



Santa Monica Mountains North Area Plan & Community Standards District Update



August 16, 2017
Community Open House



Updating our Plan, Updating our Future

- North Are Plan was adopted in 2000
- Guiding principle of the Plan is: "Let the land dictate the type and intensity of use"
- This is the first of several meetings
- Meeting intended to open dialogue
- We want to hear from you

Project Team and Roles

- Los Angeles County Department of Regional Planning (Lead Agency)
 - Writing the North Area Plan Update and Community Standards District Update
- Aspen Environmental (Agoura Hills, CA)
 - Biological Resources Assessment/Environmental Impact Report
- Lee Andrews Group (Los Angeles, CA)
 - Outreach Consultant

LOS ANGELES COUNTY

EXHIBIT 1: SANTA MONICA MOUNTAINS NORTH AREA

GENERAL REFERENCE MAP

VENTURA COUNTY



LEGEND

- VENTURA FREEWAY
- HIGHWAY 101 U.S.
- SANTA MONICA MOUNTAINS NORTH AREA
- OTHER UNINCORPORATED COMMUNITY
- INCORPORATED CITY
- HILLSHADE: LAR-IAC (2006)
- MAJOR ROAD
- 1 STATE
- 9 COUNTY



LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012



PRINTED ON: _____

PREPARED BY DRP GIS SECTION / JULY 2016

Goals/Objectives of SMM North Area Update

- Protect sensitive wildlife/wildlife corridors
- Support open space/trail conservation
- Protect biodiversity and riparian ecosystems throughout the SMM
- Increase tree protection
- Map sensitive habitats
- Retain rural/ agricultural character within neighborhoods
- Preserve the natural beauty of the SMM for all who use them

Project Timeline

- Spring 2017: Biological Resources Assessment (Aspen)
- Spring 2017 – Fall 2017: Draft Plan and Community Standards District (CSD)
- Fall 2017: Final Plan & CSD
- Winter 2018 – Spring 2018: Draft EIR
- Spring – Summer 2018: Final EIR
- Fall 2018: Public Hearings – Regional Planning Commission and Board of Supervisors

Meeting format - Open House Setting

- Six Stations
 - Biological Resources
 - Equestrian
 - Special Events
 - Code Enforcement
 - Trees
 - Significant Ecological Areas (SEA)/ ADU's

Biological Habitat Categories

- Develop biological habitat categories similar in methodology to the Santa Monica Mountains Local Coastal Program (LCP)
- Include a tiered system with four sensitivity categories (S₁, S₂, S₃, and S₄)
 - Each category defines habitat sensitivity and provides recommendations on the allowable uses within each category
- Direct development to the most appropriate areas while preserving and protecting the most sensitive resources
- Provide landowners a planning tool to understand the requirements for development in the North Area

Biological Habitat Categories

- **S1 Habitat: Habitat of Limited Distribution, Rarity, or Important Habitat Function**
 - Restrict to the most unique or rare habitat or habitat that provides important functions (i.e., riparian and oak woodlands, rock outcrops, seeps and springs) for sensitive plants and wildlife
 - ***Development Restrictions:*** Most restrictive development standards; *little to no development should occur in S1 habitat*
- **S2 Habitat: Native Scrub and Chaparral Communities**
 - Include any native scrub or chaparral community and non-native annual grasslands
 - ***Development Restrictions:*** May be subject to development after consideration of site-specific conditions; development should avoid sensitive resources if detected

Biological Habitat Categories

- **S₃ Habitat: Disturbed, Exotic, and Cleared Communities**
 - Include areas supporting ruderal or disturbed plant communities, non-native vegetation, legally-cleared areas, and fuel-modification zones
 - ***Development Restrictions:*** May be subject to development after consideration of site-specific conditions
- **S₄ Habitat: Developed Land and Agricultural Communities**
 - Include areas supporting legally-authorized residential, commercial, or agricultural development; include low-density rural residences
 - ***Development Restrictions:*** Focus of development, where possible, and after consideration of site-specific conditions

Trees

- Currently Protected Trees: Oak Trees
- Proposed Protected Trees: Native Trees & Heritage Trees
 - **Native Trees**
 - Protected in scenic areas
 - **Heritage Trees**
 - Protected due to aesthetic, historic, and/or habitat value



Accessory Dwelling Units

- Accessory dwelling units = “ADUs,” “second units,” “mother-in-law units”
 - Additional residence accessory to a single-family home
 - Intended to provide options for homeowners and renters
- The County has had an accessory dwelling unit ordinance since 2004
- State law passed in 2016 that limited local jurisdictions’ ability to restrict ADUs
- County is updating its ordinance to comply with state law on setbacks, parking, conversions of existing space
- Draft ADU ordinance update released in June
- Public hearing expected in fall 2017 (date TBA)

SEA Program and Ordinance Update

- Significant Ecological Areas (SEAs) = officially designated areas identified as having irreplaceable biological resources.
- Objective of the SEA Program is to conserve genetic and physical diversity found within the County
- The purpose of the SEA Ordinance Update is to better guide development on properties to the least impactful locations and encourage avoidance of impacts to SEA resources
- Next Public hearing scheduled for November 8, 2017

Vote on a Logo



Getting involved

- Los Angeles County Regional Planning wants to hear from you!
 - What is important to you?
 - What do you want to see change?
 - What should remain the same?
 - Get in contact with LA County Regional Planning to submit feedback:
 - Email: SMMNorthArea@planning.lacounty.gov
 - Facebook: <https://www.facebook.com/LACDRP/>
 - Twitter: <https://twitter.com/LACDRP>
 - Web: <http://planning.lacounty.gov/smmnap>
 - Phone – (213) 974-6465 or (213) 974-6422