



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

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TO: Stephanie Pincetl, Chair
Doug Smith, Vice Chair
David W. Louie, 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: FEBRUARY 3, 2016 - AGENDA ITEM: 7**

At your meeting on February 3, 2016, the Community Studies West (CSW) Section staff will provide you with an overview of proposed amendments to the Santa Monica Mountains Local Coastal Program (LCP), and will recommend that you take action to initiate the preparation of a map and text amendment to the LCP.

BACKGROUND

The Santa Monica Mountains LCP, which consists of the Santa Monica Mountains Land Use Plan (LUP) and Local Implementation Program (LIP), was certified by the California Coastal Commission (CCC) on October 10, 2014. As the County has begun to implement the LCP, a number of issues have arisen with respect to certain development standards and land use designations for several parcels, which can best be addressed in one aggregate amendment. As recommended by the CCC and the Department of Regional Planning (Regional Planning), the CSW Section is preparing an LCP amendment that would include: text amendments to the LIP, as recommended by the CCC and Regional Planning; and a map amendment that would re-designate the land use categories and zones for 63 parcels, to provide consistency with their intended or existing uses. In addition, Regional Planning will provide a mapping "clarification" for one parcel that was mistakenly shown as part of the Santa Monica Mountains Coastal Zone within the LCP maps, but should instead be depicted within the Pepperdine University Long Range Development Plan (LRDP).

PROPOSED AMENDMENT

Text amendments to the LIP recommended by the CCC and Regional Planning

The CCC prepared a list of recommended text changes to the LIP, and transmitted this list to Regional Planning in November 2014, to include as part of an LCP amendment. These changes, although minor in nature, were important to the CCC to clarify the meaning and intent of provisions in the following 11 sections: Resolving Regulatory Conflicts (22.44.620); Definitions (22.44.630); Special Compliance Program (22.44.690); Exemptions and Categorical Exclusions (22.44.820); Coastal Development Permit – Oak Tree Requirements (22.44.950); Grading (22.44.1260); Crops (22.44.1300); Parks, Trails, Playground, and Beaches (22.44.1400); Farmers' Markets Permitted Areas (22.44.1521); Zoning and Zone-Specific Development Standards (22.44.1700); and R-R- Resort and Recreation Zone (22.44.1760).

Regional Planning is recommending additional text amendments to the LIP. Text changes are proposed for the following three sections to address section references: the Exemptions and Categorical Exclusions section (22.44.820), the Legal Non-conforming/Legal Conforming Uses, Buildings, and Structures section (22.44.1220), and Yards section (22.44.1375). Additional text changes are proposed for the Application – Information Required section (22.44.840) to update water quality-related application requirements. Text changes are also proposed for the Construction Colors, Materials, and Design section (22.44.1320) to clarify the types of siding and roofing materials that are prohibited within the Coastal Zone. Text revisions are also proposed for the Biological Resources Land Planning and Development Standards section (22.44.1910) to clarify the maximum number of structures permitted for residential development.

Several changes are also proposed for the Application-Filing Fee section (22.44.870). The first of the proposed changes is to adding new fees for permit amendments, time extensions, temporary use exemption, and restoration order. These four 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 for each of these entitlements are based on the fees charged by Regional Planning for similar types of entitlements. For example, the proposed fee amount for a Coastal Development Permit (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 for 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.

The next proposed change in the Application-Filing Fee section (22.44.870) 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," not a waiver, so the fee should be renamed accordingly. The third proposed 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 change to this section of the LIP is to add language stating that all fees may be adjusted annually based on the United States Bureau of Labor Statistics Consumer Price Index (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.

