

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2017-003501-(3)
PLAN AMENDMENT NO. RPPL2017005966
ZONE CHANGE NO. RPPL2020006033
ZONING CODE AMENDMENT NO. RPPL2017005967
ENVIRONMENTAL ASSESSMENT NO. RPPL2017005970**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles (“County”) is authorized to adopt amendments to its General Plan and elements thereof; and

WHEREAS, pursuant to Chapter 22.198 of the Los Angeles County Code (“County Code”), the County is authorized to adopt zone changes; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800) and Chapter 22.244 of the County Code, the County is authorized to adopt amendments to Title 22 of the County Code (Planning and Zoning); and

WHEREAS, in 2000, the County adopted the Santa Monica Mountains North Area Plan (“Plan”); and

WHEREAS, in 2001, the County adopted the Santa Monica Mountains North Area Plan Community Standards District (“CSD”); and

WHEREAS, the County Board of Supervisors (“Board”) approved a motion in April 2016 instructing the County Department of Regional Planning (“Department”) to prepare an update to the Plan and CSD; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles (“Commission”) conducted a duly noticed public hearing on October 7, 2020 to update the Plan and CSD, which includes the following:

1. Plan Amendment No. RPPL2017005966 is a proposed amendment to the General Plan to update the Santa Monica Mountains North Area Plan (“Plan”) to revise and incorporate goals and policies for greater protection of biological habitats, closer alignment with the Santa Monica Mountains Local Coastal Program (“LCP”), support for the rural and semi-rural character of the Santa Monica Mountains North Area (“North Area”); and land use policy map changes to bring the Plan into compliance with the General Plan.

2. Zone Change No. RPPL2020006033 are proposed zone changes to 132 properties to reflect their acquisition, ownership, and use as open space.
3. Zoning Code Amendment No. RPPL2017005967 is a proposed amendment to Title 22 (Planning and Zoning) of the County Code to repeal and replace the Santa Monica Mountains North Area Community Standards District (“CSD”) with the CSD update to implement the goals and policies of the Plan update, including providing environmental resource protections and implementing development standards for land uses to protect environmental quality; and

WHEREAS, the Commission finds as follows:

1. The North Area in western Los Angeles County consists of 32.3 square miles of unincorporated land generally bounded by the Cities of Agoura Hills, Calabasas, Hidden Hills, and Woodland Hills to the north, the City of Los Angeles to the east, the County of Ventura and the City of Westlake to the west, and the Santa Monica Mountains Coastal Zone and City of Malibu to the south;
2. The Plan and CSD update ensure that land use regulations and environmental protections are closely aligned with the Santa Monica Mountains LCP, address important community concerns that have developed over time since the original adoption of the Plan in 2000, and strengthen existing policies to ensure the continued protection of environmental resources and the region’s rural and semi-rural character;
3. The Plan update refines the policies of the General Plan as it applies to this planning area by providing focused protections for biological resources such as native trees and sensitive habitats, establishing policies for managing impacts on communities from increased visitorship and commercial uses, and providing guidance for mitigating risks to health and safety due to increased wildfire risks within the North Area;
4. The Plan update provides new and modified sections to the currently adopted Plan, including:
 - a. Introduction
 - i. Vision Statement – This new section acknowledges current conditions and future goals.
 - ii. Native American Heritage Commission – This new section describes the consultation process for the purpose of preserving, or mitigating impacts to, cultural places located in the North Area.
 - b. Conservation and Natural Resources Element
 - i. Biological Resources – This section is updated to establish habitat categories of S1, S2, S3, and S4, indicating levels of sensitivity for protection.

