



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 21, 2016

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

FROM: Mark Child, Deputy Director, Regional Planning
Advance Planning Division

ADDITIONAL MATERIALS

REPORT ON BOARD OF SUPERVISORS' MODIFICATIONS TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM AMENDMENTS (PLAN NO. RPPL2016000547)

RPC Meeting: September 28, 2016 - Agenda Item: No. 8

Please find enclosed the resolution for Item Number 8, as well as the revised motion below.

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.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION AND RECOMMEND APPROVAL OF THE BOARD OF SUPERVISORS' CHANGES TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM AMENDMENTS (RPPL2016000547).

MC:MS

Attachments:

1. Resolution
2. Resolution from May 25, 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 (LCP) for the Santa Monica Mountains Coastal Zone; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles (Regional Planning Commission) conducted a public hearing on May 25, 2016 to consider the Santa Monica Mountains LCP amendments (Plan No. RPPL2016000547); and

WHEREAS, after closing the public hearing on May 25, 2016, the Regional Planning Commission passed a resolution recommending that the Board of Supervisors (Board) signify its intent to adopt the Santa Monica Mountains LCP amendments; and

WHEREAS, the Board conducted a public hearing on August 2, 2016 to consider the Santa Monica Mountains LCP amendments; and

WHEREAS, after closing the public hearing on August 2, 2016, the Board passed a motion indicating its intent to approve the Santa Monica Mountains LCP amendments, with the inclusion of additional text and zone changes that had not been previously considered by the Regional Planning Commission; and

WHEREAS, in its motion on August 2, 2016, the Board referred the additional text and zone changes back to the Regional Planning Commission for consideration and environmental analysis to determine environmental impacts; and

WHEREAS, the Regional Planning Commission considered the Board's additional text and zone changes on September 28, 2016; and

WHEREAS, in addition to the findings in the Regional Planning Commission's Resolution from May 25, 2016, the Commission finds as follows:

1. Proposed additional text changes to Section 22.44.690 of the Santa Monica Mountains Local Implementation Program (LIP) would allow the Director of Regional Planning to refer a cease and desist order, notice of violation, or permit revocation to the Regional Planning Commission to consider a five-year ban on any application being filed for the subject property. This is intended to serve as a disincentive to conducting unpermitted or illegal development. This provision would comply with Section 30240(a) of the California Coastal Act (Coastal Act) because it would discourage unpermitted and illegal development, which thereby prevents potential damage to sensitive habitat areas.

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2. Proposed additional text changes to Section 22.44.950 of the LIP would place limits on when an emergency oak tree permit can be issued. The revised provision would allow an emergency oak tree permit to be issued only when a tree in a hazardous or dangerous condition is within 200 feet of a structure or improvement, or when a tree on a vacant parcel of land poses a threat to public property or utilities, or when a tree is destroyed by natural disaster. It would also allow the Director of Regional Planning to consider other cases of emergency on an individual basis. The revised provision would comply with Section 30240(a) of the Coastal Act and the Santa Monica Mountains Land Use Plan (LUP) policy CO-99 because it would discourage oak tree removal and help preserve oak trees to the maximum extent feasible, thereby preventing disruption to environmentally sensitive habitats.
3. Proposed additional text changes to Section 22.44.820 of the LIP would limit the type of development that could qualify for a “repair and maintenance” exemption from the LIP. The proposed change would clarify that any repair and maintenance that adds to or expands any structure would not be eligible for the exemption, and would therefore be subject to the LIP. This complies with Section 30610(d) of the Coastal Act and LUP policies regarding new development including CO-74, CO-76, and CO-77. The revised provision would require that any repair and maintenance activities that did not meet the exemption criteria would be processed as new development, and would therefore be subject to LIP provisions.
4. Proposed additional text changes to Section 22.44.1810 and 22.44.1830 would ensure that habitat protection policies are applied even when habitat has been damaged or removed inappropriately as a result of legally permitted development. This would comply with Section 30240 of the Coastal Act and LUP policy CO-40, because it would require that sensitive habitat areas are given the highest level of protection required, even when they have been removed or damaged through legally permitted development.
5. Proposed additional minor text changes to the LUP and LIP would not substantively alter standards, and therefore would comply with Coastal Act and LUP policies. Text changes are proposed to increase noticing requirements so that at least 15 parcels of real property are notified. This may, in some cases, expand the existing 1,000-foot radius notification requirement. The proposed text changes to LUP Map 8 and LIP subsection 22.44.840.CC.1.I would correct minor typographical errors.
6. Additional parcels are proposed to be re-designated to open space. These parcels were specifically acquired by the National Park Service and the Mountains Recreation and Conservation Authority to be used as dedicated open space areas. Re-designating these parcels to the Open Space-Parks (OS-P) land use category and the Open-Space-Parks (O-S-P) zone would ensure that any future development would be limited to primarily low-intensity, resource-dependent uses.

a. The proposed open space zoning would be more restrictive than the parcels' current Rural Lands (RL) and Rural-Coastal (R-C) designations. Because the parcels would be changing to a less intense land use, it would be unlikely to cause an increased demand for water supply for fire protection. Further, LIP subsection 22.44.840.L requires any new development to provide proof of adequate water supply for fire protection.

b. Preserving these lands as open space would be in the interest of public health, safety, and general welfare, because it would protect sensitive habitat areas from incompatible development. These zone changes also comply with Section 30240(a) of the Coastal Act and LUP policies CO-45 and CO-121, because they would limit the type and intensity of development, thereby preserving large blocks of undisturbed natural open space, habitat linkages, and wildlife habitat areas.

