



# Santa Monica Mountains North Area

Santa Monica Mountains North Area Plan and Community Standards District

## DRAFT GUIDE

### GENERAL UPDATES TO COMMUNITY STANDARDS DISTRICT (CSD)



#### Helipads

New helicopter pads / helistops / landing strips prohibited unless for publicly-owned or operated emergency services.



#### Grading

Conditional Use Permit (CUP) required for any grading above 500 cubic yards of cut plus total fill material.



#### Exploratory Testing

- A Minor CUP must be obtained before exploratory testing is performed, or any access roads created for exploratory testing.
- Must comply with erosion control measures.
- Must provide restoration, defined by CUP.



#### Vineyards

All new vineyards and expansions will require a CUP.



#### Scenic Resources

Additional protections for Scenic Resources Areas include an 18 foot height limit near significant ridgelines, and within Scenic Resource Areas.



#### Outdoor Dance Pavilions

Three-year amortization for existing outdoor dance pavilions.



#### Outdoor Lighting

Additional lighting standards to meet and exceed the area's Rural Outdoor Lighting District protections.

### BIOLOGICAL RESOURCES

#### HABITAT CATEGORY DESIGNATIONS

**S1**  
Very Sensitive Habitat  
Development Restricted

**S3**  
Disturbed Habitat  
Development Less Restricted



**S2**  
Sensitive Habitat  
Development Limited

**S4**  
Developed Land  
Development Permitted

#### Bird Nesting

Bird nesting surveys are required if trees or other vegetation will be altered or removed during bird-nesting season (February-August).

#### Maximum Building Site Area

- 10,000 ft<sup>2</sup> in S2, S3, or S4 habitat.
- 7,500 ft<sup>2</sup> in S1 habitat.

#### Habitat Impact Fees

May be required to adequately compensate for impacts to S1 and S2 habitats.

#### Mitigation Ratios

- 3:1 ft<sup>2</sup> of restored S1 habitat to impacted area.
- 2:1 ft<sup>2</sup> of restored S2 habitat to impacted area.

### PROTECTED TREES

Tree protections for 31 native trees in the North Area at various trunk diameters.



#### Historic Tree

A tree identified as a historic resource by the County, or is listed/determined eligible for listing in the California Register of Historic Resources and/or National Register of Historic Places. The tree must be associated with events/person that made a significant contribution to the history of the County, California, or the nation.



#### Heritage Tree

A tree considered irreplaceable due to its rarity, size, shape, etc. and has a single trunk 36" or more in diameter, or two trunks that collectively measure 54" inches or more in diameter.

*A Protected Tree Permit (PTP) will be required for:*



#### Trimming

Pruning or trimming of more than 20% of live foliage.



#### Encroachment

Encroachments up to 30% into a tree's protected zone.



#### Removal

Removal of up to two protected trees.



## EQUESTRIAN STANDARDS

### ▶ Equestrian Facilities

Equestrian Facilities that include horse boarding will be classified either Large or Small Horse-Boarding.

### ▶ Small Horse-Boarding

Allow small horse-boarding by-right in A-1 (previously needed CUP for up to 20 horses). No commercial or business uses are allowed.

### ▶ Large Horse-Boarding

Commercial boarding is allowed as a primary use, which may include commercial training / riding of horses, or courses in horsemanship.

### ▶ Existing Equestrian Facilities

Legally-established equestrian facilities subject to BMPs.

### ▶ Best Management Practices (BMPs)

Use BMPs for runoff diversion, waste management, tree protection, and contingency plans for Equestrian Facilities.

### ▶ Habitat Setbacks

Animal containment facilities and animal living quarters must be at least 100' from S1 habitats.

## Transfer of Development Credits (TDC)



### TDC Program

Ensures no increase in the number of buildable lots to minimize impact on infrastructure and the environment.



### Lot Retirement

For each new lot created or legalized, an existing qualifying lot(s) must be retired.



### Development Credit

To generate a development credit, development potential must be permanently and irrevocably extinguished on all qualifying lots or parcels used for each credit.



### Credit Exchange

The applicant may provide an open space easement dedication and merge retired lots with adjacent developed parcels, or provide an open space deed restriction and transfer fee title to a public entity.

## EVENT FACILITIES

### ▶ Dance Pavilions and Event Venues

To operate as an Event Facility, applicants must obtain a CUP within three years to continue operations.

### ▶ Parcel Size

10 acre minimum lot size in Zones A1 and R-R.

### ▶ Single-Family Residences

A single-family residence shall not be used as an Event Facility.

### ▶ Bed and Breakfast Establishments

Bed and breakfast establishments may not simultaneously operate as an Event Facility.

### ▶ Maximum Occupancy

Maximum of 200 persons, including staff, or as directed by CUP.

### ▶ Noise

- No amplified noise after 8:00 p.m.
- L90 - 40 dBA in North Area (daytime)
- L90 - 45 dBA in Topanga Canyon (daytime)

### ▶ Parking and Transportation

Parking and transportation plans required for permit may include:

- On-site parking, with habitat and traffic management strategies provided;
- Shuttle services; and/or
- Valet parking.

### ▶ Setbacks

- 100' from outdoor amplified sound to lot line.
- 150' from activity areas to Scenic Resources.
- 2,000' between Event Facility lot lines.

## FOR MORE INFORMATION:

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