Parcel 4458-040-002 was mistakenly depicted as part of the Santa Monica Mountains Coastal LCP mapped area, instead of as part of the Pepperdine 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 4458-040-002 is under Pepperdine University's LRDP jurisdiction, and that any development or amendment that affects this parcel is subject to the Coastal Commission's review.
9. 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.
10. 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
  - j. Section 22.44.1760 R-R Resort and Recreation Zone
11. 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 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
  - u. LIP Section 22.44.2040 Development Standards
  - v. LIP Section 22.44.2180 Development Standards
12. Minor text changes are proposed to clarify or enhance the intent of standards contained within seven sections of the 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 subsection 22.44.820.A.5 of the LIP 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 Section 22.44.880 of the LIP. This text change would clarify that both Section 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.

c. Several text changes are needed for Section 22.44.870 of the LIP:

i. The first change is to add new fees for: Coastal Development Permit (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. The Department 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: Coastal Development Permit, Administrative, without public hearing; Coastal Development Permit, Administrative, with public hearing; Coastal Development Permit, Minor; Coastal Development Permit, Major; Coastal Development Permit, Waiver; and Coastal Development Permit 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

California Environmental Quality Act (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 United States Bureau of Labor Statistics Consumer Price Index (CPI). This text change is 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.

d. 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.

e. Proposed text changes to Section 22.44.1400 of the LIP would allow for parks, trails, playgrounds, and beaches to more easily comply with parking requirements. The proposed text changes would allow for 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.

f. 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 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) review, if such modifications: do not to 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.

g. 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.

h. 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. 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 small projects such as septic replacements, which do not increase the development footprint, and because they are below-ground, have no impact on scenic views. Accordingly, the proposed text changes would reduce this burden by allowing such development within 50 vertical and horizontal feet of a Significant Ridgeline. 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.

13. 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.
14. Public testimony in both written and verbal form has been considered in revising

the text of the proposed LCP amendments.

15. 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.
16. Pursuant to the provisions of Sections 22.44.700 of the County Code, the community, interested parties, and public agencies were appropriately notified of the public hearing by mail and newspaper posting.
17. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 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.

**THEREFORE BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed amendments to the Santa Monica Mountains Local Coastal Program (Plan No. RPPL2016000547).
2. Find that the recommended amendments to the Santa Monica Mountains Local Coastal Program are consistent with the County of Los Angeles General Plan.
3. Signify its intent to adopt an ordinance containing modifications to Title 22 (Zoning Ordinance) to amend the Santa Monica Mountains Local Implementation Program (Plan No. RPPL2016000547).
4. Signify its intent to adopt a Plan Amendment to amend the Santa Monica Mountains Land Use Plan (Plan No. RPPL2016000547).
5. Submit the amended Santa Monica Mountains Local Coastal Program to the California Coastal Commission for its review and certification.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on May 25, 2016.

---

Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

**ATTACHMENT TWO:  
CERTIFIED LUP WITH  
PROPOSED TEXT AND  
MAP CHANGES**

General Plan Amendment  
Plan No. RPPL2016000547  
Action:  
Amend the Santa Monica Mountains Land Use Plan

Richard Bruckner  
Director of Planning

Dennis Slavin  
Chief Deputy

**Project Management:**  
Mark Child  
Advance Planning Division

**Santa Monica Mountains Local Coastal Program Amendment Project Team:**  
Anita D. Gutierrez, AICP, Supervising Regional Planner  
Maya Saraf, Regional Planning Assistant II

**Production of Map Amendments:**  
Christopher J. Mourneau  
Geographic Information Systems Section



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## **I. INTRODUCTION**

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### **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

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## II. CONSERVATION AND OPEN SPACE ELEMENT

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...

### 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.
- Decker Road

...

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## **IV. LAND USE AND HOUSING ELEMENT**

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...

### **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.

...

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

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

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

...

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## **GLOSSARY**

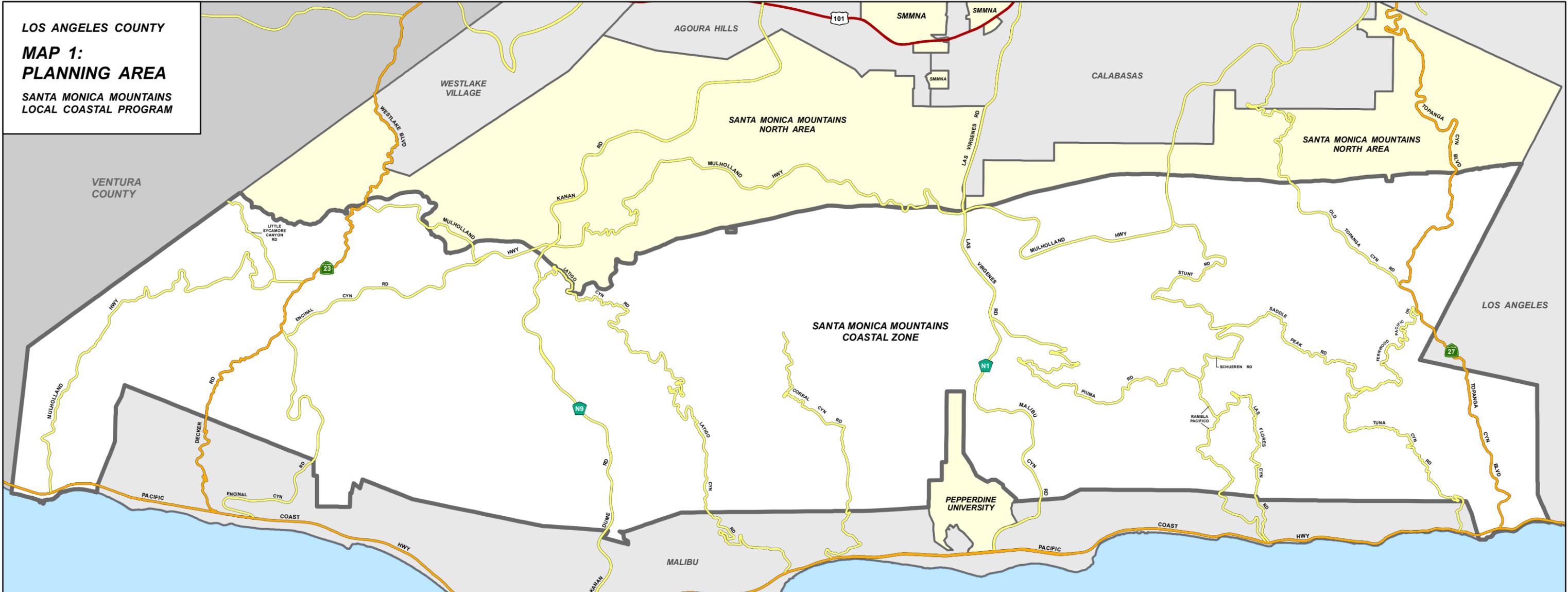
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### **RESOURCE-DEPENDENT USES**

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.

**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.*

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**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 MOUNTAIN LANDS (1DU/5AC)
-  RL10 MOUNTAIN LANDS (1DU/10AC)
-  RL20 MOUNTAIN LANDS (1DU/20AC)
-  RL40 MOUNTAIN 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.

**VICINITY MAP:**

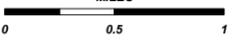






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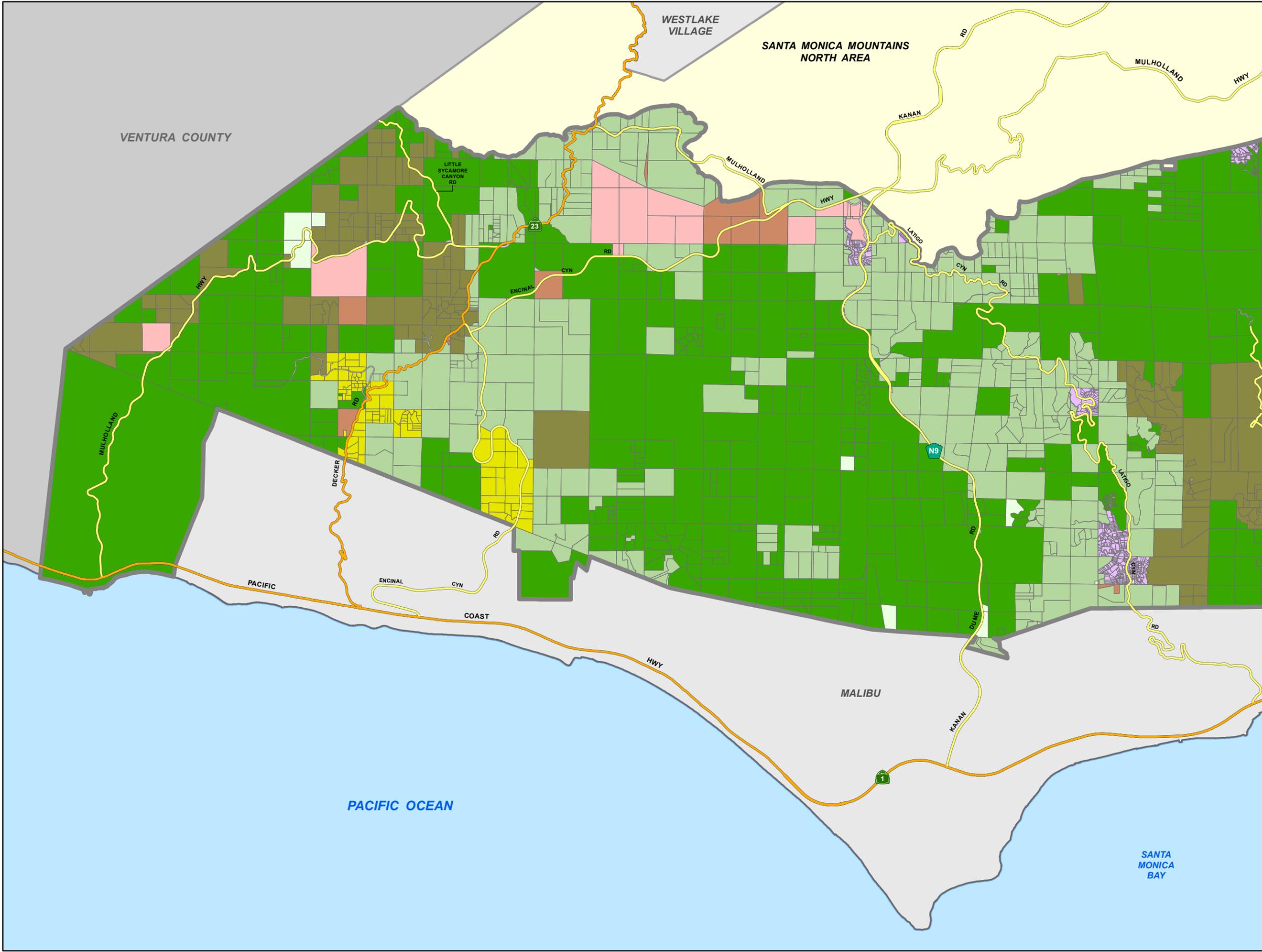
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**LOS ANGELES COUNTY**  
**MAP 8:**  
**LAND USE POLICY (WEST)**  
**SANTA MONICA MOUNTAINS**  
**LOCAL COASTAL PROGRAM**



