

Chapter 22.336 Santa Monica Mountains North Area Community Standards District

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22.336.010 Purpose

The Santa Monica Mountains North Area Community Standards District (“CSD”) is established to implement the goals and policies of the Santa Monica Mountains North Area Plan (“Area Plan”, or “SMMNAP”) in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment. The two planning documents direct what development may occur, how development must be designed, and where development may occur through the Santa Monica Mountains North Area.

22.336.020 Definitions

The following terms are defined solely for this CSD:

Animal Containment Facilities. Designated or fenced areas used to contain equines or other stock animals to a particular area such as paddocks, pastures, turnouts, and grazing areas that are usually used for riding, exercise, rehabilitation or grazing.

Animal Living Quarters. Structures and confined areas in which animals regularly sleep overnight including, but not limited to; barns, stables and corrals.

Bed and Breakfast Establishment. A single-family residence containing guest rooms used for short-term rental accommodations, which provides meals for guests of the facility.

Building Site Area. The approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas. The following development may be excluded from the total building site area:

- A. The area of one access driveway or roadway that does not exceed 20 feet in width and 300 feet in length, and is the minimum design necessary, as required by the Los Angeles County Fire Department (“Fire Department”);
- B. The area of one approved Fire Department turnaround that is the minimum design necessary to ensure safety and complies with Fire Department requirements, has the least impact to biological resources, and is not located within the approved building pad;
- C. Graded slopes exclusively associated with the access driveway or roadway and hammerhead safety turnaround indicated above, and grading necessary to correct an adverse geological condition; and
- D. Fuel modification and off-site brush clearance area required by the Fire Department.

Exploratory Testing. Any activities such as drilling or excavation for the purpose of evaluating soil and/or hydrologic conditions, or geologic hazards to evaluate a site for allowable, potential development. This includes exploratory test holes for water wells, percolation testing for on-site wastewater treatment systems, the access road to the test site, and any other activity associated with evaluating a site for development.

Equestrian Facilities. Any facility where horses are kept, which includes primary and accessory horse boarding facilities and riding academies.

Gross Structural Area (GSA). The allowable residential floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas (including internal stairs), but does not include vent shafts, external stairs or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles. Cellars that are entirely below grade are excluded from GSA, as are crawl spaces or attics that do not qualify as habitable space.

Horse Boarding, Primary. The maintenance and/or keeping of horses and other equines boarded with or without compensation as a primary use. Commercial boarding may include commercial training or riding of horses or other equines or courses in horsemanship.

Horse Boarding, Accessory. The maintenance and/or keeping of horses and other equines owned by persons who are not owners or lessees of the lot or parcel

upon which such actions are undertaken, accessory to a primary residential use, with or without compensation.

Riding Academies. Any establishment where horses are kept or maintained for the purpose of providing lessons or instruction in equestrianism.

Rural Inn. A facility containing guest rooms or cabins used for short-term rental accommodations, all of which have a separate entrance leading directly from the outside of the building, and which do not contain kitchen facilities.

Special Event Facility. A place of private or public assembly used primarily as an event facility (referred to as an "event facility") is a place for hosting functions including, but not limited to, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences. The event facility may be a building, tent, uncovered outdoor gathering space or a combination thereof. For the purposes of this section, an event facility charges a fee or requires compensation to use the space or charges an entry or other fee for the uses related to the facility. Facilities exclusively used by membership groups such as civic or service clubs, or fraternal organizations are not included in this definition.

Stream. A topographic feature that at least periodically conveys water through a bed or channel having banks; this includes ephemeral streams, drainage courses and watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.

Vineyard. A plantation of grapevines that typically produces table grapes or grapes used in winemaking, except as otherwise delineated in this CSD.

Wetlands. An area of land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, with delineations following guidelines defined in the USFW Classification of Wetlands and Deepwater Habitats of the United States.

Wildlife-Permeable Fencing. Fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles, and birds.

22.336.030 District Map

The boundaries of this CSD are shown on Figure 22.336-A: Santa Monica Mountains North Area CSD Boundary, at the end of this Chapter.

22.336.040 Applicability

- A. Notwithstanding the exceptions listed below, the provisions of this Ordinance shall apply to all projects that do not have a vested entitlement from the Department of Regional Planning prior to adoption of this CSD.
- B. Notwithstanding the provisions of Section 22.336.070.J (Significant Ridgeline Protection), a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure which, as of January 6, 2005, the effective date of the ordinance adding Section 22.336.070.J, was legally established, provided such repaired or replaced residence or accessory structure is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure may be enlarged if it does already exceed a 10,000 square foot building site area, cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure was damaged or destroyed.
- C. A legally established residence or accessory structure existing as of January 6, 2005, the effective date of the ordinance adding Section 22.336.060.J (Significant Ridgeline Protection), that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less, provided that the total building site area does not already exceed 10,000 sq ft.. Proof that the residence or accessory structure was legally established shall be demonstrated to the Director prior to the commencement of any construction activity.
- D. Any amount of legal grading that has occurred on a lot, or in connection with a project, prior to January 6, 2005, the effective date of the ordinance adding Sections 22.336.070.E.1 and E.5 (Grading), shall not be counted toward the grading thresholds set forth in those Sections 22.336.070.E.1 and E.5. Proof that such grading was legal shall be demonstrated to the Director prior to the commencement of any construction activity. Any grading on a lot, or in connection with a project or any subsequent project, which is undertaken at any time as of January 6, 2005, the effective date of the ordinance adding Sections

22.336.070.E.1 and E.5, other than grading completed for a project described in Subsection A, above, shall be counted cumulatively toward the grading thresholds set forth in those Sections 22.336.070.E.1 and E.5.

- E. Coastal Zone Boundary. When lots are divided by the Coastal Zone boundary, the use of that portion of a lot within the Coastal Zone shall be consistent with the Santa Monica Mountains Local Coastal Program, and the use of that portion outside the Coastal Zone shall be consistent with the Area Plan and CSD.
- F. Relation to significant ecological areas (22.102): The Santa Monica Mountains North Area will remain within a designated Significant Ecological Area (SEA) as defined by the County General Plan and shall be regulated by the regulations contained within this CSD.

22.336.050 Application and Review Procedures

- A. Ministerial Site Plan Review— Applications deemed subject to a Site Plan Review herein shall be filed and processed in compliance with Chapter 22.226 (Type I Review – Ministerial) and this Chapter, unless Subsection E below applies.
- B. Minor Conditional Use Permit— Applications for uses subject to a Minor CUP shall be filed and processed in compliance with Chapter 22.160 (Type II Review – Discretionary) and this Chapter, unless Subsection E below applies.
- C. Conditional Use Permit— Applications for uses subject to a CUP shall be filed and processed in compliance with Chapter 22.158
- D. Variance (Type III Review) – Applications deemed Type III review due to standards herein shall be filed and processed in compliance with Chapter 22.194
- E. Additional Application Requirements
 - a. In addition to the procedures required by the Minor Conditional Use Permit, Conditional Use Permit, or Variance sections above, any discretionary application in the SMM North Area must include:
 - i. One (1) land use map which indicate the uses established on every lot and parcel of land shown

within a 1000-foot radius, in lieu of 500 foot radius requested in Application Checklist.