- ii. Tree Protections – This new section provides protections for native trees and trees with historic or cultural value.
 - iii. Cultural Resources, Tribal Cultural Resources, and Paleontological Resources – This new section provides guidance for preserving and protecting archaeological, paleontological, and historical cultural resources.
 - c. Safety and Noise Element
 - i. Noise – This section is updated to further protect the quiet, rural setting of the area and address noise from event facilities.
 - ii. Fire Hazards – This section is updated for additional fire risk mitigation, including undergrounding utilities, discouraging development in the Very High Fire Hazard Severity Zones, and considering climate change when building in the wildland-urban interface.
 - d. Land Use Element
 - i. Livestock/Animals as Pets – This new section provides guidance for the keeping of animals and livestock in a compatible manner with environmental and wildlife protection.
 - ii. Agricultural Land Use – This new section provides policies for water conservation and low-impact practices.
 - iii. Equestrian Uses – This new section supports existing uses, while protecting water resources and habitats.
 - iv. Event Facilities – This new section addresses impacts due to increased traffic, noise, and visitorship.
 - e. Mobility Element
 - i. Balancing and Managing Roadway Capacity with Environmental Protection – This section is updated to limit roadway expansion in sensitive environmental areas and rural communities, to implement best management practices (“BMPs”), and help alleviate traffic congestion.
 - ii. Transportation Alternatives – This section is updated to discuss appropriate alternative transportation methods, including park-and-ride, bus routes and improved bike lane systems.
 - f. Public Services and Facilities Element
 - i. Fire and Paramedic Services. – This new section encourages clustered development to ensure adequate access and response times for fire and paramedic services.
 - ii. Law Enforcement Services – This new section provides policies for adequate law enforcement services to meet local needs.
 - iii. Solid Waste Services – This new section provides policies for adequate solid waste service.
- 5. The Plan update changes land use designations for certain properties in order to make them consistent with the General Plan Land Use Legend. The Plan update changes the Mountain Lands (N20, N10, N5) and Rural Residential (N2, N1) designation to the General Plan equivalent designation of Rural Land (RL20, RL10, RL5, RL2, RL1). The Plan update changes the Residential (U2, U4, U8) designation to the General Plan

equivalent of Residential (H2, H5). A total of one parcel will be re-designated H5 from H8, and 352 parcels will be re-designated H2 from H4;

6. The Plan update changes the land use designation for 67 parcels from Commercial Recreation (CR) and Commercial (C) to Rural Commercial (CR) for consistency with the General Plan. No intensification of use will result from the proposed land use changes;
7. The Plan update also changes the land use designation for 132 parcels to Conservation (OS-C) or Parks and Recreation (OS-PR) to reflect their acquisition, ownership, and use as preserved open space or parks. These parcels are currently owned or managed by the following public agencies and organizations: National Park Service, California State Parks, County of Los Angeles, Mountains Recreation and Conservation Authority, Mountains Restoration Trust, and Santa Monica Mountains Conservancy. The proposed changes to these parcels would bring the land use designation into conformance with the General Plan and more accurately reflect their existing and future uses;
8. The Plan update rezones the 132 parcels identified above to Open Space (O-S);
9. The CSD implements the goals and policies of the Plan while protecting the health, safety, and welfare of the community and surrounding natural environment. The CSD serves as a regulatory framework focused on achieving specific policies in the North Area through development standards. The CSD update will replace the currently approved CSD in Title 22 (Planning and Zoning) of the County Code and include new or revised terms and development standards for the following areas:
 - a. Definitions – Addition of definitions for the following terms: animal containment facilities, animal living quarters, building site area, correlated color temperature, disaster, exploratory testing, event facility, large horse boarding, small horse boarding, like-for-like replacement, livestock, riding academies, rural inn, S/P ratio, vineyard, and wetlands.
 - b. Applicability – Revised to exempt entitlements vested prior to the effective date of the CSD; clarification on lots divided by the Santa Monica Mountains Coastal Zone boundary; and relationship to the Significant Ecological Areas designation.
 - c. Application and Review Procedures – Addition of application materials requirement and type of biological review required.
 - d. Biological Resource Standards – Addition of development standards to protect biological resources including protected trees, stream protection, fencing and walls, nesting birds, habitat restoration, and mitigation ratios.
 - e. Community Wide Development Standards – Addition of development standards to address the following uses: prohibited uses; access roads and driveways; bed and breakfast establishments; development moratorium for non-compliant properties; equestrian facilities; event facilities; exploratory

