Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 11, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LIST OF CHANGES RECOMMENDED BY STAFF

The County of Los Angeles has sought public comment on the LCP as proposed in the manner called for in the Coastal Act. Following the release of the Santa Monica Mountains LCP on January 7, 2014, staff received several substantive comments from members of the public and stakeholders within the Coastal Zone. Based on these comments, staff developed the following list of suggested modifications and errata changes to the proposed LCP that will add clarity, correct typographical errors, help ensure that the LCP will fully carry out the Chapter 3 Policies of the Coastal Act, and provide for improved customer service to applicants within the Santa Monica Mountains Coastal Zone. Accordingly, staff recommends that your Board, after the public hearing, and in addition to the recommendations contained in the Board letter dates February 11, 2014, direct staff to make all of the following changes into the Santa Monica Mountains LCP.

For your convenience, we are prepared to summarize this list of staff recommended changes at your hearing on this matter. In the meantime, I am prepared to respond to any questions you may have about the suggested changes. He can be reached at (213) 974-6401. I can also be reached at rbruckner@planning.lacounty.gov.

Respectfully Submitted,

Richard J. Bruckner
Director

LAND USE PLAN

Technical and Non-Substantive Changes:

Eliminate mistaken references to Technical Appendices no longer included as part of the LCP.

Correct and make consistent abbreviations and defined acronyms throughout the document.

Other Changes:

Introductory Provisions:

Setting: Clarify the applicable geographic scope of the LCP to account for Pepperdine University's existing long range development plan (LRDP), and the relationship of the LRDP to the LCP. In particular, note that Pepperdine University is subject to a long range development plan (LRDP), which was certified by the Coastal Commission on January 11, 1990. The policies in this LUP shall not replace the Chapter 3 policies of the Coastal Act for the purposes of reviewing future amendments to the LRDP by the County and Coastal Commission. Similarly, proposed new development on the Pepperdine University campus will continue to be reviewed for consistency with the policies contained in the LRDP, rather than the LUP policies of this LCP.

SERA Discussion: Introduce Discussion of Sensitive Environmental Resource Areas (SERA) in the introductory portion of the document.

Public Outreach: Update the discussion on public outreach conducted by the County of Los Angeles Department of Regional Planning.

Conservation and Open Space:

Arroyo Sequit: Clarify that Arroyo Sequit represents "one of" the watersheds least affected by urban pollutants, without declaring it is definitively the least affected.

Goal CO-1: Clarify that the goal of the LCP, which shall be implemented through the specific policies of the LUP, shall be to: "Maintain and restore biological productivity and coastal water quality appropriate to maintain optimum populations of marine organisms and to protect human health."

Policy CO-12: This policy shall read as follows to ensure consistency between the LUP and the LIP: Prevent the disposal of animal waste, wastewater, and any other byproducts of human, agricultural or equestrian activities in or near any drainage

course, or H1 habitat area. To more fully carry out this policy for existing confined animal facilities where the issue of legal establishment is in question, establish a program which invites such facilities to conform to the LCP policies and regulations to the extent feasible given parcel size and on-site resources, in lieu of enforcement. This program shall be extended to such facilities which are located on parcels of 15,000 square feet to 10 acres in size, and where it can be documented that the facility existed prior to 2003. All such facilities shall conform to the livestock management requirements of the LCP for water quality improvement. If the facility can be brought into full conformity with the LCP, the facility shall be extended legal status. If it is not feasible to bring the facility into full conformity, but the facility conforms to all water quality measures for livestock management, the facility shall be extended legal non-conforming status.

Policy CO-19: Clarify that the policy shall read as follows: "Minimize the land disturbance activities of construction (e.g., clearing, grading, and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas, and erosive soils), to avoid detrimental water quality impacts caused by increased erosion or sedimentation. Use soil stabilization BMPs on disturbed areas."

Policy CO-21: Add language to encourage the restoration of streams that had previously been channelized, culverted, or otherwise significantly altered.

Policy CO-22: Add language to minimize the spread of aquatic invasive species through education, outreach, and signage for recreational users, as well as residents, parks and business operators. Such efforts shall be coordinated with nonprofit organizations, homeowners organizations, and public park agencies operating within the Coastal Zone.

Policy CO-23: Add language requiring the county to explore the feasibility of conducting regular monitoring, up to and including metering, of new and existing wells to ensure that there will be no significant individual or cumulative impacts on groundwater, streams, or natural resources.

Policy CO-32: Clarify the language of the first sentence as follows: "Alteration of natural streams for the purpose of creating stream road crossings shall be prohibited, unless there is no other feasible alternative to provide access to public recreation areas or development approved in a coastal development permit on legal parcels, and the alteration does not restrict movement of fish or other aquatic wildlife."

Policy CO-33: Incorporate dune habitat into the habitat types included as H1 habitat.