- ii. For all permits requiring notification by mail, the noticing radius shall be all parcels with 1,000 foot radius from the subject parcel. In addition, if the 1,000 foot radius does not included a minimum of 15 parcels of real property, the radius shall be expanded until the owners and residents of at least 15 parcels are included.
- iii. Proof of water availability for new or expanded residential development or other new development that requires water use.
- iv. Proof of legal access for any new development that is not accessed directly from a public roadway.

F. Biological Review – Applications deemed to require Biological Review per subsection 22.336.060.A must be filed and processed in compliance with the following requirements:

1. Biological Inventory

- a. Required for all projects that require ministerial review within S2 and S3, unless a Biological Assessment per Subsection F.2 is otherwise required
- b. Application Materials Required:
 - i. A Biological Constraints Map (BCM) which identifies all sensitive Biological Resources on a parcel as defined by the most recent Department of Regional Planning Santa Monica Mountains North Area Biological Resources Assessment.
 - ii. A Site Plan which clearly displays each of the following:
 - (A) All of the proposed development, including on-site and off-site ground disturbing activity or vegetation removal;
 - (B) Grading activity location, description, and quantities identified by cut, fill, import, export and when applicable remedial and over-excavation is required;

- (C) Areas to be re-vegetated or restored, including a plant identification list with the botanical and common names of all planting materials; and
 - (D) Location and square footage of decorative landscaping and crops, including proposed groundcover areas, shrub mass, and existing and proposed tree locations, for all common or open space areas not left in a natural state. Plant identification lists shall include botanical and common names of all planting materials; and
 - (E) On-site open space preservation, as applicable.
 - (F) Any trees on site as protected in Section 22.336.060.B (Trees).
- c. Biological Inventory consultation with the County Biologist.
- i. All Biological Constraints Maps and other applicable application materials are to be reviewed by the Director in consultation with the County Biologist.
 - ii. A site visit shall be performed by the County Biologist to confirm the accuracy of the Biological Constraints Map.
 - iii. If the Biological Inventory indicates the presence or potential for sensitive species or habitats, after consultation with County Biological, a further Biological Assessment may be required.

2. Biological Assessment

- a. Required for all projects in Habitat Category S1, any projects in S2-S3 habitat categories which require discretionary review, or ministerial review projects that the Director has determined to require further review of biological resources.
- b. Application Materials Required:
 - i. A Biological Constraints Analysis (BCA), prepared by a qualified biologist listed in the SEATAC Certified Biologist List maintained by the Department of Regional Planning, which assesses the biological resources on a project site and in the surrounding area. A comprehensive list of what should be included in the

BCA is found in the BCA checklist to be maintained by the Department of Regional Planning.

- ii. Biota Report that assesses the impacts to Biological Resources and potential mitigation measures, in consultation with the County Biologist
- c. Site Visit
 - i. A site visit from the County Biologist is required to confirm the validity of the Biological Resources depicted on the Biological Constraints Map
 - ii. The site visit must be completed in the spring, unless a different time of year is recommended by the County Biologist based on the likelihood of finding particular sensitive species
- G. SEATAC review: SEATAC serves as an expert advisory committee that assists the Department in assessing a project's impact on Significant Ecological Area (SEA) Resources.
 - 1. Rules and procedure. The Director shall adopt rules and procedures necessary or convenient for the conduct of SEATAC's business as it relates to the Area Plan and CSD.
 - 2. All Biological Assessments shall be reviewed by the Significant Ecological Areas Technical Advisory Committee ("SEATAC") and a recommendation forwarded to the appropriate decision-making body
 - 3. SEATAC shall evaluate projects requiring a Biological Assessment and shall:
 - a. Rule on the adequacy of the materials submitted for Biological Inventory, Biological Assessment, and Biota Report if applicable;
 - b. Recommend redesign and/or mitigation measures to avoid, minimize, or mitigate impacts to Biological Resources; and
 - c. Recommend a determination of the compatibility of the development project and this Chapter, including consideration of the following:
 - i. The projects ability to comply with Section 22.102.090 (SEA Development Standards);

- ii. The project's ability to mitigate impacts to SEA Resources through open space preservation;
- iii. The project's ability to meet the findings of Section 22.102.080.D (Findings); and
- iv. The Project's avoidance of disturbance to Regional Habitat Linkages.

22.336.060 Biological Resource Standards

A. Biological Resources

1. Habitat Categories

The following applies communitywide. Four (4) Habitat Categories were created; S1, S2, S3, and S4, to categorize and prioritize the habitat with the Santa Monica Mountains North Area. The S1 contains the most sensitive riparian and wildlife species. A Biological Assessment and habitat map were prepared. The habitat map depicts the general distribution of habitat categories, however, the precise boundaries of the various habitat categories shall be determined on a site-specific basis, based upon substantial evidence and a site specific biological inventory and/or assessment required by subsection 22.36.050 (F). At no point shall this map be considered a complete representation of which habitat category a parcel is in.

2. A general summary of the habitat categories are as follows, a complete species list is included in Tables 4a and 4b of the Biological Assessment:
 - a. **S1 Habitat:** Habitat of limited distribution, particular rarity, or important habitat function. Habitat that support the rarest and most sensitive resources often play essential roles in ecosystem function and are worthy of the highest-level conservation. Development shall be sited as far away from S1 habitat as possible.
 - b. **S2 Habitat:** Intact, but broadly distributed habitat. Habitat that support intact native vegetation communities, and which may include some rare species, but are otherwise adequately conserved in the North Area. Development may occur in areas with S2 habitat provided avoidance and minimization measures are implemented.

- c. **S3 Habitat:** Disturbed, non-native, and cleared habitat. Habitat that supports non-native and ruderal vegetation, disturbed, or cleared habitat that are expected to have lower habitat function than other natural habitats. Development will be less restricted in areas with S3 habitat.
- d. **S4 Habitat:** Developed and agricultural lands: land that supports existing residential or commercial development, other facilities, or agricultural practices. Development is least restricted in areas with S4 habitat.

3. Status of Habitat Categories

- a. Effect of Fire. Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Therefore, areas burned by wildfire where there is evidence that the areas consisted of a habitat meeting the definition of S1, S2, S3, or S4 Habitat before the fire shall be afforded the protections of the applicable habitat category.
- b. Effect of Natural Disaster or Illegal Development. Any area mapped as S1, S2, or S3 Habitat shall not be deprived of protection as that habitat category on the basis that habitat has been damaged or eliminated by natural disaster (e.g., fire, flooding, etc.), or impacted by illegal development or other illegal means, including removal, degradation, or elimination of species that are rare or especially valuable because of their nature or role in an ecosystem.
- c. Where the County finds that the physical extent of habitats on a project site are different than those indicated on the Biological Resources Map, the County shall make findings as part of its review process regarding the physical extent of the habitat categories and detailed justification for any classification or reclassification of habitat categories on the project site.
- d. If an applicant believes that their property is categorized incorrectly, they may request that the habitat status of the property be reviewed by the Department. Materials which may be submitted include, but are not limited to, historical photographs, current photographs, previous and current biological reports for the subject property. All materials will

be reviewed by the County Biologist and may require a site visit before final approval. If approved, the habitat map maintained by the department shall be revised and the property shall be afforded the habitat protections to which it belongs.

