



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 19, 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

ADDITIONAL MATERIALS

**PLAN NO. RPPL2016000547 – AMENDMENT TO THE SANTA MONICA
MOUNTAINS LOCAL COASTAL PROGRAM**

RPC Meeting: MAY 25, 2016 - Agenda Item: NO. 6

Please find enclosed correspondence for the above referenced item, which was received subsequent to hearing package submittal to the Regional Planning Commission. Staff will provide responses to the correspondence at the hearing scheduled for May 25, 2016.

If you need further information, please contact Maya Saraf at (213) 974-0307 or 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.

AG:MS

Attachments:

1. Email from Mountains Recreation and Conservation Authority (MRCA) dated May 12, 2016
2. Letter from MRCA dated May 17, 2016
3. Email from C. Bandi dated May 18, 2016

ATTACHMENTS

From: [Judi Tamasi](#)
To: [Maya Saraf](#)
Subject: Proposed Santa Monica Mountains LCPA-correction of zoning and land use designations
Date: Thursday, May 12, 2016 6:16:20 PM

Hello Ms. Saraf:

I note that the proposed Santa Monica Mountains LCPA scheduled for the May 25, 2016 Regional Planning Commission hearing includes some corrections to zoning of land owned by Mountains Recreation and Conservation Authority (MRCA). Specifically the zoning for the Puerco Canyon parcels west of Pepperdine would be changed from R-C-20 to O-S-P. However, the MRCA-owned Corral Canyon Park (just west of, and adjacent to these Puerco Canyon parcels all the way to Corral Canyon Road) would still be zoned incorrectly.

Can our GIS Specialist send your GIS Specialist a shapefile of all of the MRCA and Santa Monica Mountains Conservancy parkland in the area, so that your GIS Specialist can make sure this parkland is appropriately depicted? Thank you.

Judi Tamasi
Mountains Recreation and Conservation Authority (MRCA)
5810 Ramirez Canyon Road
Malibu, California 90265
ph: (310) 589-3230, ext. 121
fax: (310) 589-2408
judi.tamasi@mrca.ca.gov

Mountains Recreation and Conservation Authority-
a local agency exercising joint powers of the
Santa Monica Mountains Conservancy and
Conejo and Rancho Simi Recreation & Park Districts



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

May 17, 2016

Maya Saraf
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**Los Angeles County Santa Monica Mountains
Local Coastal Program Amendment**

Dear Ms. Saraf:

The Los Angeles County Regional Planning Commission will consider an amendment to the Santa Monica Mountains Local Coastal Program (LCP) at its May 25, 2016 hearing. We hope that the following wording inconsistency in the LCP Local Implementation Program (LIP) regarding the permitting process for coastal development permits (CDPs) for public trail construction in habitat areas designated H2 can be addressed, as recommended in this letter.

Below are four excerpts from the LIP. At first, it appears that an administrative CDP is the required permit for public trail construction in habitat areas designated H2 and that Environmental Review Board (ERB) review is not required. However, reading on, this becomes unclear.

Section 22.44.1400. Parks, Trails, Playgrounds, and Beaches of the LIP states (in part):

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...

---Public trail construction in habitat areas designated H2 or H3.

Section 22.44.860.A.1. of the LIP states (in part): "...An application for an administrative CDP shall be reviewed by the Director and department biologist."

Based on the two above sections, it appears that an administrative CDP is required and that ERB review is not required for public trail construction in habitat areas designated H2 or H3. However, the next section suggests that ERB review is required for public trail construction in a habitat area designated H2.

Section 22.44.1860 Development Review Required of the LIP states (in part):

A. Development Subject to ERB Review. Development proposed in the following areas shall be reviewed by the ERB, unless exempted pursuant to subsection C below:...

2. In H2 Habitat or within 200 feet of H2 Habitat, including H2 "High Scrutiny" Habitat...

To add to the confusion, the following section now suggests that an administrative CDP is not the correct level of review for public trail construction in a habitat area designated H2. Section 22.44.940 Administrative Coastal Development Permit of the LIP states (in part):

A. Applicability. The provisions of this section shall apply to the principal permitted use and other permitted uses for each zone as set forth in this LIP, that:...