- 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 MOUNTAIN LANDS (1DU/5AC)
  - RL10 MOUNTAIN LANDS (1DU/10AC) \*
  - RL20 MOUNTAIN LANDS (1DU/20AC) \*
  - RL40 MOUNTAIN 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.



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**ATTACHMENT THREE:  
LAND USE POLICY MAP  
CHANGES AND  
PEPPERDINE  
UNIVERSITY MAP  
CORRECTION**

**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 MOUNTAIN LANDS (1DU/10AC)
-  RL20 MOUNTAIN LANDS (1DU/20AC) \*\*
-  RL40 MOUNTAIN 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.

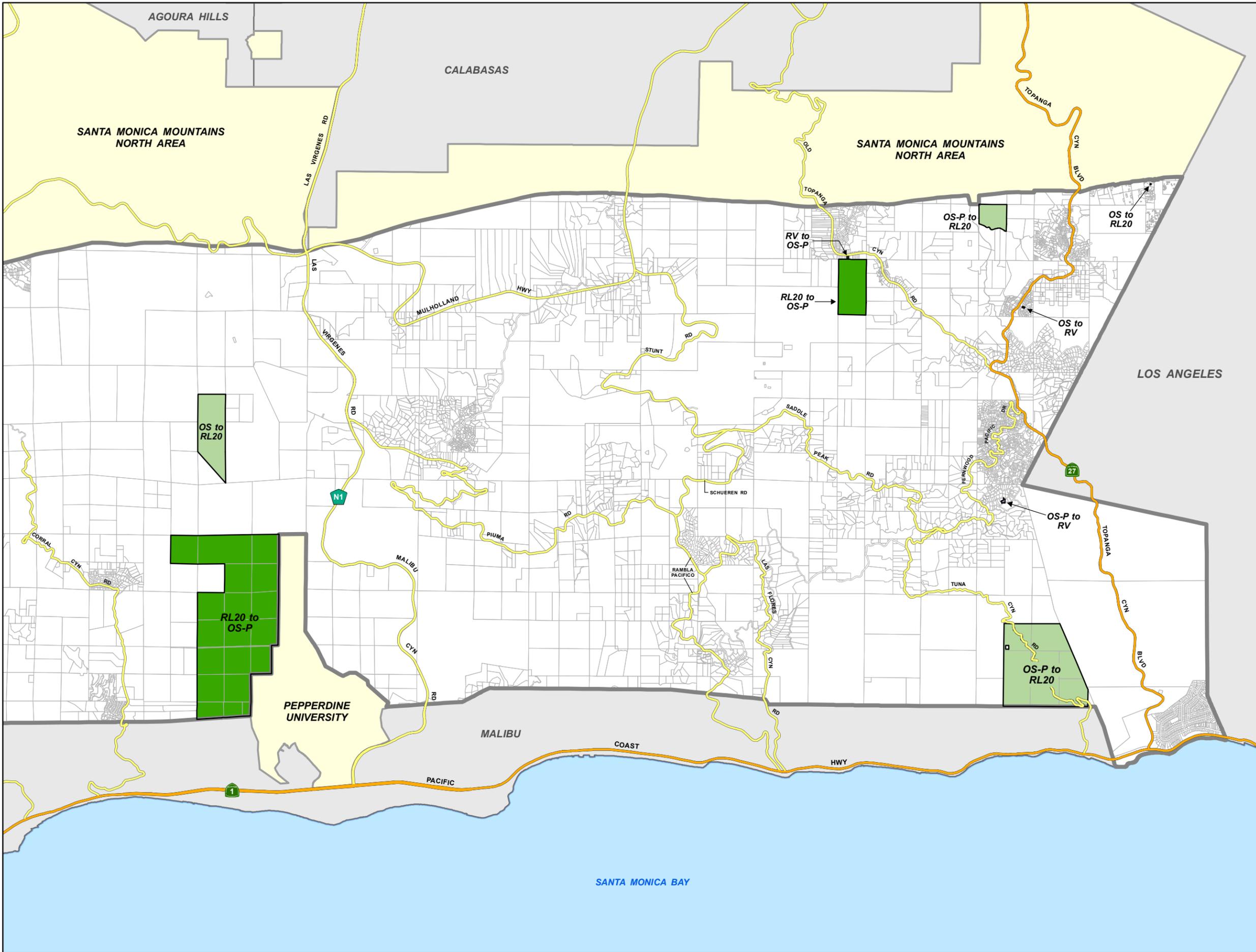
**VICINITY MAP:**



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



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**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 MOUNTAIN LANDS (1DU/10AC) \*\*
-  RL20 MOUNTAIN LANDS (1DU/20AC) \*\*
-  RL40 MOUNTAIN 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.