- e. Any area not designated as a habitat category on the Biological Resources Map that meets the criteria of a habitat category shall be afforded all the protection provided for that habitat category in the SMMNAP.
- f. The areas occupied by existing, legally established structures, agricultural uses, and animal containment facilities do not meet the criteria of the S1 or S2 Habitat categories. Additionally, maintained fuel modification and brush clearance areas for existing, lawfully established structures do not meet the criteria of the S1 or S2 habitat categories, with the exception of the areas subject to the minimal brush clearance measures that are required in riparian or woodland habitats (e.g., removal of deadwood). In the latter areas, the habitat maintains its biological significance, rarity, and sensitivity and shall be accorded all the protection provided for the S1 habitat category in this CSD.

4. Development Standards for Habitat Categories

- a. New development shall be sited in a manner that avoids the most biologically-sensitive habitat on site in the following order of priority-- (S1, S2, S3, S4) -- while not conflicting with other SMMNAP or CSD policies.
- b. If there is no feasible alternative that can eliminate all impacts to S1 habitat, then the alternative that would result in the fewest or least significant impacts shall be selected. Any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives shall require a Variance, pursuant to Section 22.336.050 (Application and Review Procedures).
- c. The development standards for habitat categories described herein are in addition to the development standards required in the underlying zone.

- d. All development approved shall be designed to avoid protected trees in accordance with subsection 22.336.060.B.
- e. Wetlands. The diking, filling, or dredging of open waters, wetlands, and estuaries shall be prohibited except where it has been demonstrated that there is no feasible less-environmentally-damaging alternative, mitigation measures have been provided to minimize adverse environmental effects, and limited to the following uses:
 - i. Wetlands-related scientific research, wetlands-related educational uses, nature study, or other similar resource-dependent activities.
 - ii. Incidental public service purposes, including but not limited to, burying cables and pipes.
 - iii. Wetland restoration projects when the primary purpose is restoration of the habitat.
- f. Streams. Development shall be prohibited in streams, except where it has been demonstrated that there is no feasible less-environmentally-damaging alternative, where feasible mitigation measures have been provided to minimize adverse environmental effects, and limited to the following uses:
 - i. Necessary water supply projects.
 - ii. Flood protection where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development. Flood control measures shall not diminish or change any of the following: stream channel morphology, flow or infiltration capacity, or habitat values, including but not limited to fish passage. Channel redirection or hardening may be permitted only if all less-intrusive flood control efforts have been considered and have been found to be infeasible. Such less-intrusive measures shall include, but not be limited to, biostructures, vegetation, and soil bioengineering.
 - iii. Restoration projects which have the primary purpose of improving fish and wildlife habitat.

- iv. Access roads, consistent with Section 22.336.070.I (Access Roads and Driveways) to a lawfully-permitted use, only where all the following apply:
 - (A) There is no other feasible alternative to provide access to public recreation areas or approved development on a legal parcel;
 - (B) The stream crossing is accomplished by bridging;
 - (C) The bridge columns are located outside streambeds and banks;
 - (D) A shared bridge is used for providing access to multiple development sites;
 - (E) The bridge is the minimum size required to comply with Fire Department access development standards, and is designed to blend with the natural environment through the use of wood, stone, rocks, colored concrete, or similar materials for its construction.
 - (F) Removal of or other impacts to riparian vegetation are minimized to the greatest extent feasible;
 - (G) All feasible mitigation measures have been incorporated to minimize adverse environmental effects to the stream, riparian habitat, and water quality. Mitigation for the removal of or permanent impacts to riparian habitat shall include, but not be limited to; restoration/enhancement of like habitat; and
 - (H) Culverts may be utilized for the crossing of minor drainages lacking all of the following: streambed; streambanks; and riparian vegetation, and where the culvert is sized and designed to accommodate flow during a 100-year storm, maintain the geomorphic function of the natural channel, protect habitat, provide passage for wildlife, protect water quality, and convey flood flows.

- g. Priority shall be given to siting development in S4 Habitat, and outside of all areas that contain undisturbed native vegetation. If it is infeasible to site development in S4 habitat areas, development should be sited in S3 Habitat.
- h. New development shall be clustered on site to the maximum extent feasible and the building site shall be limited, as required by subsection (10) below, to minimize impacts to natural habitat areas. For residential development, the maximum number of residential structures shall be limited to one main structure, one second residential structure, and accessory structures, except as otherwise restricted in Title 22. All structures must be clustered within the approved building site area, except for animal containment facilities consistent with subsection Q. The Director may determine that fewer structures are appropriate for a given site.
- i. New development shall be located as close as possible to existing roadways, services and other developments to minimize impacts to habitat areas.
- j. Where new development is approved in any habitat category, the maximum allowable building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. The restriction of the building site area to less than the maximum may be required if the Director determines that a smaller building site area would serve to avoid impacts to native vegetation, substantially minimize grading associated with the project, reduce the need for manufactured slopes, or reduce the need for retaining features (e.g., walls) visible from scenic areas, public trails, and public right-of-way and lands. Other provisions of this CSD, including but not limited to the tree protection requirements may also require a smaller building site area.
- k. The allowable building site area may be increased for projects that qualify for participation in the incentive program set forth in Section 22.336.070.O.
- l. The allowable building site area may be increased for projects that comprise two adjoining legal lots, if the existing lots are merged into one lot and one consolidated building site is provided with one access road or driveway, but in no event shall the total building site area exceed 15,000 square

feet. These projects cannot also make use of the incentive program set forth in Section 22.336.070.O.

- m. New development proposed in S1/S2 habitat on a parcel with existing, legally-established development shall be limited to the existing developed footprint of the parcel including fuel modification areas as set forth herein, and shall not increase fuel modification or brush clearance areas required by the Fire Department for the existing legal development.
 - n. New development in S1/S2 habitat areas shall be sited and designed to minimize removal of native vegetation, required fuel modification and brush clearance to the maximum extent feasible, in order to minimize habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety.
5. **Nesting birds.** Where vegetation removal and/or construction is proposed in potentially suitable habitat areas for nesting birds during bird nesting season (typically February through August), a series of nesting bird surveys shall be conducted by a qualified biologist. The surveys shall start no more than 30 days prior to construction, and the final survey shall conclude no less than three (3) days prior to construction. Surveys shall detect any active bird nests in the vegetation to be removed and any other habitat within 500 feet of the construction area to avoid take of a nesting bird, as required under State (CDFW Section 3503) and federal law (Migratory Bird Treaty Act). The last survey shall be conducted within (3) three days prior to the initiation of clearance/construction. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.
- a. If an active songbird nest is located, clearing/construction within 300 feet shall be postponed until the nest(s) is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.
 - b. If an active raptor, rare, threatened, endangered, or species of concern nest is found, clearing/construction within 500 feet shall be postponed until the nest(s) is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.

- c. Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.
- d. The project proponent shall provide the Department of Regional Planning the survey findings as well as documentation that all measures in compliance with applicable State and Federal laws pertaining to the protection of native birds have been taken.
- e. If a nest is found as a result of surveys, and avoidance of activities is not feasible during the nesting season, a qualified biological monitor is required to be present on site during all grubbing and clearing of vegetation. The biological monitor shall ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active bird nests.