2. Do not fall within an Environmental Review Board (ERB) review area or are exempt from ERB review pursuant to subsection C of Section 22.44.1860;...

Thus, the LIP provides conflicting direction regarding whether an administrative CDP applies to a proposed public trail construction in a habitat area designated H2, and whether ERB review is required. A minor text amendment should be made to the LIP to clarify that in fact an administrative CDP would apply and that ERB review is not required.

We recommend the following minor change to the LIP (underlined text is suggested text to add):

LIP Section 22.44.1400. Parks, Trails, Playgrounds, and Beaches (in part):

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...

---Public trail construction in habitat areas designated H2 or H3. (Notwithstanding sections 22.44.940.A. and 22.44.1860.A., an administrative CDP shall be required and Environmental Review Board review shall not be required.)...

Maya Saraf
Los Angeles County Department of Regional Planning
Santa Monica Mountains LCP Amendment
May 17, 2016

Page 3

We request that you incorporate this minor text amendment into the Santa Monica Mountains LCP LIP to clarify the permitting process and to maintain consistency throughout the document. If you have any questions, I can be reached by phone at (310) 589-3230, ext. 121 and by email at judi.tamasi@mrca.ca.gov. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Judi Tamasi".

Judi Tamasi
Project Analyst

From: [Chandrasekhar S. Bandi](#)
To: [Maya Saraf](#); [Anita Gutierrez](#)
Subject: RE: Plan No. RPPL2016000547 - Amendment to Santa Monica Mountains LCP, February 3rd, 2016 meeting, Agenda Item # 7
Date: Wednesday, May 18, 2016 9:29:52 PM
Attachments: [ParcelMap.pdf](#)

Good evening Maya,

I have received the public hearing notice on this zone change. One thing I had noticed is my parcel 4472-016-004 lot size was called out to be as 3 acres in lieu of 4.08 acres.

Also, currently a single family residence is planned and the application is in process with the planner Mr. Josh Huntington. Wanted to make sure that the proposed zone changes do affect any of my proposed plan to build single family home.

Thank you,
Chandra
702-610-9579

From: MSaraf@planning.lacounty.gov
To: c_bandi2000@hotmail.com; agutierrez@planning.lacounty.gov
Subject: RE: Plan No. RPPL2016000547 - Amendment to Santa Monica Mountains LCP, February 3rd, 2016 meeting, Agenda Item # 7
Date: Wed, 10 Feb 2016 23:25:17 +0000

Good afternoon Chandra,

Yes, your parcel (APN #4472-016-004) is on the list of parcels proposed to be rezoned. We are recommending that your parcel be rezoned to the Rural-Coastal (R-C) zone (you can look up zoning information for the R-C zone on our public website at: http://planning.lacounty.gov/assets/upl/project/coastal_adopted-LIP.pdf).

We are currently preparing the amendment, and we will be taking it to public hearing in Spring 2016 - you will receive a notice when this hearing is scheduled. At this time, we anticipate project completion by the end of the calendar year. Please let us know if you have additional questions.

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

From: Chandrasekhar S. Bandi [mailto:c_bandi2000@hotmail.com]

Sent: Wednesday, February 10, 2016 2:55 PM

To: Maya Saraf; Anita Gutierrez

Subject: Plan No. RPPL2016000547 - Amendment to Santa Monica Mountains LCP, February 3rd, 2016 meeting, Agenda Item # 7

Importance: High

Dear Ms. Maya Saraf & Ms. Anita Gutierrez:

Greetings.

I am one of the property owner of the parcel APN # 4472-016-004, which was inadvertently zoned as O-S by the County.

I have seen the above referenced meeting thru your web site and noticed it was unanimously approved by the Commission. Can you please verify my parcel is in the list for this zone change when you find a moment.

I had currently submitted for planning approval for a single family house and this zone change is important to take place according to the planner Mr. Josh Huntington that I am working with.

Please confirm that my parcel # 4472-016-004 is in the submitted package for a zone change.