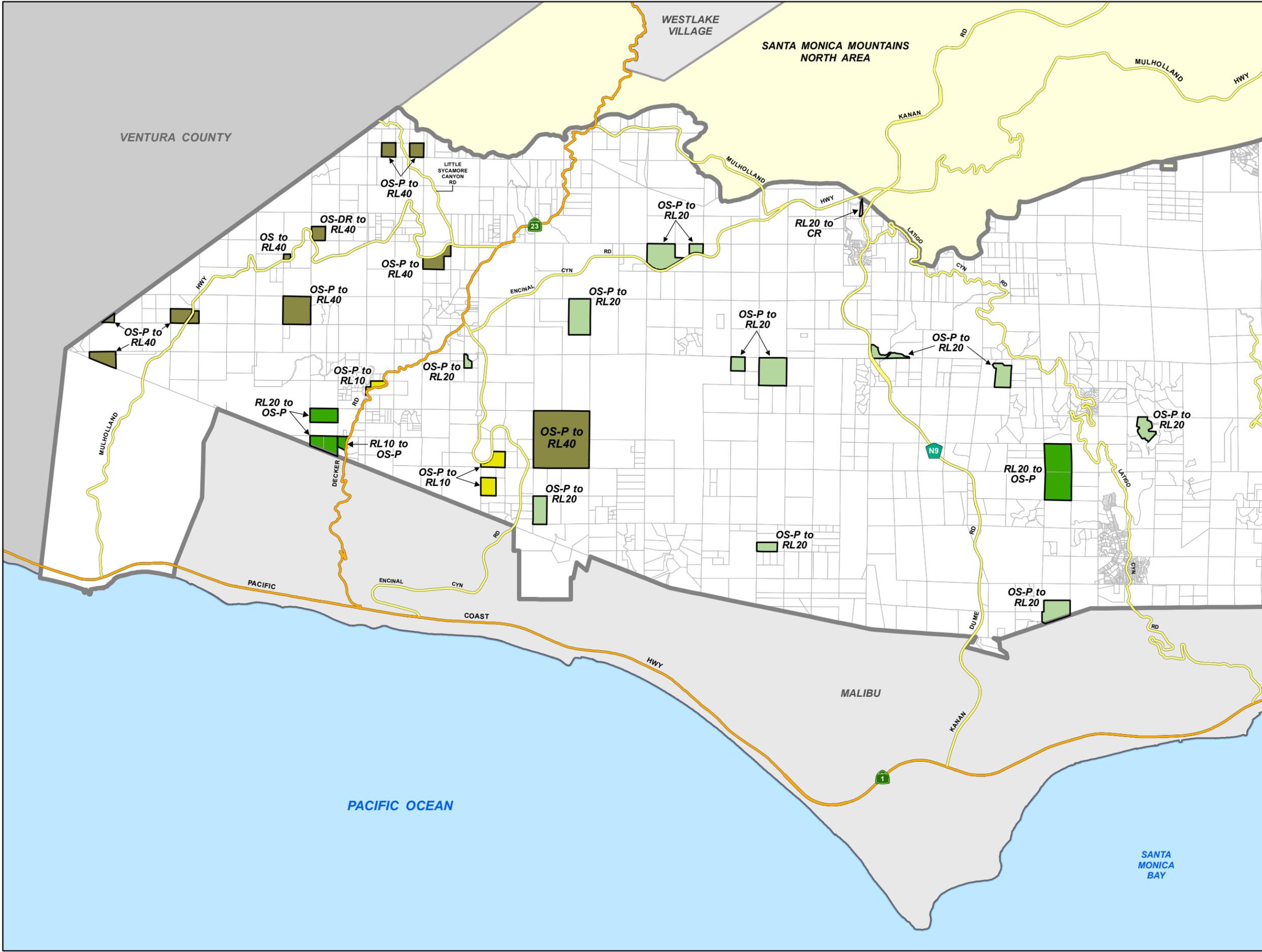
**VICINITY MAP**



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



PREPARED BY DRP GIS SECTION / APRIL 2016



# PEPPERDINE UNIVERSITY BOUNDARY CORRECTION

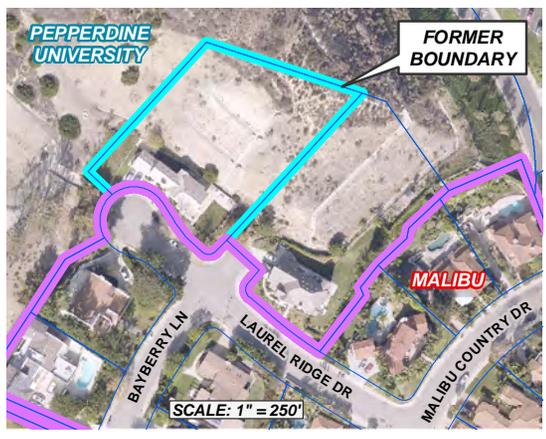
FEATURING PARCEL NO. 4458-040-003

### 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



**ATTACHMENT FOUR:  
CERTIFIED LIP WITH  
PROPOSED TEXT AND  
MAP CHANGES**

**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.

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~~ The area of ~~one~~ the approved Fire Department 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.

Fuel modification area required by the County Fire Department for approved structures, and confined animal facilities approved pursuant to Section 22.44.1940 may extend beyond the limits of the approved building site area.

...

-- "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 may 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 description 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~~ 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.

...

**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 A1)~~2~~ 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;

...

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 13240-249) ~~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.

...

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 Low Impact Development standards as contained in Sections

~~22.44.1510 through 22.44.1516 the National Pollutant Discharge Elimination System Municipal Stormwater Permit's Standard Urban Stormwater Mitigation Plan (SUSMP),~~  
as required by the Department of Public Works.

...

**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~~479

Coastal Development Permit, Administrative, with public hearing – \$7,~~680~~473

Coastal Development Permit, Minor – \$9,~~867~~604

Coastal Development Permit, Major – \$9,~~867~~604

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, ~~Exemption~~Waiver – \$1,~~191~~59

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~~25

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, 2013.

...

**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.

...

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.~~HE~~ 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 (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 grading plan and a drainage report~~ Post-Construction Runoff Plan (PCRP) 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 section 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 I of Section 22.44.1340 H, 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;~~

eb. 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.);

ec. 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;

g. 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. 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. 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.~~2040~~1990.

...

**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:

...

--- 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 ~~110~~ 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 use. A principal permitted uses 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 22.44.1700 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.

...

**SECTION 24.** 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 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 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 25.** Section 22.44.1860 is hereby amended to read as follows:

**22.44.1860 Development Review Required.**

...

B. Development Subject to Review by the 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 26.** 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 27.** 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 residence structure, 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 residence structure, 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 28.** 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 29.** 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. Below-grade structures that are necessary and accessory to the principal permitted use, such as septic tanks, 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

Piuma 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

...

**SECTION 30.** Section 22.44.2180 is hereby amended to read as follows:

...

**22.44.2180. Development Standards.**

...

D. All new development located on a bluff top shall be setback from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100-year economic life of the structure. In no case shall development be set back less than 100 feet. This distance may be reduced to 50 feet if the County geotechnical staff determines that either of the conditions below can be met with a lesser setback. This requirement shall apply to the principal structure and accessory or ancillary structures such as guesthouses, pools, tennis courts, cabanas, and on-site wastewater treatment systems etc. Ancillary structures such as decks, patios and walkways that do not require structural foundations may extend into the setback area but in no case shall be sited closer than 15 feet from the bluff edge. Ancillary structures shall be removed or relocated landward when threatened by erosion. Slope stability analyses and erosion rate estimates shall be

performed by a licensed Certified Engineering Geologist and/or Geotechnical Engineer, or a Registered Civil Engineer with experience in soil engineering. Generally, one of two conditions will exist:

...

39. The selection of shear strength values is a critical component to the evaluation of slope stability. Reference should be made to Los Angeles County Department of Public Works' "Manual for Preparation of Geotechnical Reports," dated July 1, 2013, and to the ASCE/SCEC guidelines when selecting shear strength parameters and the selection should be based on these guidelines.

For the purpose of this section, the long-term average bluff retreat rate shall be determined by the examination of historic records, surveys, aerial photographs, published or unpublished studies, or other evidence that unequivocally show the location of the bluff edge through time. The long-term bluff retreat rate is an historic average that accounts both for periods of exceptionally high bluff retreat, such as during extreme storm events, and for long periods of relatively little or no bluff retreat. Accordingly, the time span used to calculate a site-specific long-term bluff retreat rate shall be as long as possible, but in no case less than 50 years. Further, the time interval examined shall include the strong El Niño winters of 1982-1983, 1994-1995 and 1997-1998.

...

**LOS ANGELES COUNTY  
ZONING (EAST)  
SANTA MONICA MOUNTAINS  
LOCAL COASTAL PROGRAM**

**LEGEND**

-  MAJOR ROAD
-  HIGHWAY
-  PARCEL BOUNDARY
-  C-1 RESTRICTED BUSINESS
-  C-2 NEIGHBORHOOD BUSINESS
-  IT INSTITUTIONAL
-  O-S OPEN SPACE
-  O-S-DR OPEN SPACE DEED-RESTRICTED
-  O-S-P OPEN SPACE-PARKS
-  R-1 SINGLE-FAMILY RESIDENCE
-  R-3 LIMITED MULTIPLE RESIDENCE
-  R-C-1 RURAL-COASTAL (1DU/1AC)
-  R-C-10 RURAL-COASTAL (1DU/10AC)
-  R-C-10,000 RURAL-COASTAL (1DU/10,000SF)
-  R-C-15,000 RURAL-COASTAL (1DU/15,000SF)
-  R-C-2 RURAL-COASTAL (1DU/2AC)
-  R-C-20 RURAL-COASTAL (1DU/20AC)
-  R-C-20,000 RURAL-COASTAL (1DU/20,000SF)
-  R-C-40 RURAL-COASTAL (1DU/40AC)
-  R-C-5 RURAL-COASTAL (1DU/5AC)
-  R-R RESORT AND RECREATION
-  SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY \*
-  INCORPORATED CITY
-  OTHER UNINCORPORATED COMMUNITY

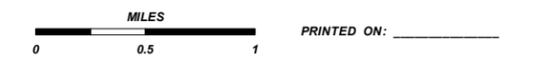
\* The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary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