6. Fencing and Walls.

- a. Wildlife permeable fencing may be permitted in order to section off development features such as streets, trails, driveways, recreation areas, or animal keeping structures and where necessary for public safety or habitat protection or restoration. Such fencing shall be developed as follows:
 - i. Fences shall be of an open design and made out of materials that are visible to wildlife, such as wood rail, steel pipe, vinyl rail, PVC pipe, recycled plastic or coated wire;
 - ii. The bottom edge of the lowest horizontal rail or board shall be no closer than 18 inches from the ground;
 - iii. Except where a different height is stated, the top edge of the topmost rail (either horizontal or vertical) or board shall be no higher than 42 inches from the ground; and

- iv. Fencing shall provide sufficient sight distance at driveways and intersections to the satisfaction of the Department of Public Works.
 - v. Fencing materials shall not be designed with materials harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, or razor/barbed wire. All hollow fence sign posts, or posts with top holes, such as metal pipes or sign posts with open bolt holes shall be capped and the bolt holes filled to prevent the entrapment of bird species.
- b. Non-wildlife permeable fencing, walls or enclosures shall be permitted only within the approved building site area and outside of habitat categories S1/S2 except as otherwise permitted in this Title.
 - c. The height and length of retaining walls shall be minimized. Retaining walls shall not exceed six feet in height and shall be constructed of materials, textures, veneers, and colors that are compatible with the surrounding landscape. Where feasible, long contiguous walls shall be broken into sections or shall include undulations to provide visual relief. Where more than one retaining wall is necessary, they shall be separated by a minimum three-foot horizontal distance; the area in front of and separating retaining walls shall be landscaped to screen them, unless otherwise screened by buildings;
7. **Wireless Telecommunication Facilities.** Facilities shall be sited, designed, and operated to avoid S1 habitat areas, and avoid or minimize impacts to S2 habitat areas and protected trees, consistent with all provisions of this CSD. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Existing native vegetation shall be preserved where feasible, and disturbance of the existing topography of the site shall be minimized.
8. **Mitigation Ratios:** Mitigation for unavoidable permanent impacts to S1 Habitat in this CSD shall be provided, at a minimum, through the restoration and/or enhancement of like habitat type, at the ratio of 3:1 square feet. Mitigation for unavoidable impacts to S2 Habitat shall be provided, at a minimum, through the

enhancement of like habitat type, at the ratio of 2:1 square feet. Priority shall be given to on-site restoration or enhancement, unless there is not sufficient area of disturbed habitat on the project site, in which case off-site mitigation may be allowed. The County shall coordinate with other public agencies to establish priorities for offsite restoration and enhancement efforts, where appropriate in the Santa Monica Mountains, for proposed development projects lacking adequate on-site mitigation opportunities.

- a. Mitigation is required for all impacts associated with development, including encroachment of fuel modification zones and off-site brush clearance into S1 or S2 habitat.

9. **Habitat Impact Fees:** The County shall, at a future time, prepare a Habitat Fee study to determine appropriate fees to adequately compensate for adverse impacts to S1 or S2 habitat. After the habitat impact fee is implemented, project applicants may provide this fee amount to a mitigation sponsor, such as another government/public agency, in lieu of providing required the compensatory mitigation listed above. At such time that the Department conducts the Habitat Fee Study, mitigation fees will be set for impacts within each habitat category.

- B. **Trees.** Trees serve an important role in the Santa Monica Mountains rural ecosystem and provide aesthetic, cultural, and historical value. The intent of the following tree protection regulations is to encourage the responsible management of trees in the Santa Monica Mountains North Area. Except as otherwise permitted in subsection 3 below, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree species specified in Table 1 below.

1. **Definitions:**

- a. "Encroachment", as used in this CSD, shall mean an intrusion, disturbance or construction activity within the protected zone of a tree
- b. "Protected zone", as used in this CSD, shall mean that area within the dripline of a tree and extending therefrom to a point at least five feet outside the dripline, or 15 (fifteen) feet from the trunk, whichever is greater

- c. “Trim” or “Prune”, as used in this CSD shall mean the cutting of or removal of any limbs, branches or roots of trees.

2. Protected Trees:

- a. Native trees as specified in Table 1 below. Native trees shall be protected under the provisions of this Chapter if their trunk meets or exceeds the diameter listed in Table 1, measured at 54 inches above natural grade, except as otherwise outlined in this subsection.
- b. Any tree or shrub of the oak genus (*Quercus* sp.), with a diameter of at least (6) inches, as measured 54 inches above natural grade; any tree or shrub of oak genus having two or more trunks that measure a total of at least 8 inches in diameter at 54 inches above natural grade. Oak Trees may also be subject to protections and requirements of Chapter 22.174 – “Oak Tree Permits”.

- c. Any tree that has been provided as a replacement tree required in accordance with a county approved permit.

- d. **Heritage Trees:** A “Heritage Tree” is a tree specified in Table 1 below, which is considered irreplaceable because of the tree’s rarity, size, shape, and prominent location within a community or landscape and must have a single trunk that measures 36 inches or more in diameter or two trunks that collectively measure to 54 inches or more in diameter; or

For trees with unnaturally enlarged trunks due to injury or disease (e.g., burls and galls), the tree must be at least 60 feet tall or 50 years old. Age shall be determined from historical accounts, photographs, or associations with historic structures; age shall not be determined by growth ring counts in cores taken from the edge to the center of the tree.

- i. A Type III review shall be required to remove any heritage tree.
- ii. Any application for development shall be accompanied by a signed statement by the property owner or authorized agent which discloses whether any trees of heritage size exist on the property and describes on the plans associated with the application the location of

each such tree, its species, trunk size and drip line area.

- e. **Historic Trees.** A non-native tree(s) may be designated as a historic tree. A non-native tree can be nominated to a registry to be maintained by the Department of Regional Planning via a Type II review, dependent upon Department approval, and subject to the requirements listed below:
 - i. The tree has been identified as a historic resource by the County; or is listed or determined eligible for listing in the California Register of Historic Resources and/or National Register of Historic Places. In addition, the tree must be associated with events or person that made a significant contribution to the history of the County, California, or the nation or the location of the tree is associated with a historically significant view or setting.
3. **Tree maintenance:** Tree maintenance, limited to removal of dead wood, trimming or pruning of branches not to exceed two inches in diameter and 25 percent of live foliage, and which does not adversely affect the health of the tree, does not require permitting pursuant to subsection 7. All tree maintenance must be intended to ensure the continued health of a protected tree, in accordance with guidelines published by the National Arborists Association. Should excessive maintenance, trimming or pruning adversely affect the health of the tree, a Protected Tree Permit (Type II Review), or Conditional Use Permit (Type III Review) will be required as prescribed in this Chapter.
4. **Fallen Trees.** The removal of any species of tree which has fallen naturally (outside of the required fuel modification and off-site brush clearance zones) and/or the felling and subsequent removal of standing, certifiably dead, trees shall require a Protected Tree Permit.

An exemption to remove a fallen tree may be obtained if the tree is in a hazardous condition as outlined in the “Exemptions” section of this chapter.

Any removal of a fallen tree which has been shown to have a disease or infestation shall follow proper Best Management Practices (BMPs) for tree removal and disposal.

Tree Relocation(s). Tree relocations offer sufficient potential danger to the health or survival rate of a tree. Any tree relocation in this CSD shall therefore be processed as a removal, and shall not be counted toward the required mitigation ratio for trees located in subsection 7 below.