- testing; farmers' markets; grading; incentive program for certain development actions; local-serving commercial uses; noise; outdoor lighting; protective enclosures for outdoor animals; rebuilding after disaster; residential uses serving seven or more persons; residential uses within 500 feet of freeways; rural inns; scenic resource areas; schools; signs; street and road cross-sections; temporary events; transfer of development credit program; vegetation clearance; vineyards; trash enclosures; and residential uses serving seven or more persons.
- f. Zone Specific Development Standards – Addition of new uses allowed in specified zones.
 - g. Area Specific Development Standards – Deletion of “Antiquated Subdivision Area.”
10. The Plan and CSD update are consistent with and supportive of the goals and policies of the General Plan, including the Land Use Element, the Conservation and Natural Resources Element, and the Parks and Recreation Element by preserving environmental and biological resources and supporting the provision of open space and access;
 11. The land use designation and zone changes included in the Plan update are consistent with the Land Use Element, including General Plan Policy LU 2.12, which directs community-based plans and existing specific plans to be updated to reflect the General Plan Land Use Legend as part of a comprehensive area planning effort, as well as General Plan Policy LU 2.10 by ensuring consistency between land use policy and zoning;
 12. In addition to numerous informal discussions with stakeholders including residents, property owners, facility operators, staff from adjacent cities, and staff from various open space management agencies, the Department conducted seven public outreach events to solicit public input as follows:
 - a. April 19, 2017: Las Virgenes Homeowners Federation meeting at King Gillette Ranch;
 - b. August 16, 2017: Community meeting at the Malibu Lake Mountain Club;
 - c. August 21, 2018: Public scoping meeting at the Los Angeles County Field Office in Calabasas;
 - d. October 25, 2018: Community meeting at the Las Virgenes Municipal Water District;
 - e. April 3, 2019: Community meeting at the Topanga Library;
 - f. September 19, 2019: Community meeting at the Las Virgenes Municipal Water District;
 - g. June 11, 2020: Draft Environmental Impact Report public meeting conducted virtually via Zoom;

13. Public comments were collected at public meetings, as well as received via mail, email, and telephone during the EIR public comment periods and throughout the project's development. A total of 185 comment letters and emails were received during the 30-day scoping and subsequent 45-day DEIR public comment periods. Nine regional and local agencies and twelve organizations submitted comments on the North Area Plan and CSD update. Between the time the public hearing notification was issued and the time of report publication, three emails were received requesting information on instructions for participation in the Commission public hearing, CSD applicability, and allowed construction times; and
14. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in the local newspaper, *The Acorn*, on September 3, 2020. The public hearing notice and materials were posted on the Department's website and promoted through social media. The Department was prepared to make copies of the public hearing notice and hearing materials available at the Topanga Library and Agoura Hills Library. However, the closure of libraries due to the Coronavirus pandemic prevented this courtesy public access practice; and
15. A Final Environmental Impact Report ("FEIR") was prepared in compliance with CEQA and the County environmental guidelines. The FEIR concludes that the Plan and CSD update as proposed would result in less than significant impacts with mitigation in the areas of Air Quality, Cultural and Tribal Cultural Resources, and Geology, Soils, and Paleontological Resources. The Commission finds that the proposed amendments to the General Plan and Title 22 (Planning and Zoning) will not result in an increased or additional environmental impact beyond those that were analyzed in the FEIR pursuant to CEQA, the CEQA Guidelines and the County Environmental Document Procedures and Guidelines.

The FEIR was made available for public access on the project website: <http://planning.lacounty.gov/smmnap>. The Department was prepared to make copies of the FEIR available at the Topanga Library and Agoura Hills Library. However, closure of libraries due to the Coronavirus pandemic prevented this courtesy public access practice.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the Project No. 2017-003501-(3), which includes case numbers Plan Amendment No. RPPL2017005966, Zone Change No. RPPL2020006033, and Zoning Code Amendment No. RPPL2017005967;

2. That the Board certify completion of, and adopt, the Santa Monica Mountains North Area Plan and Community Standards District Final EIR Environmental Assessment No. RPPL2017005970 and find that the proposed updates to the Santa Monica Mountains North Area Plan and Community Standards District, the recommended zone changes, and associated amendments to the General Plan and Title 22 (Planning and Zoning) will not result in an increased or additional environmental impact beyond those that were analyzed in the FEIR;
3. That the Board adopt Plan Amendment No. RPPL2017005966, amending the General Plan with the updated Santa Monica Mountains North Area Plan to incorporate greater protection of biological habitats, closer alignment with the Santa Monica Mountains LCP, and support for the rural and semi-rural character in the North Area;
4. That the Board adopt Zone Change No. RPPL2020006033 to change the zoning of identified properties for consistency with the General Plan; and
5. That the Board adopt Zoning Code Amendment No. RPPL2017005967, amending County Code Title 22 (Planning and Zoning) to repeal and replace the currently adopted CSD with the updated Santa Monica Mountains North Area Community Standards District containing revised development standards and uses for implementation of the Santa Monica Mountains North Area Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 7, 2020.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke
Assistant County Counsel
County of Los Angeles