Policy CO-54: Add language requiring that education efforts to reduce the spread of invasive plants shall be coordinated with nonprofit organizations, homeowners

organizations, and public park agencies operating within the Coastal Zone.

Policy CO-57: Specify that publicly owned and operated recreational uses may also be located within this quiet zone if it is developed and / or disturbed by historical recreational uses.

Policy CO-60: Prohibit the use of mosquito fish throughout the Coastal Zone.

Policy CO-86: Correct the fees currently charged by the Coastal Commission.

Policy CO-92: Add language requiring that new leachfields and seepage pits permitted by the County comply with all applicable Water Resources Control Board requirements, and that the LCP is updated to ensure consistency between the policies contained within the LCP and such Water Resources Control Board requirements.

Policy CO-102: Clarify that gardens may be allowed within the building site area of both residential and non-residential uses, or within Fuel Modification Zones A and B, whichever is greater.

Policy CO-194: Additionally require that new development located in proximity to the shoreline and beaches be sited and designed to additionally "account for sea level rise and coastal storm surge protection."

Land Use:

LU-23: Clarify that confined animal facilities may be allowed outside of the building site area consistent with Policy CO-103.

Circulation:

CI-1: Clarify that widening of roads in order to increase capacity shall not be allowed.

CI-2: Clarify that all roadway maintenance and improvements shall be accomplished in a manner necessary to protect SERAs, streams, as well as other enumerated environmental resources.

CI-3: Clarify that roadway widening to increase capacity shall be prohibited.

CI-12 and CI-18: Clarify that the higher density Residential land use categories served by curbs, gutters, sidewalks, and streetlights are limited to Sunset Mesa.

CI-19: Clarify that roadway widening to increase capacity shall be prohibited.

LOCAL IMPLEMENTATION PROGRAM

Technical and Non-Substantive Changes:

Eliminate mistaken references to Technical Appendices no longer included as part of the LCP.

Correct and make consistent abbreviations and defined acronyms throughout the document, correct improperly cited code sections, reorganize certain listed requirements.

Other Changes:

22.44.630: Clarify that the drainage course definition contained in the LIP is the same as that of the definition of stream provided in the LUP, and that the use of the terms "stream" and "drainage course" are deemed to be synonymous within the LCP. Add definitions of terms that are used throughout the LIP.

22.44.650: Modifications to make the LIP consistent with the California Subdivision Map Act with respect to issuing certificates of compliance.

2244.660: Modifications to make the LIP consistent with the California Subdivision Map Act with respect to issuing certificates of compliance.

22.44.670: Modifications to make the LIP consistent with the California Subdivision Map Act with respect to issuing certificates of compliance.

22.44.950: Oak tree encroachment or removal requires a minor CDP. The permit type was incorrectly classified as an administrative CDP.

22.44.1040: Title of Section clarified with the addition of "for Hearing Officers, Regional Planning Commission, and Board of Supervisors."

22.44.1150(H)(3): Clarify that no variance shall be allowed within H1 habitat areas pursuant to this section.

22.44.1240(A)(5): Clarified to explain that lawfully established turf removed for any reason may be replaced, but the total area covered by the turf shall not be increased.

22.44.1240(C)(18): Requires property owners and Fire Department field staff to adhere to approved fuel modification plans.

22.44.1270(E)(5): Bollard lighting allowed for arenas and round pens, but the bollards shall be no greater than four feet in height.

22.44.1280(E): Clarify that such restrictions apply to private notices, placards, bills, etc.

22.44.1300(A): Require that crops shall be located a minimum of 100 feet from coastal waters, as well as H1 habitat.

22.44.1300(F)(4)(a): Removed because it would be very hard to tell what is within 50 feet of "wildlife habitat."

22.44.1310(M): Allow exception where such gates are necessary to prohibit vehicular access to public parkland.

22.44.1330: Clarify that the telecom provisions apply to all wireless facilities not just wireless.

22.44.1340(A)(7): Clarify that "Culverts shall be modified to a soft-bottom underpass, where feasible, when major maintenance or major repair activities on the crossing are undertaken."

22.44.1350: The Low cost visitor-serving facilities provisions were moved to their own section: 22.44.1550.

22.44.1390(D): Allow trail alignments on Map 4: Recreation to additionally vary depending on physical or biological factors, or parcel boundaries, as long as trail alignments are established at the time of permit approval.

22.44.1390(E)(1): Allow trail easements to be up to 50 feet in width where steep terrain or other constraints require more latitude.

22.44.1390(F)(4): Clarify that the Mountains Recreation and Conservation Authority may accept offers to dedicate, consistent with other listed public agencies.

22.44.1400(A): Clarify that (1) trailheads, and (2) vehicular pipe gates necessary to prohibit unauthorized vehicular access to public parkland within previously disturbed habitat are added to the list of enumerated exempt uses.