Table 1: Protected Trees in the Santa Monica Mountains North Area		
Scientific Name	Common Name	Protected DBH
<i>Acer macrophyllum</i>	bigleaf maple	3"
<i>Acer negundo</i>	boxelder	6"
<i>Adenostoma sparsifolium</i>	Red shank	6"
<i>Alnus rhombifolia</i>	white alder	3"
<i>Arctostaphylos glandulosa</i>	Eastwood manzanita	6"
<i>Arctostaphylos glauca</i>	Big berry manzanita	6"
<i>Ceanothus megacarpus</i>	bigpod ceanothus	6"
<i>Ceanothus spinosus</i>	greenbark ceanothus	6"
<i>Cercocarpus betuloides</i>	mountain mahogany	6"
<i>Comarostaphylis diversifolia</i>	summer holly	6"
<i>Fraxinus dipetala</i>	California ash	6"
<i>Fraxinus velutina</i>	velvet ash, Arizona ash	6"
<i>Heteromeles arbutifolia</i>	toyon	6"
<i>Juglans californica</i>	southern California black walnut	6"
<i>Juniperus californica</i>	California juniper	All specimens
<i>Malosma laurina</i>	laurel sumac	6"
<i>Platanus racemose</i>	western sycamore	3"
<i>Populus fremontii</i>	Fremont cottonwood	3"

<i>Populus trichocarpa</i>	black cottonwood	3"
<i>Prunus ilicifolia</i>	holly leaf cherry	3"
<i>Quercus agrifolia</i>	coast live oak	6"
<i>Quercus berberidifolia</i>	inland scrub oak	6"
<i>Quercus lobata</i>	Valley oak	6"
<i>Quercus wislizeni</i> var. <i>wislizeni</i>	interior live oak	6"
<i>Salix exigua</i>	narrowleaf / sandbar willow	3"
<i>Salix gooddingii</i>	Goodding's black willow	3"
<i>Salix laevigata</i>	Red willow	3"
<i>Salix lasiandra</i>	yellow willow	3"
<i>Salix lasiolepis</i>	arroyo willow	3"
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	6"
<i>Umbellularia californica</i>	California bay	6"

5. Exemptions

a. Emergency Tree Removals.

- i. An "emergency" tree removal shall be defined as a situation that requires an immediate response and which there is no time to apply for and obtain a full Protected Tree Permit to remove.

"Emergencies" include situations in which a protected tree within 200 feet of an existing structure or adjacent to an existing access way is an immediate threat to public safety, public property or utilities. It also includes a tree that has been irretrievably damaged or destroyed through a natural disaster such as flood, fire, wind, lightning or earthquake, as determined after visual inspection by a licensed forester with the County Fire Department, Forestry Division, where the

continuing presence of the tree is an immediate danger to public safety. The Director may consider cases of emergency due to infestation or disease that threaten surrounding trees, in consultation with the Department Biologist and the County Fire Department, Forestry Division.

Emergency situations shall be determined, verified and granted by the County Fire Department in consultation with Department biologists.

ii. All emergency removals shall require mitigation at the ratio specified in table

b. **Public Utility Projects:** Emergency actions or maintenance by a public utility necessary to protect or maintain essential components of an existing utility or transmission system. A Letter of Exemption will first need to be obtained from the Department before the removal of any tree.

6. **Additional Application Procedures for Protected Trees.**

The following types of review are required for specific impacts to protected trees:

- a. A Site Plan (Type I Review) shall be required for the following impacts, and pursuant to all requirements of Chapter 22.226:
 - i. Encroachments of no more than 10% into each trees' protected zone, up to 4 trees, in conjunction with the use of a single-family residence listed as a permitted use in the zone, and
 - ii. Removal of up to one protected tree listed in Table 1, excluding Oak Trees
- b. A Protected Tree Permit (Type II Review) shall be required for any of the following impacts, and pursuant to all requirements of Chapter 22.228:
 - i. Pruning or trimming of protected trees in excess of 20 percent of live foliage for one or more trees, or;
 - ii. Encroachments of up to 30% into a tree's protected zone. Any encroachment of more than 30% into the protected zone of a tree shall be processed as a tree removal, or;

- iii. Removal of up to 2 protected trees. A removal of any native tree in Table 1 below with a trunk diameter of 36 inches at 54 inches above natural grade, shall require a Type III Review.
 - c. A Conditional Use Permit (Type III Review) shall be required for any of the following impacts, and pursuant to all requirements of Chapter 22.230:
 - i. More than 2 removals of any combination of Native Trees listed in Table 1
 - ii. A removal of any native tree with a trunk diameter of 36 inches at 54 inches above natural grade
 - iii. Removal of any tree designated as a Heritage Tree or Historic Tree
 - d. Tree Standards as part of another permit. Any encroachment or removal of a protected tree that is part of a larger project that requires a discretionary review permit (Protected Tree Permit or Conditional Use Permit) shall not require an additional permit for encroachment or removal. Instead the encroachment or removal of a protected tree shall be considered as part of the Conditional Use Permit pursuant to all requirements of Section 22.336.050 “Application and Review Procedures”.
- 7. **Application Materials.** In addition to the specific review type listed above, additional application materials must be included for encroachments or removals of protected trees:
 - a. Proposed areas to be landscaped and/or irrigated, proposed construction, excavation, grading and/or landfill. Where a change in grade is proposed, the change in grade within the protected zone of each plotted tree shall be specified
 - b. Proposed and existing land uses, location of all surface drainage systems
 - c. The location of all protected trees proposed to be removed and/or encroached within 200 feet of proposed construction, grading, landfill or other activity. Each tree shall be assigned an identification number on the plan, and a corresponding permanent identifying tag shall be affixed to the north side of each tree. These identifications shall be utilized in the tree report and for physical identification on the property where

required. The protected zone shall be shown for each plotted tree,

- d. Location and size of all proposed replacement trees,
- e. Other development features which the director deems necessary to process the application,
- f. A protected tree report prepared by a certified arborist, acceptable to the Director and County Forester, and certified to be true and correct, which describes each tree shown on the site plan, and shall contain the following information:
 - i. The name, address and telephone number during business hours of the preparer,
 - ii. Evaluation of the physical structure of each tree as follows:
 - (A) The circumference and diameter of the trunk, measured four and one-half feet above natural grade,
 - (B) The diameter of the tree's canopy, plus five feet, establishing the protected zone,
 - (C) Aesthetic assessment of the tree, considering factors such as but not limited to symmetry, broken branches, unbalanced crown, excessive horizontal branching,
 - (D) Recommendations to remedy structural problems where required,
 - iii. Evaluation of the health of each tree as follows:
 - (A) Identification of insect pest and diseases, evaluation of vigor with health rating and recommendations to improve tree health.
 - iv. Prior to approval of a permit, the director shall refer a copy of the applicant's tree report to the County Forester. In consultation with the County Biologist, the County Forester shall review said report for the accuracy of statements contained therein, and shall make inspections on the project site. Such inspections shall determine the health of all such trees on the

project site and other factors as may be necessary and proper to complete the review.