**VICINITY MAP:**

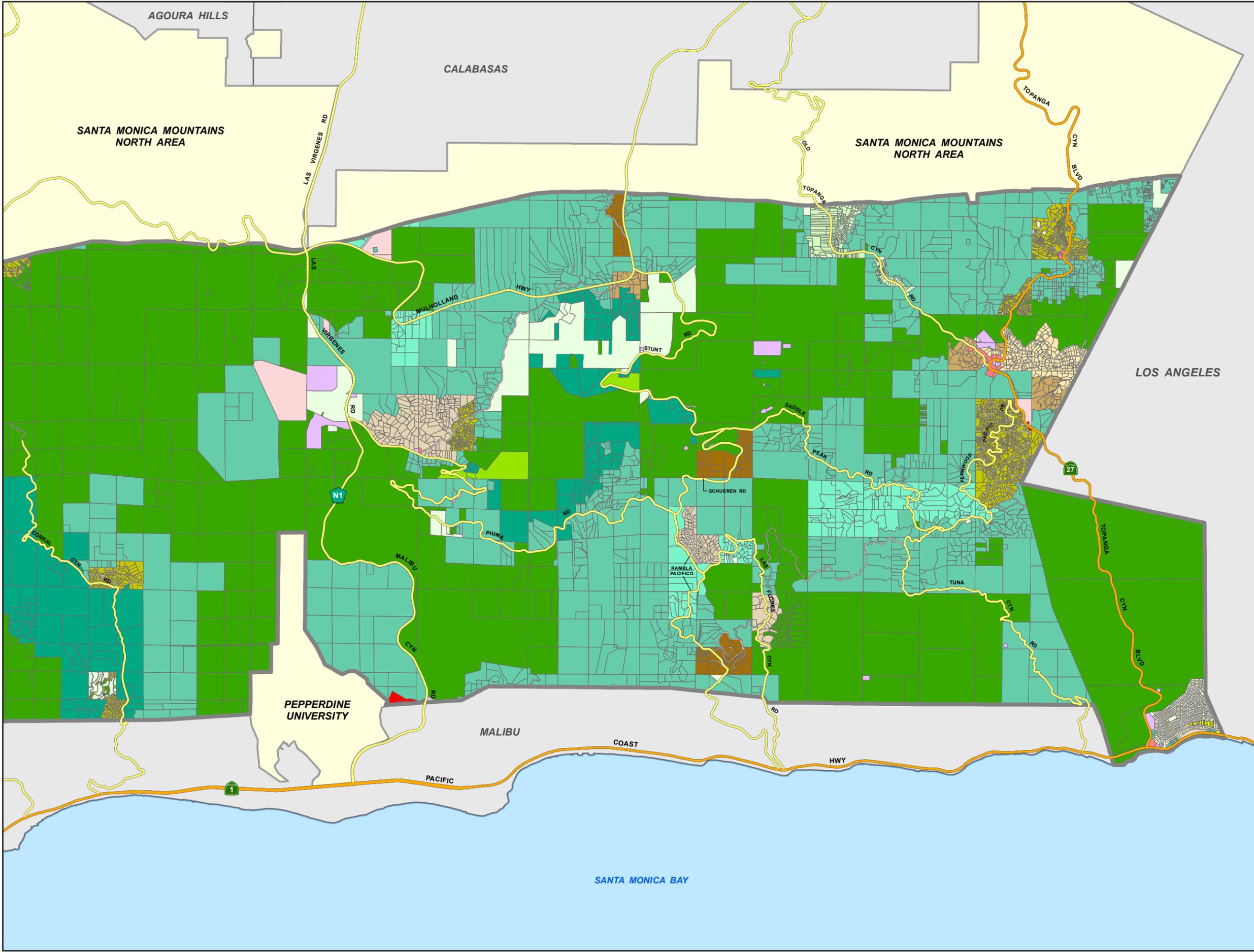





 LOS ANGELES COUNTY  
 DEPT. OF REGIONAL PLANNING  
 320 W. TEMPLE ST.  
 LOS ANGELES, CA 90012



PREPARED BY DRP GIS SECTION / REVISED APRIL 2016



**LOS ANGELES COUNTY  
ZONING (WEST)**

**SANTA MONICA MOUNTAINS  
LOCAL COASTAL PROGRAM**

**LEGEND**

-  MAJOR ROAD
-  HIGHWAY
-  PARCEL BOUNDARY
-  C-1 RESTRICTED BUSINESS
-  C-2 NEIGHBORHOOD BUSINESS
-  IT INSTITUTIONAL \*
-  O-S OPEN SPACE \*
-  O-S-DR OPEN SPACE DEED-RESTRICTED \*
-  O-S-P OPEN SPACE-PARKS \*
-  R-1 SINGLE-FAMILY RESIDENCE
-  R-3 LIMITED MULTIPLE RESIDENCE
-  R-C-1 RURAL-COASTAL (1DU/1AC)
-  R-C-10 RURAL-COASTAL (1DU/10AC) \*
-  R-C-10,000 RURAL-COASTAL (1DU/10,000SF) \*
-  R-C-15,000 RURAL-COASTAL (1DU/15,000SF) \*
-  R-C-2 RURAL-COASTAL (1DU/2AC)
-  R-C-20 RURAL-COASTAL (1DU/20AC) \*
-  R-C-20,000 RURAL-COASTAL (1DU/20,000SF)
-  R-C-40 RURAL-COASTAL (1DU/40AC) \*
-  R-C-5 RURAL-COASTAL (1DU/5AC)
-  R-R RESORT AND RECREATION \*
-  SANTA MONICA MOUNTAINS COASTAL ZONE BOUNDARY \*\*
-  INCORPORATED CITY
-  OTHER UNINCORPORATED COMMUNITY

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

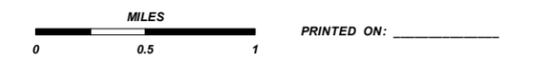
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**VICINITY MAP**

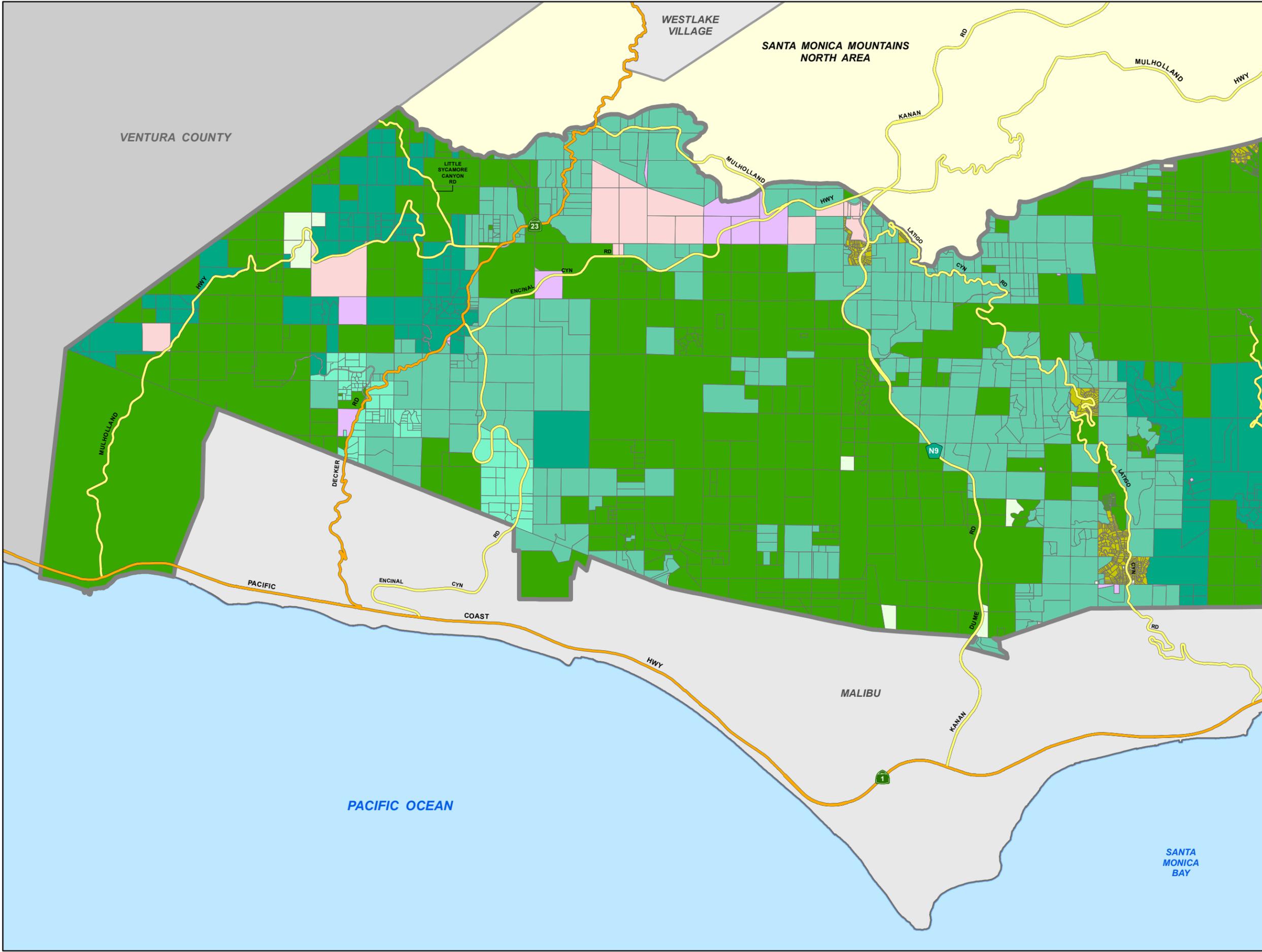





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# **ATTACHMENT FIVE: ZONING CHANGE MAPS**