Map amendment to land use and zoning maps

Regional Planning is recommending the re-designation of the land use categories and zones for several parcels, to provide consistency with their intended or existing uses. Twenty-nine parcels are proposed to be re-designated to the Open Space-Parks (OS-P) land use category and the Open-Space-Parks (O-S-P) zone. These parcels were acquired by the Mountains Recreation and Conservation Authority and the Mountains Restoration Trust in 2014, for the preservation of habitat and natural open space. The purchase of these parcels was partially funded by the County using Proposition A (Safe Neighborhood Parks Proposition of 1996) funds. These 29 parcels are currently designated as the Rural Lands (RL) land use category and the Rural-Coastal (R-C) zone. Re-designating these twenty-nine parcels to the OS-P land use category and the O-S-P zone will ensure consistency with their intended use as dedicated open space areas.

Regional Planning also identified 33 privately-owned parcels that were incorrectly designated as the Open Space (OS), OS-P, or Open Space-Deed Restricted (OS-DR) land use category and the Open-Space (O-S), O-S-P, or Open-Space-Deed Restricted (O-S-DR) zone. For each of these parcels, staff analyzed existing development, land use category and zone prior to LCP certification, and permit history, to determine the appropriate land use category and zone. It was determined that 32 parcels contain residential uses or were intended for residential development, and as such, should be re-designated to the Rural Lands (RL) or Rural Village (RV) land use category and the Rural-Coastal (R-C) zone. The thirty-third parcel was determined to be part of a larger recreational camp site, which has been in operation at that location for over 70 years. Staff determined that the Commercial Recreation (CR) land use category and Resort-Recreation (R-R) zone would be a more appropriate designation given the recreational uses that have historically existed on this site.

Staff also determined that an additional parcel, Assessor's Parcel Number (APN): 4471-006-008, was incorrectly designated as the RL land use category and the R-C zone. This parcel contains recreational uses, and is part of a larger recreational resort facility that spans across multiple parcels. It was discovered that all the other parcels that comprise this resort facility had been designated as the CR land use category and R-R zone, except for APN 4471-006-008. Given the existing recreational uses on site, and the land use and zoning designations applicable to the other parcels within this property, staff determined that APN 4471-006-008 should be re-designated to the CR land use category, and the R-R zone.

Mapping Clarification related to the Pepperdine University LRDP

Staff determined that APN 4458-040-002 was mistakenly depicted as part of the Santa Monica Mountains Coastal Zone within the LCP maps, instead of as part of the Pepperdine University Long Range Development Plan (LRDP). The LCP maps will be updated to show this parcel as part of Pepperdine University's LRDP.

STAFF RECOMMENDATION

The proposed amendments will help implement the LCP in line with its stated policies and goals. Accordingly, staff makes the following recommendation:

- Recommend that the Department of Regional Planning prepare an amendment to the Santa Monica Mountains LCP that would: implement text amendments to the LIP, as recommended by the CCC and Regional Planning; implement a map amendment that would re-designate 63 parcels to land use categories and zones that are consistent with their intended or existing uses; and update the LCP maps to show APN 4458-040-002 as part of Pepperdine University's LRDP.

NEXT STEPS

Staff will prepare the amendment, including the staff report, maps, and draft ordinance, for public hearing before your Commission. Public notice will be provided according to the procedures identified in the LIP.

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

SUGGESTED MOTION:

"I MOVE THAT THE REGIONAL PLANNING COMMISSION INSTRUCT THE DEPARTMENT OF REGIONAL PLANNING PREPARE AN AMENDMENT TO THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM THAT WOULD:

- 1. IMPLEMENT TEXT CHANGES TO THE SANTA MONICA MOUNTAINS LOCAL IMPLEMENTATION PROGRAM, AS RECOMMENDED BY THE CALIFORNIA COASTAL COMMISSION AND THE DEPARTMENT OF REGIONAL PLANNING.**
- 2. RE-DESIGNATE THE LAND USE CATEGORIES AND ZONES FOR 63 PARCELS, TO PROVIDE CONSISTENCY WITH THEIR INTENDED OR EXISTING USES.**
- 3. UPDATE THE SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM MAPS TO SHOW APN 4458-040-002 AS PART OF PEPPERDINE UNIVERSITY'S LRDP."**