- v. The County Forester and/or County Biologist may at their option also suggest additional conditions for use by the hearing officer or the Director or Commission
 - g. Identification of those trees shown on the site plan which may be classified as heritage trees
 - h. Oak Tree species may require additional application materials as stated in Chapter 22.174 – “Oak Tree Permits”.
8. **Findings.** In addition to the materials required for Type II and Type III reviews as listed in Division 9 of this Title, an application may be approved only if the following findings are made:
- a. That any proposed construction will be accomplished without endangering the health of the remaining trees within the potential impact area of the development, or in the vicinity;
 - b. That the removal of the tree(s) proposed will not be contrary to or be in conflict with the intent and purpose of the Protected Tree Permit procedure;
 - c. That the removal of the tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters, or subsurface waters, which cannot be satisfactorily mitigated;
 - d. The required action is necessary (1) to allow reasonable economic or other enjoyment of the property; and (2) there is no other feasible design alternative that would avoid impact to the tree(s);
 - e. That in addition to the above facts, at least one of the following findings apply:
 - i. That the removal of the tree(s) is necessary as the continued existence of the tree(s) at present location(s) impedes the planned improvement or proposed use of the subject property to such an extent that: Alternative development plans cannot achieve the same permitted density or the existing location of such tree(s)

precludes the reasonable and efficient use of such property for a use otherwise authorized, or

- ii. That the condition of the tree(s) proposed for removal with reference to disease, pest or danger of falling is such that it cannot be remedied through preservation practices;
- iii. That the removal of the tree(s) proposed will not be contrary to or be in conflict with the intent and purpose of the Protected Tree Permit procedure; or
- iv. That the tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).

9. **Bird Nesting.** Any tree maintenance, encroachment or removal activities, or construction activities, near a tree suitable for nesting bird habitat shall follow all regulations located in Chapter 22.336.060.D.15.

10. **Additional Conditions Imposed**

The hearing officer, Director or Commission, in approving an application for a Protected Tree Permit, shall impose such conditions as are deemed necessary to insure that the permit will be in accord with the findings required by subsection 10. These conditions may involve, but are not limited to, the following:

- a. The replacement of protected trees shall be required for all removals or relocation of protected trees. Replacement shall be with trees of a suitable type, size, number, location and date of planting. In determining whether replacement should be required, the hearing officer or the director or commission shall consider but is not limited to the following factors:
 - i. The vegetative character in the surrounding area
 - ii. The number of protected trees which are proposed to be removed in relation to the number of such trees currently existing on the subject property,
 - iii. The anticipated effectiveness of the replacement of protected trees, as determined by the tree report

- submitted by the applicant and evaluated by the County Forester and County Biologist,
- iv. The development plans submitted by the applicant for the proposed construction or the proposed use of the subject property,
 - v. The relocation of trees approved for removal shall not be classified as a mitigation for replacement trees,
 - vi. Unless a more biologically appropriate species is identified by the County Biologist, required replacement protected trees shall be the same genus and species as their corresponding removed/encroached trees in the Protected Tree Permit or CUP and follow mitigation ratios detailed in the next section. Each replacement tree shall be the smallest size likely to survive,
 - vii. Replacement trees shall be properly cared for and maintained for a period of seven years and replaced by the applicant or permittee if mortality occurs within that period,
 - viii. Where feasible replacement trees should consist exclusively of native trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties,
 - ix. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed. The process of replacement of trees shall be supervised in the field by a certified arborist.
- b. A plan for protecting protected trees on the subject property during and after development, such as, but not limited to, the following requirements:
- i. The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the County Forester prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not

be removed without written authorization from the director or the County Forester,

- ii. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the County Forester the implementation of all conditions imposed in connection with the applicant's oak tree permit,
- iii. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,
- iv. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,
- v. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a non-corrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan, as well as geotagged, in a manner acceptable to the director,
- vi. That corrective measures for trees noted on the tree report as requiring remedial action be taken, including pruning, fertilizing and similar actions,
- vii. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,
- viii. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which a protected tree permit is required unless a copy of the tree report, location map, fencing plans, and approved protected tree permit and conditions are in the possession of a responsible person and also available at the site

11. **Mitigation Ratios:** The following are Mitigation Ratios for various impacts to protected trees. Mitigation ratios may be increased depending on the review type and any associated hearings.

Table X.X

Impact	Mitigation Ratio (No. of replacement trees required to plant for every 1 tree impacted/removed)
Less than 10 percent encroachment into protected zone	None
10 percent to 30 percent encroachment into protected zone	2:1
Removal of tree(s) up to 36"	5:1
Removal of Heritage tree(s)	10:1
Emergency Removal	5:1

- a. All mitigation trees shall be monitored for a period of 7 years. If at any time mitigation trees are destroyed as a result of natural disaster, the mitigation period shall continue from the date of the original approval.
12. **Noticing.** Noticing for the removal of any protected tree shall be required for all review types. Noticing shall be required for all parcels within a 1,000 foot radius of project site. If the 1,000-foot radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners and residents of at least 15 parcels are included. Oak Trees will be subject to the noticing requirements of Chapter 22.174 - "Oak Tree Permits"
13. **Enforcement.** In interpreting the provisions as they apply to this chapter, each individual tree cut, destroyed, removed, relocated or damaged in violation of these provisions shall be deemed a separate offense.

22.336.070 Community Wide Development Standards

A. Prohibited Uses.

1. The following uses are prohibited in all zones through the Santa Monica Mountains North Community Standards District:

- a. Cemetery;
- b. Guest Ranch;
- c. Hotel;
- d. Outdoor Dance Pavilions;
- e. Hazardous waste disposal facilities;
- f. Helicopter pads/Helistops/Landing Strips.
 - i. New Private Helicopter Ports (heliports) Helicopter pads (helipads), Helistops, and Landing Strips shall not be permitted in the SMMNA due to impacts to noise and wildlife.
 - ii. Publicly-owned or operated helicopter pads and stops may be allowed on public or private land where needed for emergency services, and consistent with all applicable policies of the Santa Monica Mountains North Area Plan and Title 22. Any new public helicopter pads shall be located in a manner that limits noise impacts on residential areas and public parklands.

B. Signs

1. The following signs shall be prohibited:
 - a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations, and;
 - b. Signs employing video components.

C. **Outdoor Lighting.** Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). In addition, properties in the CSD are subject to the following standards:

1. Prohibited Outdoor Lighting. The following types of lighting are prohibited within this CSD:
 - a. Lighting around the perimeter of a parcel or for aesthetic purposes.

- b. Lighting of access roads.
 - c. Lighting of equestrian pasture areas.
 - d. Lighting of driveways, with the exception of:
 - i. Driveways that also operate as pedestrian walkways.
 - ii. Drive aisles within approved parking areas.
2. Lighting allowance.
- a. All lighting must be fully shielded and directed downward
 - b. Outdoor lighting shall be minimized and directed away from S1 and S2 habitat areas and adjacent residences.
 - c. Security lighting attached to the principally permitted structure and other permitted accessory structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

Walkways used for entry and exit to permitted structures, including parking areas, on the site shall use the minimum lighting necessary. This lighting shall be limited to fixtures that do not exceed two feet in height, that are fully shielded, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - d. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent S1 and S2 habitat areas, including within 100 feet of S1 habitat areas.
3. Maximum Height:
- a. As outlined 22.80 (Rural Outdoor Lighting District), the maximum height for outdoor light fixtures is 20 feet and any lighting over 15 feet is limited to a maximum output of 40 watts (400 lumens).

- b. Two feet for lighting of walkways used for entry and exit to permitted structures, including parking areas.
- c. The height of any new outdoor light fixture used for an outdoor recreational activity area, regardless of the zone, shall be the minimum height necessary to illuminate the activity area, but in no event shall exceed 40 feet.