**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.

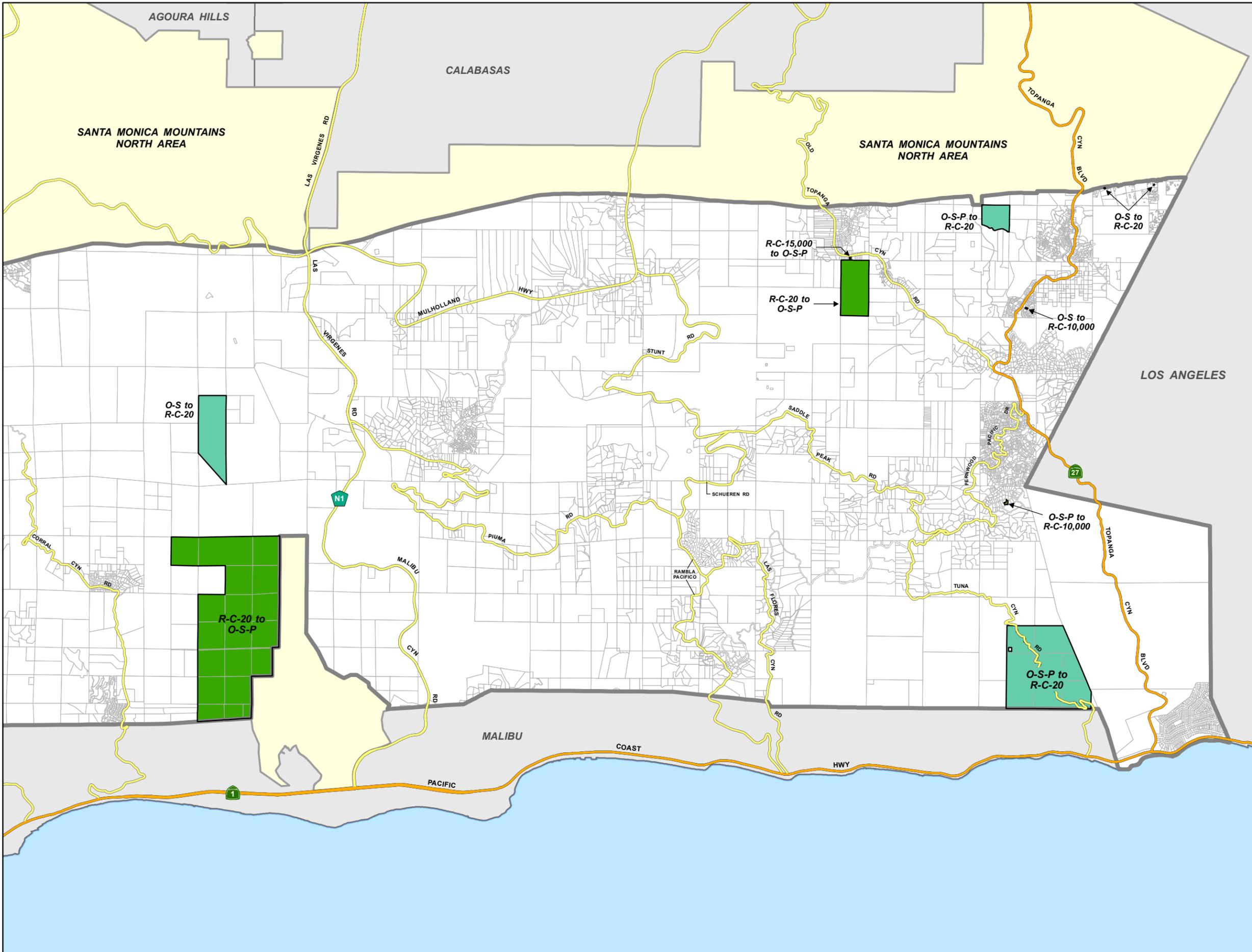
**VICINITY MAP:**



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



PREPARED BY DRP GIS SECTION / APRIL 2016



**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.

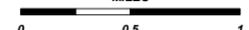






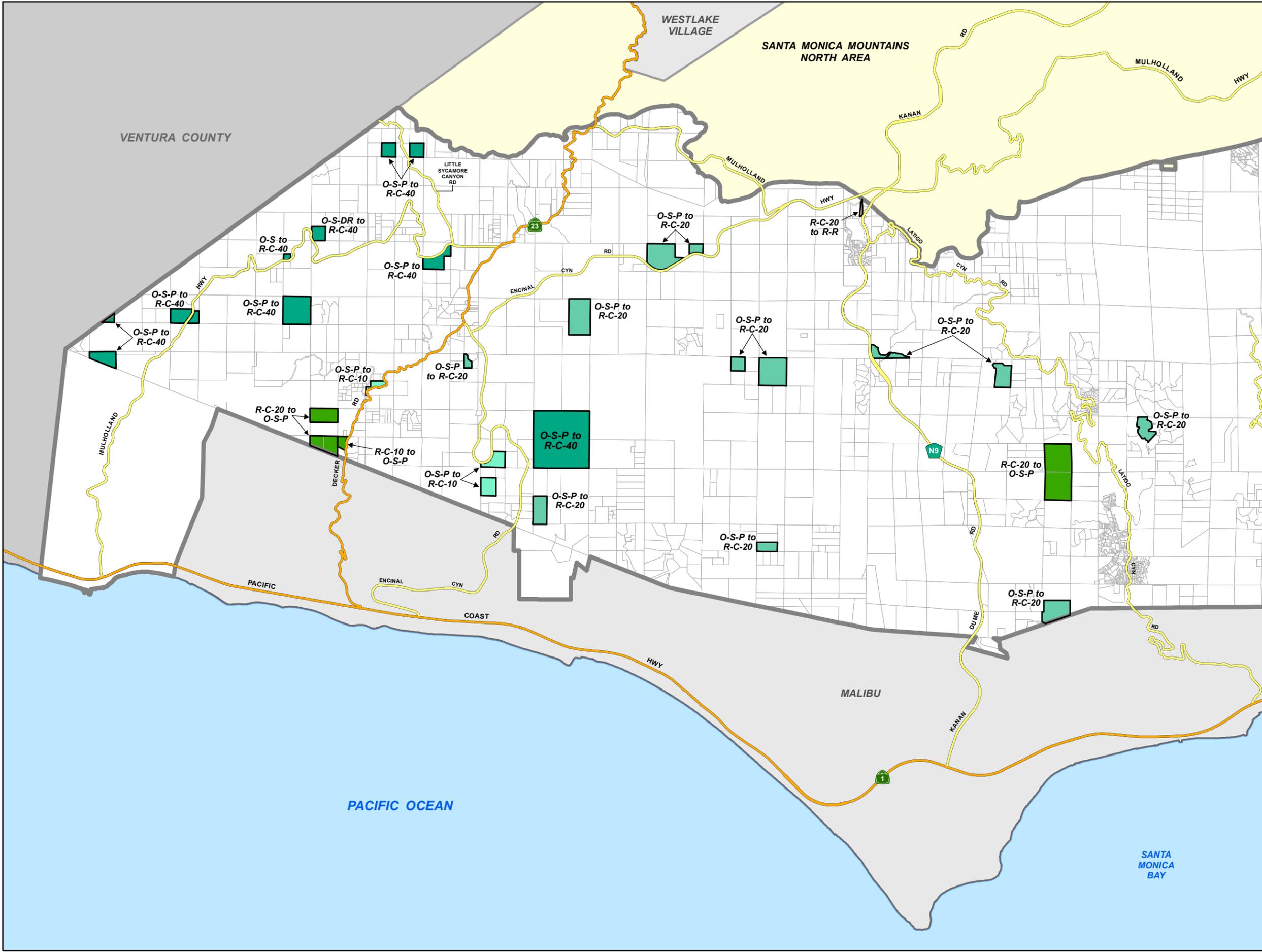
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# **ATTACHMENT SIX: APPENDIX**

**APPENDIX: PARCEL-BY-PARCEL ANALYSIS FOR 39 PARCELS**

Below is a summary table of the proposed land use and zone changes for 39 parcels that had incorrect land use and zoning designations.

CORRECT THE LAND USE CATEGORY AND ZONE FOR 39 PARCELS						
	APN	Current LCP Land Use	Current LCP Zone	Proposed Land Use	Proposed Zone	Approximate Acreage
1	4472-017-003	OS-P	O-S-P	RL40	R-C-40	16
2	4472-016-004	OS-P	O-S-P	RL40	R-C-40	3
3	4472-016-030	OS-P	O-S-P	RL40	R-C-40	19
4	4472-014-014	OS	O-S	RL40	R-C-40	2
5	4472-015-007	OS-P	O-S-P	RL40	R-C-40	40
6	4472-005-025	OS-P	O-S-P	RL40	R-C-40	10
7	4472-005-029	OS-P	O-S-P	RL40	R-C-40	10
8	4472-009-029	OS-P	O-S-P	RL40	R-C-40	18
9	4472-006-023	OS-DR	O-S-DR	RL40	R-C-40	10
10	4471-022-003	OS-P	O-S-P	RL40	R-C-40	164
11	4472-032-004	OS-P	O-S-P	RL20	R-C-20	4
12	4471-027-045	OS-P	O-S-P	RL20	R-C-20	20
13	4471-021-038	OS-P	O-S-P	RL20	R-C-20	40
14	4471-020-034	OS-P	O-S-P	RL20	R-C-20	42
15	4471-023-022	OS-P	O-S-P	RL20	R-C-20	10
16	4471-024-001	OS-P	O-S-P	RL20	R-C-20	40
17	4471-025-042	OS-P	O-S-P	RL20	R-C-20	10
18	4464-027-019	OS-P	O-S-P	RL20	R-C-20	11
19	4465-006-065	OS-P	O-S-P	RL20	R-C-20	19
20	4465-004-080	OS-P	O-S-P	RL20	R-C-20	27
21	4461-002-017	OS-P	O-S-P	RL20	R-C-20	15
22	4440-007-073	OS-P	O-S-P	RL20	R-C-20	33

CORRECT THE LAND USE CATEGORY AND ZONE FOR 39 PARCELS						
	APN	Current LCP Land Use	Current LCP Zone	Proposed Land Use	Proposed Zone	Approximate Acreage
23	4441-008-001	RL20	O-S	RL20	R-C-20	0.09 (3,800 sq. ft.)
24	4442-022-028	OS	O-S	RL20	R-C-20	0.02 (1,160 sq. ft.)
25	4442-022-029	OS	O-S	RL20	R-C-20	0.03 (1,020 sq. ft.)
26	4448-005-023	OS-P	O-S-P	RL20	R-C-20	48
27	4448-005-024	OS-P	O-S-P	RL20	R-C-20	78
28	4448-005-025	OS-P	O-S-P	RL20	R-C-20	39
29	4448-005-026	OS-P	O-S-P	RL20	R-C-20	26
30	4448-005-027	OS-P	O-S-P	RL20	R-C-20	40
31	4448-005-032	OS-P	O-S-P	RL20	R-C-20	36
32	4448-005-035	OS-P	O-S-P	RL20	R-C-20	38
33	4462-032-028	OS	O-S	RL20	R-C-20	104
34	4472-022-021	OS-P	O-S-P	RL10	R-C-10	5
35	4472-028-040	OS-P	O-S-P	RL10	R-C-10	14
36	4472-027-034	OS-P	O-S-P	RL10	R-C-10	14
37	4444-017-030	OS	O-S	RV	R-C-10,000	0.13
38	4448-012-045	OS-P	O-S-P	RV	R-C-10,000	0.6
39	4471-006-008	RL20	R-C-20	CR	R-R	2
<b>Total: 39 parcels</b> <b>Total acreage (approx.): 1,008 acres</b>						

Below are descriptions of existing development, surrounding land uses, and permit history (if any) for the 39 parcels.