7. An additional two parcels are proposed to be re-designated to the Commercial Recreation – Limited Intensity (CR) land use category and the Resort and Recreation (R-R) zone. Both parcels contain theater facilities, which are non-conforming with the current RL land use and R-C zoning. Re-designating Assessor's Parcel Number (APN) 4440-006-005 and the eastern portion of APN 4440-006-021 to the CR land use category and R-R zone would make the existing uses properly conforming to LIP requirements.

a. The proposed zone changes would allow for a wider range of recreational uses than are allowed under the current RL and R-C designations. Accordingly, it is possible that these zone changes could result in a need for greater water supply for fire protection. It should be noted that these parcels are already developed, and are therefore 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 sufficient water supply.

b. These zone changes are consistent with Section 30250 of the Coastal Act and LUP policies LU-1 and CO-156. Any new development allowed by these zone changes would be located within an existing developed area that is able to accommodate it. Additionally, the theater uses contained on these properties help encourage a range of recreational experiences within the Coastal Zone.

8. Seven parcels in the Tuna Canyon area (4448-005-023, -024, -025, -026, -027, -032, and -035), which the Board directed the Department of Regional Planning and County Counsel to investigate, are recommended to remain as open space.

9. The Board's changes to the Santa Monica Mountains LCP amendments are

intended to strengthen resource protection, correct typographical errors, and correct and update zoning, and would not have significant environmental impacts. These changes are also consistent with the Coastal Act, the LUP, and the Countywide chapters and elements of the County of Los Angeles General Plan adopted October 6, 2015.

10. Sections 30500 through 30522 of the Public Resources Code, and the California Environmental Quality Act (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 may include a full EIR.
11. 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, 13th 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. Find that the Board's changes to the LCP amendments are consistent with the County of Los Angeles General Plan, the California Coastal Act, and the Santa Monica Mountains LCP.
2. Find that the Board's changes to the LCP amendments do not pose significant environmental impacts.
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), which includes the Board's additional text and zone changes.
4. Signify its intent to adopt a Plan Amendment to amend the Santa Monica Mountains Land Use Plan (Plan No. RPPL2016000547), which includes the Board's additional text and zone changes.
5. Submit the amended Santa Monica Mountains Local Coastal Program, which includes the Board's additional text and zone changes, to the California Coastal Commission for its review and certification.

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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 September 28, 2016.

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

**ATTACHMENT TWO:
RESOLUTION FROM
MAY 25, 2016**

**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 90 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 90 parcels identified for land use and zone changes, 51 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 parcels were acquired by the Mountains Recreation and Conservation Authority (MRCA) and the Mountains Restoration Trust (MRT), to be preserved as open space parkland. Re-designating these 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. Initially, staff had identified 29 parcels that had been acquired by MRCA and MRT, to be re-designated to open space. Subsequent to the staff report being submitted, MRCA requested that an additional 22 acquisition parcels be considered for re-designation to open space. During the public hearing for the proposed amendment, held on May 25, 2016, your Commission recommended that these 22 additional parcels be included within the proposed amendment, and accordingly, re-designated to the OS-P land use category and O-S-P zone.
 - b. Currently these 51 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.
 - c. 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.
 - d. 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 90 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 as 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. Thirty-eight parcels 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 without a variance. During the public hearing on May 25, 2016, the Commission recommended tightening up this text, to work with existing homeowners who have problems with their septic tanks. Specifically, the Commission recommended that the text be narrowed in scope to allow for only the replacement of failing septic tanks for an existing residential home to be located within 50 vertical feet and 50 horizontal feet of a Significant Ridgeline, without requiring a variance. Currently, the LIP prohibits any type of development within 50 vertical and horizontal feet of a Significant Ridgeline, and requires a variance for development that cannot meet these requirements. This is an overly onerous requirement for the replacement of failing septic tanks, which do not increase the development footprint, and because they are below-ground, have no impact on scenic views. The proposed text changes would reduce this burden. This revised standard would comply with Section 30251 of the Coastal Act and LUP policy CO-136, because it would allow for necessary below-grade structures to be located less than the required distance from a Significant Ridgeline when there are no feasible alternative building sites for the development. Because the text

changes would apply only to below-grade structures, the revised standard would continue to be protective of the visual quality of Significant Ridgelines.

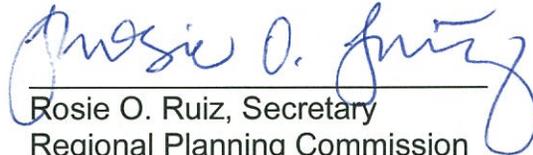
13. Sections 30500 through 30522 of the Public Resources Code, and CEQA, provide that the process of preparing an LCP, and amendments thereto, is functionally equivalent to the preparation of an Environmental Impact Report (EIR). Therefore, the County is not required to prepare a CEQA document for the 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, 13th 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