D. Exploratory Testing

1. Property in any zone may be used for exploratory testing, provided that a minor CUP has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit.
 - a. Access for exploratory testing shall use existing roads, or track-mounted drill rigs, where feasible. Where there is no feasible access, a temporary access road may be permitted when it is designed to minimize length, width, and total grading to that necessary to accommodate required equipment. All temporary roads shall avoid S1 habitat. All such temporary roads shall be restored to the maximum extent feasible, through grading to original contours, re-vegetating with locally-indigenous vegetation to the project site, and monitoring to ensure successful restoration.
 - b. Grading for temporary roads necessary for geologic, hydrologic, or similar testing purposes shall be conditioned to restore and replant all graded areas to a natural condition if the site is not developed within one year of the issuance of the permit for the grading.
 - c. Any disturbances incurred to soil or locally-indigenous vegetation (including S1-S3 habitat) as a result of exploratory testing shall be mitigated and restored according to requirements herein and according to any requirements of the Department of Public Works
 - d. Within 30 days from completion of exploratory testing, or immediately if heavy rain is forecasted, all disturbed areas shall be stabilized with temporary erosion control measures and seeded with locally-indigenous grass species to prevent

erosion and instability. Full remediation of disturbed soil or locally-indigenous vegetation shall commence one year from the date of the issuance of the CUP, if further development of the disturbed site in conjunction with an approved project has not occurred

- e. Vegetation removal activities shall be conducted in a manner that protects existing vegetative root stock to facilitate revegetation of the disturbed areas
- f. All required restoration shall be completed to the satisfaction of the Director.

E. Grading.

- 1. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 500 cubic yards of total cut plus total fill material. For purposes of computing the 500 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded.
- 2. All grading shall be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project such as, but not limited to;
 - a. conforming to the natural topography
 - b. avoid placing development on slopes greater than 25 percent unless the outcome is biologically superior to on-site alternatives
 - c. utilizing split-level or stepped pad designs on slopes
 - d. clustering structures,
 - e. locating the project close to a legal an established street traveled by the public,
 - f. reducing building footprints
 - g. minimizing hardscape, the height and length of cut and fill slopes and retaining walls.

3. Grading shall also be accompanied by other project features that maximize preservation of visual quality and rural community character through design features such as, but not limited to;
 - a. use of landform grading techniques so that graded slopes blend with the existing natural terrain of the site and surrounding area, and
 - b. use of locally-indigenous vegetation for concealment of the project. A list of locally-indigenous vegetation appropriate for the North Area shall be maintained by the Director.
4. A grading permit, when required, shall be obtained from Department of Public Works before the commencement of any grading project
5. Cut material may only be exported to an appropriate landfill or a site permitted to accept the material. An approved haul route shall be required for the offsite transport of 500 cubic yards or more of cut or fill material, or any combination thereof, subject to the following requirements:
 - a. The application shall contain statements setting forth the following information in addition to any requirements of Section 22.336.050:
 - (A) The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;
 - (B) The names and addresses of the person or persons who will be conducting the operations proposed;
 - (C) The ultimate proposed use of the lot or parcel of land; and
 - (D) Such other information that the County finds necessary to determine whether the application should be granted.
 - (E) A map, showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and

highways, and the location to which such material is to be imported.

- b. All hauling as approved under this section shall be restricted to a route approved by the Public Works Director
 - c. Compliance shall be made with all applicable requirements of other County departments and other governmental agencies
6. Physical Grading (earth-moving activities) shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, unless permitted pursuant to provisions of subsections E.7 or E.8 below.
7. Approved grading shall not be initiated unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, due to unforeseen circumstances or delays, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after April 15. However, the Director may permit grading to continue if it is determined that: (1) completion of grading would be more protective of sensitive environmental resources and would minimize erosion and sedimentation; and (2) BMP's designed to minimize or prevent erosion, sedimentation and polluted runoff are being implemented to a degree that would prevent significant water quality impacts or any significant disruption of habitat values within all habitat categories
8. Grading during the rainy season may be permitted to remediate hazardous geologic conditions that endanger public health and safety, at the discretion of the Department of Regional Planning and the Department of Public Works.
9. Grading projects must be in accordance with all applicable regulations of Section 22.336.070.D (Exploratory Testing).
10. Grading in areas that have a slope of 50 percent or greater shall be prohibited, unless required for safety reasons or if it would be more protective of sensitive biological resources in all habitat categories. The remediation or stabilization of landslides or other slope instability that affect existing structures or that threaten public health or safety shall be allowed. Alternative remediation or

stabilization techniques shall be analyzed to determine the least-environmentally-damaging alternative. Mitigation shall be incorporated into the project in order to minimize adverse impacts to natural resources.

11. Any amount of legal grading that has occurred on a lot or parcel of land, or in conjunction with a project, prior to the adoption date of this CSD, shall not be counted toward the grading thresholds set forth in subsection H.1 above. Proof that such grading was legal (received all necessary permits that were required at the time grading took place) shall be demonstrated as part of a CUP application that includes grading. Any grading that has occurred on a property where it cannot be demonstrated that the grading received all of the necessary permits that were required at the time the grading took place shall be considered unpermitted, and counted cumulatively in the proposed grading amount and grading thresholds set forth in subsection (1) above, and analyzed for consistency with all policies and provisions of the CSD as part of the proposed project.
12. Grading shall utilize landform grading techniques to minimize alteration to natural landforms, minimize the visual transition from natural landforms to manufactured slopes, and present the appearance of a natural hillside. Cut and fill slopes shall be minimized by the use of retaining walls, where consistent with all other provisions of this CSD.
13. The temporary storage of construction materials for public projects or landslide material on road shoulders shall be managed using the most current Best Management Practices to eliminate erosion into adjacent drainage courses, to protect air and water quality, and to minimize the spread of invasive plant species. Landslide material shall be deposited in permitted landfills or sites with valid permits to accept fill.
14. The County will monitor grading projects to ensure that grading conforms to approved plans. County inspectors may only modify approved grading plans at project sites to that which is necessary to address unanticipated conditions and to protect public health and safety. In-field grading modifications shall be subject to a CUP Amendment/Revised Exhibit A to ensure that modifications will not

create adverse impacts that were not considered during a project's environmental review.

- F. **Discing.** At no time shall clearing to bare earth or discing be acceptable methods of vegetation removal and/or maintenance within fuel modification or brush clearance areas.

G. **Access Roads & Driveways**

1. These provisions apply to access roads that are wholly new, incorporate any portion of an existing access road, or require the widening, improvement or modification of an existing, lawfully constructed road to comply with Fire Department access development standards:
 - a. No more than one access road or driveway with one hammerhead-type turnaround area providing access to the one approved development area may be permitted as part of a development permitted in S2-S4 Habitat unless the Fire Department determines that a secondary means of access is necessary to protect public safety
 - b. An access road or driveway shall only be permitted concurrently with the use it is intended to serve, except for the approval of geologic testing roads pursuant to section 22.336.070.D (Exploratory Testing).
 - c. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the one approved building site area on a legal parcel. The alignment and design of the access road or driveway shall avoid impacts to S1 and S2 habitat, or if avoidance is not feasible, shall minimize such impacts. In no case shall new on-site or off-site access roads or driveways exceed a maximum of 300 feet or one-third the parcel depth, whichever is less, unless the County finds, based on substantial evidence, that a variance of this standard is warranted, in accordance with the requirements of Section 22.194. In addition to the required findings set forth in Section 22.194, findings shall be made that alternative building sites/access road or driveway locations within the

property or project have been considered and eliminated from consideration because each alternative was found to be physically infeasible, less protective of scenic resources, S1 and/or S2 habitat, areas, or has the potential for substantial habitat destruction if any such alternative site or driveway location is used;

- d. The width and grade of an access road or driveway and the size of the hammerhead turnaround approved shall be the minimum required by the Fire Department for that development project; and
- e. Any area of high potential erosion hazard as identified by SEATAC, a minor CUP is required if the new access road for a development goes through at least one vacant parcel.