Highly appreciate your help,

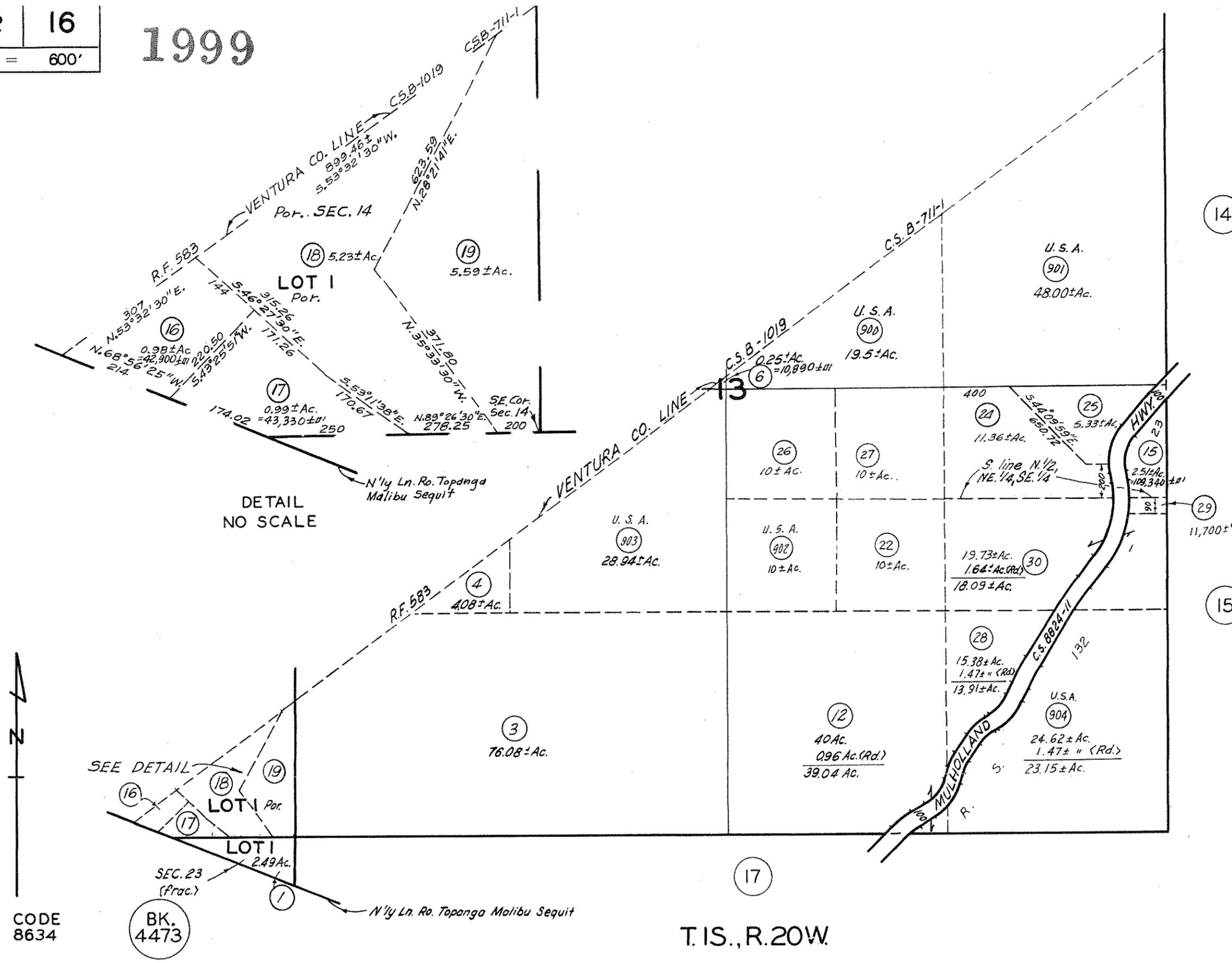
Sincerely,

Chandra S. Bandi.

702-610-9579

4-10-65 7-11-60
 720329505
 750416609
 750523203
 791004310
 840288009-8
 820522601-8
 88072602002001
 92122802034001-07
 1998121408004001-07

SCALE 1" = 600'



DETAIL NO SCALE

CODE 8634

BK. 4473

T. 1S., R. 20W.

FOR PREV. ASSM'T. SEE: 4472 -16

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.