22.44.1400(A)-(C): Clarify that parking may be allowed on existing paved areas (in addition to unpaved areas).

22.44.1400(B): Add standards for parks, including: Be responsive to the surrounding environment, minimize impacts to biological resources, minimize grading, and minimize impacts to visual resources

22.44.1400(B): Add Public trail construction up to ¼ mile in length within H2 and H3 habitat categories only.

22.44.1400(B): Add "native habitat restoration (including the planting of native plant species, installation of herbivory exclosures (e.g. gopher cages), and removal of non-

native species with minor methods) on existing parkland conducted by a park agency if such restoration involves no soil disturbance with machinery (e.g. augers and bobcats) and no destruction of live, native plants and consists only of one or more of the following activities."

22.44.1420(G): Criteria added to be used in the Director's evaluation of the benefits obtained from an action.

22.44.1450(B): Clarify language to ensure that the allowed location of facilities shall be measured from "the outer edge of riparian habitat or a natural drainage course."

22.44.1450(D)(3): Correct typo (sedimentation should read as "sediment.")

22.44.1500(A)(2)(f): Clarify that the allowed location of such components of winery facilities shall be measured from "the outer edge of the bank of a stream. Where riparian vegetation is present, the buffer shall be measured from the outer edge of the canopy of riparian vegetation."

22.44.1512: Reference to industrial parks removed.

22.44.1531 and 22.44.1541: References to filming removed.

22.44.1550: Bluff development standards moved to Area-Specific Development Standards portion of the LIP (22.44.2160). Sea-level rise was similarly moved to 22.44.2170.

22.44.1550(D): Require that stairs shall not be permitted unless they are necessary or convenient for public access.

22.44.1550: Add a policy requiring that if bluff stabilization is necessary for structure protection, bioengineered options shall be the first choice instead of concrete or riprap."

22.44.1560(F): Clarify that the required studies on sea level rise shall include the effects of a possible storm surge, and that the county's study must consider the "various protection levels recommended by the Ocean Protection Council."

22.44.1560: Add a policy requiring that "bioengineered options shall be the first choice instead of concrete riprap when considering methods to reduce beach erosion."

22.44.1710 et seq: Add yard setback requirements throughout, and add uses associated with parks.

22.44.1770(D)(3): Delete the reference to a two linear mile limitation.

22.44.1770(D)(4): Require that all low impact camp sites be set back a minimum of 50 feet from the top bank of all streams or from the outer edge of riparian vegetation,

whichever is the most protective of biological resources, as determined by the staff biologist, or Environmental Review Board.

22.44.1890(B): Allow public accessways and trails, including directional signs, to cross streams provided that: (1) removal or other impacts to riparian vegetation are minimized to the greatest extent feasible; and, (2) All feasible mitigation measures have been provided to minimize adverse environmental impacts to the stream, riparian habitat, avoidance of invasive species, and water quality."

22.44.1800: Make conforming changes to LUP Policy CO-33, requiring dunes to be categorized as H1 habitat.

22.44.1900: Exempts voluntarily restored streams that had previously been channelized, culverted, or otherwise significantly altered to be exempt from the buffer requirement.

22.44.1910(C): Allow additional development within H2 where necessary to provide public access, public interpretation, and / or necessary park management and park safety measures.

22.44.1920(J) et seq.: Allow dedicated open space areas to be held by a public agency acceptable to the Director, and to be transferred in fee title to a public entity acceptable to the Director.

22.44.1920(J): Additionally require that "the applicant shall pay for and provide to the County a title report, no more than three months old, for any open space that will be protected through a conservation easement, open space easement, scenic easement, fee title dedication, or deed restriction."

MAPS

Technical and Non-Substantive Changes:

Improved the maps with the following changes:

- Santa Monica Mountains Coastal Zone label removed to show more details in the maps, and title of the Coastal Zone Boundary re-titled in the legend to Santa Monica Mountains Coastal Zone Boundary.
- Little Sycamore Cyn Rd added, and Rambla Pacifico was extended southward to PCH.
- Property lines added to Scenic Resources Maps, and map split into two to show greater detail.
- Added a footnote to all maps showing Pepperdine University that clarifies the status of the Pepperdine University LRDP.

- Updated the County Seal.

Other Changes:

- Changed the zoning and the land use category for 30 privately owned parcels that had been incorrectly classified as Open Space.
- Changed the zoning and the land use category for one existing commercial property that had incorrectly been classified as Rural-Coastal. It is more accurately classified as Resort and Recreation.
- Changed the zoning and the land use category for a small part of one parcel containing an existing, legal Resort and Recreation use. The remainder of that parcel is Open Space.
- Changed the name of the Scenic Elements of the Scenic Resources Map from "Scenic Areas" to "Scenic Elements."