**Parcels proposed to be changed RL40/R-C-40 (10 total):**

**APN: 4472-017-003**

This is an undeveloped property located approximately one-third of a mile west of Mulholland Highway and 0.2 miles east of the Ventura County line. Properties zoned R-C-40 surround the property to the north, northeast, and west. The Leo Carillo State Park adjoins the parcel to the south and east.

**APN: 4472-016-004**

This is an undeveloped parcel that borders the Ventura County line. A vacant parcel zoned R-C-40 lies directly south. Federally-owned open space lies to the east. A plot plan (RPP201100178) for a new single family residence was approved for this property on June 8, 2011, but does not appear to have been used. An application (CDPT201400015) for a single family residence, access road and driveway, turnaround, retaining walls, septic system, drainage improvements, swimming pool, water well, water tanks, solar panels, and grading, is currently pending for this property.

**APN: 4472-016-030**

This parcel is divided by Mulholland Highway, and is approximately a half-mile east of the Ventura County line. It contains a few accessory structures and a swimming pool. This parcel appears to be part of larger property that also includes a neighboring parcel (4472-016-024) to the north. Properties zoned R-C-40 are located to the west, north, and northeast, a few of which contain single-family residences. One parcel zoned R-R lies to the southwest. Federally-owned open space areas adjoin APN 4472-016-030 to the east and southeast. Land owned by the Santa Monica Mountains Conservancy also adjoins the property to the southeast.

**APN: 4472-014-014**

This parcel is located directly west of Mulholland Highway, approximately 0.8 miles east of the Ventura County line. It contains sheds and other small structures. Federally-owned open space areas are located to the east. Land owned by the Shalom Institute lies to the north and east. A single-family residence occupies the parcel directly south of APN 4472-014-014.

**APN: 4472-015-007**

This is an undeveloped parcel located approximately one-third of a mile south of Mulholland Highway, and 1.4 miles west of Decker Road. Properties zoned R-C-40 lie directly east. The Shalom Institute lies to the northeast. Federally-owned open space

areas surround the parcel to the north, west, and south. Leo Carillo State Park adjoins APN 4472-015-007 to the south.

**APN: 4472-005-025**

This is an undeveloped parcel located approximately 360 feet west of Little Sycamore Canyon Road, and one-third of a mile east of the Ventura County line. Properties zoned R-C-40 surround the property to the north, west, and south. Federally-owned open space areas lie directly east and northeast.

**APN: 4472-005-029**

This parcel is located directly east of Little Sycamore Canyon Road and about 0.12 miles south of the Coastal Zone boundary. There are structures located in the southeast corner of the property, including what appears to be a horse facility. This parcel appears to be part of larger property that also includes a neighboring parcel (4472-007-017) to the south. This neighboring parcel contains a single-family residence and is under the same ownership as APN 4472-005-029. Other properties zoned R-C-40 lie to the south and southwest. Federally-owned open space properties surround APN 4472-005-029 to the east, west, and north. Land owned by the MRCA lies to the southeast of the property. A coastal exemption (PP40839) for a single family residence was approved for this property on January 4, 1991.

**APN: 4472-009-029**

This parcel is located just south of Mulholland Highway, approximately one-third of a mile west of Decker Canyon Road. There appears to be a single-family residence, as well as other structures, at the northeast corner of the property. Parcels zoned R-C-40 surround the parcel to the north, east, and south, a few of which contain single-family residences. The parcel directly east of the property (4472-009-014) contains a number of small structures and parked vehicles. Directly west of APN 4472-009-029 is National Recreation Area land.

**APN: 4472-006-023**

This parcel is located just east of Mulholland Highway, approximately 0.75 miles east of the Ventura County line. There is an existing single family residence located near the northeastern edge of the property. The National Park Service owns a conservation easement over the parcel, which restricts development on the site to one single-family residence. Vacant parcels zoned R-C-40 surround the parcel to the east and south. Land owned by the Shalom Institute surrounds the parcel to the north, west, and southwest. A plot plan (RPP200500739) for a single family residence was approved for this property on August 31, 2008. An extension of this plot plan (RPP200900109) was approved on February 25, 2009. This plot plan was not used, and a subsequent plot plan (RPP201200509) was approved on October 6, 2014. A coastal development permit

(CDP 4-06-081) and a CDP amendment (4-06-081-A2) for a single family residence was approved in 2008 and 2014, respectively, for this parcel. One of the special conditions required by this CDP was that the applicant grant an open space conservation easement to the MRCA over a portion of the parcel.

**APN: 4471-022-003**

This parcel is located about 230 feet east of Encinal Canyon Road. This parcel contains a single family residence and accessory structures, including horse facilities. Parcels zoned R-C-20 surround the parcel on the north, northwest, and south. There are also a few parcels zoned R-C-10 located directly west of the property, one of which contains a single-family residence. The federally-owned Zuma/Trancas Canyons Open Space area lies directly east of the property.

**Parcels proposed to be changed RL20/R-C-20 (23 total):**

**APN: 4472-032-004**

This is an undeveloped parcel located approximately 0.12 miles west of Encinal Canyon Road and about a one-third of a mile east of Decker Canyon Road. Parcels designated RL20 and zoned R-C-20 surround the parcel on all sides, most of which are vacant. One parcel (4472-032-004) directly to the north contains a single-family residence and is under the same ownership as APN 4472-032-004. One parcel zoned R-C-40 lies directly to the northwest of the parcel.

**APN: 4471-027-045**

This parcel is located about 0.1 miles east of Encinal Canyon Road and 0.1 miles north of the City of Malibu. There appears to be structures, vehicles, and trailers located near the northeast edge of the property. Parcels zoned R-C-20 surround the parcel to the north, south, and east. Parcels zoned R-C-10 surround the property to the west. A few parcels to the east and west contain single-family residences. The Zuma/Trancas Canyons Open Space area is located about 0.12 miles east of the parcel.

**APN: 4471-021-038**

This parcel is located in the Trancas Canyon watershed, approximately 0.21 miles south of Encinal Canyon Road. The property contains a single-family residence and accessory structures. Parcels zoned R-C-20 surround the parcel to the west and south, a few of which contain single-family residences. The Zuma/Trancas Canyons Open Space area lies directly east and north of the property. A conditional use permit (CUP) for the use of three mobilehome as caretakers' residences was approved for this property on June 26, 1985 (CP84162). Two CUPs (CP95002 and CP00-153) to continue this use were approved on August 7, 1995 and on March 12, 2001, respectively. A CDP (CDP201500094) for a rooftop solar system was approved for this property on August 31, 2015.

**APN: 4471-020-034**

This parcel is located within the Trancas Canyon watershed, directly north of Encinal Canyon Road. The parcel is comprised of two non-contiguous pieces of land that are separated by an approximately 10 acre parcel (APN: 4471-020-001). There appears to be several vehicles and trailers parked on the western portion of this parcel, but otherwise this parcel is undeveloped. Parcels zoned R-C-20 surround the parcel to the south and west. Property owned by the Malibu Country Club lies directly north. The Zuma/Trancas Canyons Open Space area lies directly east.

**APN: 4471-023-022**

This parcel is located within the Zuma Canyon watershed, approximately 1.1 miles west of Kanan Dume Road and 1.2 miles south of Encinal Canyon Road. There are graded areas and an unpaved dirt road within the property, but no structures. Parcels zoned R-C-20 are located to the east and southeast, one of which contains a single-family residence. The Zuma/Trancas Canyons Open Space area surrounds the parcel to the north, south, and west. A plot plan (PP39412) for a single family residence was approved for this parcel on January 17, 1990.

**APN: 4471-024-001**

This is an undeveloped parcel located within the Zuma Canyon watershed, approximately 0.9 miles west of Kanan Dume Road. Parcels zoned R-C-20 are located directly west of the parcel, one of which contains a single-family residence. The Zuma/Trancas Canyons Open Space area surrounds the property to the north, east, and south.

**APN: 4471-025-042**

This is an undeveloped parcel located in the Zuma Canyon watershed, about 1.8 miles west of Kanan Dume Road. Vacant parcels zoned R-C-20 are located directly to the north and south. The Zuma/Trancas Canyons Open Space area surround the parcel to the west, east, and south.

**APN: 4464-027-019**

This parcel is located within the Ramirez Canyon watershed, directly east of Kanan Dume Road. The property contains various structures and uses, such as a swimming pool and a vineyard. This parcel appears to be part of a larger property that also includes APN 4464-027-019 (which contains a single-family residence). Properties zoned R-C-20 lie directly north and west of the parcel. Federally-owned open space surrounds the parcel on the east and west sides.

**APN: 4465-006-065**

This parcel is located within the Ramirez Canyon watershed, approximately 0.15 miles south of Latigo Canyon Road. There is a single-family residence and accessory structures, including a swimming pool, tennis court, and water tanks. Parcels zoned R-C-20 surround the property to the north, east, and west. The adjacent property to the east contains a single-family residence, and there is scattered residential development further north. Federally-owned open space lies directly south. A plot plan (PP388138155-51694) for an addition to a single-family was approved for this property on October 2, 1989. Another plot plan (PP388138155-51695) for a remodel and an addition to a single family residence was approved on March 16, 1992. A third plot plan (PP388138155-51696) for a six-car garage and a recreational room was approved on November 22, 1994. A fourth plot plan (PP388138155-66205) for remedial slope repair was approved on June 17, 2004. A zoning conformance review (RZCR200400091) for an interior wall remodel was approved for this property on September 29, 2004. A zoning conformance review (ZCR201100641) for water tanks and a storage shed was approved for this property on December 26, 2011. Finally, an application for new accessory water tanks (RCDP201500062) is currently pending for this property.

