

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

CHANGES to PROPOSE to the BOARD OF SUPERVISORS OCTOBER 23, 2007

Conditional Certificate of Compliance

- Require that a minor coastal development permit be obtained for a conditional certificate of compliance in the Santa Monica Mountains Coastal Zone. (Section 21.60.070, p. 5)

Rural-Coastal Zone

- Add water wells to accessory uses and structures. (Section 22.40.820, p. 16)
- Identify a specific number for limits on vehicular traffic generated by arts and crafts uses in the Rural-Coastal Zone. (Section 22.40.810 C.8, p. 14)
- Clarify that new access roads crossing vacant parcels are subject to a minor coastal development permit, and define “new.” (Section 22.40.830, p. 16)
- Allow home-based occupations in the Rural-Coastal Zone with an administrative coastal development permit rather than the minor CDP currently suggested. (Section 22.40.830, p. 17)
- Add water reservoirs, dams, treatment plants, etc, to uses subject to major coastal development permits. (Section 22.40.840, p. 18)

Definitions

- Add a definition for “wildlife-permeable fencing.” (Section 22.44.506, p. 29)

Environmental Review Board

- A provision requiring fees associated with monitoring or periodic inspection for conditions should be moved from the provisions addressing ERB review to the provisions addressing additional coastal development permit requirements. (From Section 22.44.513, p. 33, to Section 22.44.516, p. 37)

Procedure for Removing Environmentally Sensitive Habitat Area Designation (ESHA)

- Clarify that applicants must amend any coastal development permit application where the final determination for the ESHA designation affects the conditional approval. (Section 22.44.515 C.8, p. 37)

Additional Coastal Development Permit Procedures

- Remove subsection A. Application for a waiver – information required, to its own section, as an application for a waiver is not part of a coastal development permit application. (Section 22.44.516, p. 37)

- Clarify that water must be provided either by well or by municipal water system. (Section 22.44.516 B.10.b, p. 40)

Transfer of Development Credit Program

- Simplify the wording for the number of lots that must be retired for each dwelling unit in a multiple dwelling unit development, regardless of the size of the dwelling unit. (Section 22.44.603 B.2, p. 47)

Crops

- Add Best Management Practices for more sustainable crop production, such as for groundcover between rows, mulching, anti-dust strategies, and pesticide application. (Section 22.44.610, p. 63)

Wireless Telecommunication Facilities

- Add provisions to ensure that the undergrounding of facilities does not damage sensitive resources such as oak trees. (Section 22.44.613, p. 67)

Water Resources

- Provide design guidelines to minimize the environmental and visual impacts of bridges. (Section 22.44.614, p. 69)

Trail and Resource Protection Requirements

- Add wording to clarify that any decision to impose trail or resource protection requirements will be based in part on an evaluation of the project's impacts on the resource. (Section 22.44.616, p. 71)

Incentive Program for Certain Development Actions

- Allow development within the Watersheds Sensitive Environmental Resource Area to have a 15,000-square-foot building site. (Section 22.44.622 D.2, p. 78)

Exploratory Testing

- Require an administrative coastal development permit to conduct exploratory testing for water wells, percolation for onsite wastewater treatment systems, geologic hazards, and any other activity associated with evaluating a site for development. (New Community-wide Development Standards section)

Rural Inns

- Limit the concentration of rural inns. (Section 22.44.702, p. 81)
- Allow the building site to occupy an area greater than three acres, but retain the 20 percent limitation. (Section 22.44.702 H, p. 82)

Zone-Specific Development Standards

- Add water wells as an accessory use in all Santa Monica Mountains Coastal Zone zones. (Sections 22.44.703, 22.44.715, 22.44.727, 22.44.733, and 22.44.739)

Zone C-1

- Use the same floor-area ratio as exists in the Santa Monica Mountains North Area Community Standards District (CSD), and limit building heights to that proposed in the rest of the Santa Monica Mountains Coastal Zone CSD. (Section 22.44.720, p. 88)

Zone C-2

- Use the same floor-area ratio as exists in the Santa Monica Mountains North Area Community Standards District (CSD), and limit building heights to that proposed in the rest of the Santa Monica Mountains Coastal Zone CSD. (Section 22.44.726, p. 90)

Sensitive Environmental Resource Areas

- Require bridges to comply with design guidelines that minimize their environmental and visual impacts. (Section 22.44.804 B, p. 99)

Scenic Resource Areas

- Allow a 10 percent enlargement of structures located on Significant Ridgelines or within the protected area of a Significant Ridgeline, to be consistent with the California Coastal Act. (Section 22.44.815 C.4.b, p. 110)

Rural Villages

- Add a provision to prohibit land divisions in Rural Villages. (Section 22.44.826, p. 116)

Coastal Development Permit Application Types and Review Procedures

- Move proposed Section 22.56.2305 to the Santa Monica Mountains CSD, and clarify the method used to determine what type of coastal development permit must be applied for. (Page 134)
- Delete requirement for a major coastal development permit where a use cannot meet the standards of development in Title 22. (Section 22.56.2305 A.3, p. 135)

Administrative Coastal Development Permit

- Move proposed Section 22.56. 2405 to the Santa Monica Mountains CSD. (Page 137)

Filing Fees and Deposits

- Add fee for a coastal development permit waiver. (Section 22.60,100, p. 141)