**APN 4465-004-080**

This is an undeveloped parcel located approximately one half mile east of Kanan Dume Road, and one half mile west of Latigo Canyon Road. Parcels zoned R-C-20 surround the parcel to the north, east, and west. There is scattered residential development to the north and southwest. The City of Malibu and two County-owned open space parcels lie directly south. This parcel was part of a proposed subdivision (PM071073) that is no longer active.

**APN 4461-002-017**

This parcel is located about one half-mile east of Latigo Canyon Road and about 1.5 miles north of the City of Malibu. There is a trailer in the northern portion of the parcel, and an unpaved road that leads to the trailer. Parcels zoned R-C-40 lie directly north, one of which contains a single-family residence. Parcels zoned R-C-20 abut the property to the west and southeast. Federally-owned open space areas surround the property to the southwest and east.

**APN 4440-007-073**

This parcel is located just south of the Coastal Zone boundary, approximately a half mile west of Topanga Canyon Boulevard. There appears to be an access road along the southern edge of the parcel, but otherwise the property is undeveloped. Parcels zoned R-C-20 surround the parcel on all sides. The parcels to the west, east, south, and northwest contain single-family residences.

**APN 4441-008-001**

This is an undeveloped parcel located just south of the Coastal Zone boundary, approximately 0.18 miles east of Topanga Canyon Boulevard. This parcel is surrounded on all sides by a County-owned open space parcel (4441-008-901). Parcels zoned R-C-20 surround APN 4441-008-901 to the south, west, and east, a few of which contain single-family residences. The Santa Monica Mountains North Area lies directly north of APN 4441-008-901.

**APN 4442-022-028**

This is an undeveloped parcel located approximately 0.03 miles south of the Coastal Zone boundary, and approximately a quarter mile west of the City of Los Angeles. This parcel is located directly east of APN 4442-022-029, which is under the same ownership. Parcels zoned R-C-20 surround the parcel on all sides, most of which are vacant. A County-owned open space parcel lies approximately 70 feet west, and an MRCA-owned open space parcel is located approximately 160 feet east.

**APN 4442-022-029**

This is an undeveloped parcel located approximately 0.03 miles south of the Coastal Zone boundary, and approximately a quarter mile west of the City of Los Angeles. This parcel is located directly west of APN 4442-022-028, which is under the same ownership. Parcels zoned R-C-20 surround the parcel on all sides, most of which are vacant. A County-owned open space parcel lies approximately 50 feet west, and an MRCA-owned open space parcel is located approximately 180 feet east.

**APN 4448-005-023**

This is an undeveloped parcel located within the Tuna Canyon and Lower Topanga Canyon watersheds, directly east of Tuna Canyon Road, and approximately one-half mile north of the City of Malibu. A State-owned open space area is located directly east. One parcel zoned R-C-20 and developed with a single-family residence is located directly north. Four of the privately-owned open space parcels proposed to be re-designated to RL20 (APNs 4448-005-024, 4448-005-025, 4448-005-026, and 4448-005-032) surround the property on all other sides.

**APN 4448-005-024**

This is an undeveloped parcel located within the Tuna Canyon and Peña Canyon watersheds, directly west of Tuna Canyon Road and directly north of the City of Malibu. Open space land owned by the MRCA lies directly west. The City of Malibu lies directly south. Four of the privately-owned open space parcels proposed to be re-designated to RL20 (APNs 4448-005-023, 4448-005-025, 4448-005-027, and 4448-005-032) surround the property to the north and east.

**APN 4448-005-025**

This is an undeveloped parcel located within the Tuna Canyon watershed, approximately one-quarter mile north of the City of Malibu. Tuna Canyon Road cuts through the western edge of this parcel. Six of the privately-owned open space parcels proposed to be re-designated to RL20 (APNs 4448-005-023, 4448-005-024, 4448-005-026, 4448-005-027, 4448-005-032, and 4448-005-35) surround the property on all sides. This parcel is located approximately 0.15 miles west of Topanga State Park, and approximately 0.25 miles east of MRCA-owned open space.

**APN 4448-005-026**

This is an undeveloped parcel located within the Tuna Canyon and Lower Topanga Canyon watersheds, approximately 0.2 miles east of Tuna Canyon Road, and one-quarter mile north of the City of Malibu. State-owned open space lies directly east of this property. Four of the privately-owned open space parcels proposed to be re-designated to RL20 (APNs 4448-005-023, 4448-005-025, 4448-005-027, and 4448-005-35) surround the property on all other sides.

**APN 4448-005-027**

This is an undeveloped parcel located within the Tuna Canyon and Peña Canyon watersheds, directly north of the City of Malibu. Tuna Canyon Road cuts through the northeast corner of the property. The City of Malibu lies directly south. Four of the privately-owned open space parcels proposed to be re-designated to RL20 (APNs 4448-005-024, 4448-005-025, 4448-005-026, and 4448-005-035) surround the property on all other sides. This parcel is located approximately 0.25 miles west of Topanga State Park, and approximately 0.25 miles east of MRCA-owned open space.

**APN 4448-005-032**

This is an undeveloped parcel located within the Tuna Canyon and Peña Canyon watersheds, approximately one-half mile north of the City of Malibu. Tuna Canyon Road cuts through the center and southeast portions of the property. This parcel also fully surrounds a County-owned parcel (APN 4448-005-901). Open space owned by the MRCA surround the property to the west and north. Three of the privately-owned open space parcels proposed to be re-designated as RL20 (APNs 4448-005-023, 4448-005-024, 4448-005-025) surround the property on all other sides.

**APN 4448-005-035**

This is an undeveloped parcel is located within the Tuna Canyon watershed, directly north of the City of Malibu. Tuna Canyon Road cuts through the southern portion of this property. State-owned open space areas lie directly east of the parcel. The City of Malibu is directly south of the parcel. Three of the privately-owned open space parcels proposed to be re-designated to RL20 (APNs 4448-005-024, 4448-005-026, and 4448-

005-027) surround the property to the north and west. A plot plan (RPP200701646) to remove 11 oak trees in order to repair and realign the road and hillside along Tuna Canyon Road was approved for this property on October 1, 2007. No other recent permit applications have been submitted for this property.

**APN 4462-032-028**

This is an undeveloped parcel located adjacent to Malibu Creek State Park, about 1.1 miles west of Las Virgenes Road. Parcel 4462-032-028 is part of a larger recreational camp property that also includes six other parcels (4462-028-005, 4462-031-007, 4462-032-015, 4462-032-013, 4462-032-014, and 4462-032-025). Out of the seven parcels that comprise the property, only one parcel (4462-031-007) contains development. Parcel 4462-031-007 is designated CR and zoned R-R, and contains recreational camp facilities including cabins, storage structures, a conference center, and dining hall. The other six of the parcels that comprise this site, including 4462-032-028, are undeveloped. Out of these six remaining parcels, APN 4462-032-028 is the only one designated as open space; the other five parcels are designated as RL20 and zoned R-C-20. Malibu Creek State Park surrounds the parcel to the north, south, and west. Permits have been issued to parcel 4462-031-007, including three oak tree permits to remove oak trees (ROAK-08517), to encroach on seven trees and remove one (ROAK-OT95219-24927), and to remove one oak tree (ROAK-087051). In addition, a CUP (RCUP-CP95219-24926) for a summer camp and a 24-unit conference facility was also approved for APN 4462-031-007.

**Parcels proposed to be changed RL10/R-C-10 (3 total):**

**APN: 4472-022-021**

This is an undeveloped parcel located between Decker School Road and Decker Canyon Road. Vacant parcels zoned R-C-20 surround the parcel to the north and east. Parcels zoned R-C-10 surround the property to the south and west, a number of which contain single-family residences. Decker Canyon Camp, a camping site and open space area owned by the City of Los Angeles, lies directly west and southwest.

**APN: 4472-028-040**

This is an undeveloped parcel located approximately 0.22 miles west of Encinal Canyon Road and 0.18 miles north of the City of Malibu. Vacant parcels zoned R-C-10 surround the property to the north, south, and east. Charmlee County Park, an open space area owned by the City of Malibu, lies directly west. There appears to be residential development to the east and northeast.

**APN: 4472-027-034**

This parcel is located directly east of Encinal Canyon Road, about one half-mile north of the City of Malibu. There are a number of vehicles and trailers parked near the

northwest corner of the parcel, but otherwise this parcel is undeveloped. Vacant parcels zoned R-C-10 surround the property to the north, south, and east. Charmlee County Park is located directly east of the parcel. There appears to be limited residential development located to the east.

**Parcels proposed to be changed RV/R-C-10,000 (2 total):**

**APN 4444-017-030**

This parcel is an undeveloped parcel located in the Topanga Woods Rural Village, approximately 170 feet east of Topanga Canyon Boulevard. Parcels zoned R-C-10,000 surround the parcel to the north, south, and east, most of which contain single-family residences. The parcel directly south of the property (4444-017-024) is under the same ownership as APN 4444-017-030. State-owned open space parcels lie to the west.

**APN 4448-012-045**

This parcel is located in the Fernwood Rural Village, approximately 0.14 miles east of Topanga Canyon Boulevard. There is a single-family residence on this property. Parcels zoned R-C-10,000 surround the property to the north, east, and west, most of which contain single-family residences. Parcels zoned R-C-20 lie south of the property, a few of which containing single family residences. Two zoning conformance reviews (ZCR200700205 and ZCR200800261) for access roads were approved for this property on March 8, 2007 and April 15, 2008, respectively. A plot plan (PP200701072) for a single-family residence was approved for this property on March 3, 2008. This plot plan expired, and another plot plan for a single-family residence was approved on March 9, 2011. A CDP (4-08-020) for a single-family residence was approved for this property on August 13, 2009. One condition of this approval was that the applicant record an open space conservation easement over the southwest portion of the parcel. Accordingly, development on the southwest portion of this parcel is restricted by an open space conservation easement. A plot plan (RPP201501127) for a revision to retaining walls is currently pending for this property.

**Parcel proposed to be changed CR/R-R (1 total):**

**APN 4471-006-008**

This parcel is located approximately 0.22 miles southwest of the intersection of Mulholland Highway and Kanan Road. It contains a tennis court, cabins, an accessory building, and a caretaker's residence. Some of these facilities extend into the adjoining parcel, APN 4471-006-015. However, parcel 4471-006-008 is currently designated RL20 and zoned R-C-20 whereas parcel 4471-006-015 is designated CR and zoned R-R. This parcel is part of a larger recreational resort that spans several parcels. The parcels that comprise the resort surround APN 4471-006-008 to the west, east, and south. A property zoned R-C-20 containing a single family residence lies directly to the

northwest. Properties zoned R-C-20 lie to the southeast, a few of which contain single-family residences. A CUP application (RCUP201300122) for a guest ranch and health center was filed for the adjoining parcel, 4471-006-015.

# **ATTACHMENT SEVEN: CORRESPONDENCE**



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

April 5, 2016

Maya Saraf, Planning Assistant II  
LA County Department of Regional Planning  
Community Studies West Section  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012

Dear Ms. Saraf:

**LOCAL COASTAL PLAN AMENDMENT, "SANTA MONICA MOUNTAIN LOCAL COASTAL PROGRAM", PREPARING AN AMENDMENT, WILL CONSISTS OF BOTH MAP AND TEXT AMENDMENTS TO THE LOCAL COASTEL PROGRAM, AS PART OF THIS AMENDMENT, SEVERAL TEXT CHANGES TO THE SANTA MONICA MOUNTAINS LOCAL IMPLEMENTATION PROGRAM ARE BEING PROPOSED, LOS ANGELES (FFER 201600044)**

The Local Coastal Plan Amendment has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

### **PLANNING DIVISION:**

1. We have no comments at this time.

### **LAND DEVELOPMENT UNIT:**

The Land Development Unit is reviewing the "Santa Monica Mountains LCP – Proposed Text Changes to LIP". The Land Development Unit recommends the correction to the following sentence on page 7 from:

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAG  
WHITTIER

*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*

to:

*The approved Los Angeles County Fire Department turnaround shall not be located within the approved building pad; and*

Another concern for the Land Development Unit, under the heading Land Divisions, on page 20, item No. 6 which states

*“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 percent or more; and, does not result in grading on slopes of 25 percent or more.”*

The Fire Department requirement is for grades not to exceed 15 percent unless approved by the fire code official. The Land Development Unit recommends to the change from

*“driveway on slopes of 25 percent or more” to “driveway on slopes of 15 percent or more, unless approved by the fire code official;*

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).

#### **FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The Forestry Division will evaluate each proposed development project during the approval process at which time we will identify any potential impacts and recommend mitigation if necessary.

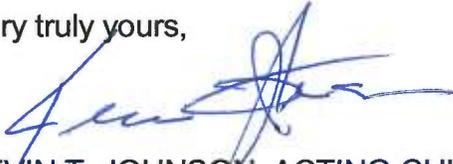
Maya Saraf, Planning Assistant II  
April 5, 2016  
Page 3

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no comment regarding the project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kevin T. Johnson", is written over the typed name below.

KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

KTJ:ad



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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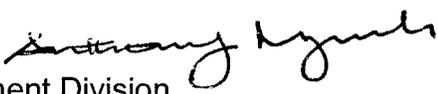
May 4, 2016

IN REPLY PLEASE

REFER TO FILE: **LD-2**

TO: Mark Child  
Advance Planning Division  
Department of Regional Planning

Attention Anita Gutierrez

FROM: Anthony Nyivih   
Land Development Division  
Department of Public Works

**PLAN NO. RPPL2016000547**

**WORK CLASS: ADVANCE PLANNING PROJECT**

**SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM (LCP)**

**PROPOSED TEXT CHANGES TO LOCAL IMPLEMENTATION PROGRAM (LIP)**

Thank you for the opportunity to review the proposed March 2016 amendments to the Santa Monica Mountains Local Coastal Program (attached). It is our understanding the amendment will consist of both map and text amendments to the LCP and, as part of the amendment, several text changes to the Santa Monica Mountains LIP are proposed. These text changes were recommended by the California Coastal Commission and the Los Angeles County Department of Regional Planning.

For specific revisions, additions, or deletions of wording directly from the project document, the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.

Additions are represented by *italics* along with an underline.

Revisions are represented by a combination of the above.

Prior to Regional Planning's approval of the Santa Monica Mountains Local Coastal Program update, the following items need to be addressed, updated, or revised:

1. Section 22.44.1340, Water Resources, Subsection H, page 235; revise the subsection as follows:

*"An Erosion and Sediment Control Plan (ESCP) ~~A Construction-Runoff and Pollution Control Plan (CRPCP)~~ 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 to minimize pollution of runoff by construction chemicals and materials. The ~~CRPCP~~ ESCP shall demonstrate that:"*

This terminology is consistent with the MS4 permit that the County must abide by. The acronym ESCP should replace CRPCP throughout the entire document. Revise accordingly.

2. Section 22.44.1340, Water Resources, Subsection I, page 238; revise the subsection as follows:

*"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:"*

3. Section 22.44.1340, Water Resources, Subsection K, Item 4a, page 242; revise the item as shown below:

*"a. All of the information required in Section H J, above., ~~for the PCRP~~"*

4. Section 22.44.1340, Water Resources, Subsection K, Item 4b, page 242; delete the item as shown below:

*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;*

Mark Child  
May 4, 2016  
Page 3

The LID Ordinance covers pollutants removal. There are no established standards for pollutant loads, and this requirement serves no purpose in the water-quality, hydrology plan.

5. Section 5, Low-Impact Development Standards, page 360: It is unclear why the Low-Impact Development (LID) and Hydromodification Sections of the County Code (Section 22.44.1510 through 22.44.1516) are copied verbatim into the Santa Monica Mountains LIP. If the LID ordinance is updated in the future, the LIP would also need to be updated, which we presume would need to be approved by the California Coastal Commission. To avoid having to update the document in the future, we recommend simply referencing the LID and Hydromodification code sections in the LIP instead of copying them into the document.

If you have any questions regarding comment No. 1, please contact Diego Rivera of Public Works' Land Development Division at (626) 458-4921 or [drivera@dpw.lacounty.gov](mailto:drivera@dpw.lacounty.gov).

If you have any questions regarding comment Nos. 2 through 5, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or [tduong@dpw.lacounty.gov](mailto:tduong@dpw.lacounty.gov).

If you have any questions or require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4921 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb

P:\dpub\SUBPCHECK\Plan\Zoning\Ord\ADV Proposed Santa Monica Mountains Local Coastal\RPPL2016000547\2016-03-10 RPPL2016000547.docx

**From:** [Matthew Dubiel](#)  
**To:** [Anita Gutierrez](#); [Mark Child](#); [Maya Saraf](#)  
**Cc:** [Toan Duong](#); [Art Vander Vis](#); [Anthony Nyivih](#)  
**Subject:** RE: Project No. RPPL2016000547: Plan Consultation - \*\*DUE May 10, 2016\*\*  
**Date:** Tuesday, May 10, 2016 11:25:51 AM  
**Attachments:** [SMM LIP Sections 22.44.840 & 22.44.1340 with DPW revisions.docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Anita, Mark, Maya:

DPW has no further comments on the attached document. In light of the rush review request, please accept this email as our official clearance. Per our MOU, LDD management has seen the document and is OK with the clearance.

Thank you.

Matthew Dubiel, P.E.

County of Los Angeles Department of Public Works  
Land Development Division, Project Entitlement & CEQA Section

 (626) 458-4921

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**From:** Maya Saraf  
**Sent:** Tuesday, May 10, 2016 7:45 AM  
**To:** Clement Lau; Matthew Dubiel; Michelle Tsiebos; Padilla, Juan; Johnson, Kevin; John Diaz  
**Cc:** Collins, Wally; Evenor Masis; Ruben Cruz; Robert Vasquez; Julie Yom; Zachary T. Likins; Le, Tony; Ed Gerlits; Henry Wong  
**Subject:** Project No. RPPL2016000547: Plan Consultation - \*\*DUE May 10, 2016\*\*

CUP Coordinator,

The consultation package for this project is available at the website below. Please review and provide comments by the date specified above.

Employee ID & unique password are required to enter the site. If you have any technical issues please contact [webadmin@planning.lacounty.gov](mailto:webadmin@planning.lacounty.gov).

Project link: <http://10.2.8.130/content/santa-monica-mountains-lcp-amendment-lip-sections-2244840-22441340-dpw-revisions>

Thank you,

Maya Saraf, Regional Planning Assistant II  
Community Studies West Section/Advance Planning Division  
County of Los Angeles Department of Regional Planning  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012  
Office: 213.974.0307  
Email: [msaraf@planning.lacounty.gov](mailto:msaraf@planning.lacounty.gov)