H. Street and Road Cross-Sections. Streets and roads shall be developed consistent with Figures 22.336-G, cross-section diagrams, except that depicted widths may be reduced by the Public Works Director to minimize grading and alteration of the natural topography.

I. Scenic Resource Areas. The North Area is a highly scenic area of regional and national importance. Scenic Resources are established to protect and enhance the scenic and visual qualities of the Santa Monica Mountains. Scenic Resource Areas include the scenic features identified in the Conservation and Open Space Element of the North Area Plan.

1. The Scenic Resource Areas consist of the following:

- a. Any of the following features designated on the Scenic Resources Map (Map “ ”) of the SMMNAP as:
 - Significant Ridgelines
 - Scenic Elements
 - Scenic Routes and all property within 200 feet of the edge of the right-of-way for Scenic Routes.
- b. All places on, along, within or visible from Scenic Routes, public parklands, trails, beaches, or State waters that offer scenic vistas of the mountains, canyons, coastline, beaches, or other unique natural features.
- c. Public parkland and recreation areas identified on the Recreation map (Map “ ”) of the SMMNAP

2. Scenic Routes:
 - a. The following roadways are considered Scenic Routes, as indicated on Map (X) of the SMMNAP:
 - Mulholland Highway
 - Las Virgenes Road
 - Kanan-Dume Road
 - Kanan Road
 - Chesebro Road
 - Cornell Road
 - Old Topanga Canyon Road
 - Topanga Canyon Blvd
3. In addition to the information required in 22.336.050, the following information shall be provided with an application for a Type II or Type III Review, to determine whether the development site is within a scenic resource area and to analyze potential adverse impacts to scenic resources:
 - a. Maps showing the existing topography of the subject property and project area, including all off-site improvement areas associated with the project. The following copies shall be submitted:
 - i. One copy of such map shall identify the locations of all drainage patterns, drainage courses and any other physical features which are customarily found on topographical maps prepared by the United States Geological Survey, and
 - ii. A separate copy shall delineate all property having a natural slope of 0 to 14.99 percent, 15 to 24.99 percent, 25 to 32.99 percent, 33 to 49.99 percent, and a natural slope of 50 percent or more. All slope values should be rounded to the nearest one-hundredth percent
 - iii. A grading plan to a scale satisfactory to the Director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded

- iv. Such other information as the Director determines to be necessary for adequate evaluation. The Director may waive the filing of one or more of the above items if any item is deemed unnecessary for processing the application
4. Property in Scenic Resource Areas shall be subject to the following development standards:
- a. View protection. New development shall be sited and designed to protect public views and to minimize adverse impacts on scenic resources to the maximum extent feasible.
 - i. If there is no feasible building site location on the proposed project site where development would not be visible from a scenic resource area, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to:
 - (A) siting development in the least visible portion of the site
 - (B) breaking up the mass of new structures,
 - (C) designing structures to blend into the natural hillside setting,
 - (D) restricting the building maximum size,
 - (E) reducing maximum height,
 - (F) clustering development,
 - (G) minimizing grading,
 - (H) incorporating landscape and building material screening elements,
 - (I) and where appropriate, berming.
 - b. Landscape or building material screening shall only be used when there is no feasible site selection or design alternative, including re-siting or reducing the height or bulk of structures, subject to Director approval.
 - (A) Landscape screening shall be required for structures that will be unavoidably visible from a

Scenic Route, to help diffuse the visual impact of the structure.

- (B) Trees, shrubs, flowers, and other landscaping that form a hedge or similar barrier serving the purpose of a wall shall not be placed so that they obscure views from Scenic Routes and shall comply with the height restrictions applying to fences and walls in Section 22.336.070.D.16
- c. New development shall incorporate colors and exterior materials that are compatible with the surrounding landscape. The use of highly-reflective materials shall be prohibited, with the exception of solar panels. Solar energy devices/panels shall be sited on the rooftops of permitted structures, where feasible. If roof-mounted systems are infeasible, ground-mounted systems may be allowed only if sited within the building site area of permitted development. Wind energy systems are prohibited.
- d. All buildings and structures within Scenic Resource Areas shall not exceed a height of 18 feet above natural or finished grade, whichever is lower, excluding chimneys, rooftop solar panels, and rooftop antennas. Chimneys, rooftop solar, and rooftop antennas may extend a maximum of six feet above the permitted height of the structure
- e. Utilities shall be constructed underground where feasible.
- f. All new access roads shall be paved with colored concrete to blend with the natural soil. The length of roads or driveways shall be minimized, except where a longer road or driveway would allow for an alternative building site location that would be more protective of scenic resources. Driveway slopes shall be designed to follow the natural topography, unless otherwise required by the Fire Department. Driveways that are within or visible from a scenic resource shall be a neutral color that blends with the surrounding landforms and vegetation.
- g. Fences, gates, walls, and landscaping shall minimize impacts to public views of scenic areas, and shall be compatible with the character of the area. Fences, gates, and walls shall be designed to incorporate veneers,

texturing, and/or colors that blend in with the surrounding natural landscape, and shall not present the appearance of a bare wall.

- (A) Only wood, wire, or wrought-iron style or similar open-type fences shall be permitted. Solid fences and walls, except for retaining walls, shall be prohibited along the frontage of a Scenic Route;
 - (B) Fences and walls located along the frontage of a Scenic Route shall comply with the provisions of Section 22.336.060.A.6
- h. Signs shall be sited and designed to minimize impacts to scenic resources. The placement of signs (except traffic control signs), utilities, and accessory equipment that would adversely impact public views to the ocean, parks, and scenic resources are prohibited. No pole sign along a Scenic Route may be replaced if it is removed, damaged, or destroyed for any reason. Prohibit placing new and phase out any existing off-site advertising signs and on-site pole signs upon change of use, along designated Scenic Routes.
- i. Grading. Alteration of natural landforms shall be minimized by conforming to natural topography and using contour grading, and shall comply with the following standards:
 - (A) The height and length of manufactured cut and fill slopes shall be minimized. A graded slope shall not exceed a height of 15 feet;
 - (B) Graded pads on hillsides having a natural slope of 15 percent or more shall be split-level or stepped pad designs. Cantilevers and understories shall be minimized and covered with materials that blend with the surrounding landscape;
 - (C) Structures on the downslopes along Scenic Routes shall be set below road grade whenever feasible.
- j. Preserve and, where feasible, restore and enhance individual native trees and native tree communities in areas containing suitable native tree habitat – especially oak,

walnut, and sycamore woodlands as important elements of the area's scenic character.

- k. Large areas of natural open space of high scenic value shall be preserved by clustering development and siting development in and near existing developed areas.
- l. Structures shall not occupy more than 50 percent of the linear frontage of a parcel fronting on a Scenic Route.
- m. Roof-mounted equipment shall not be visible from a Scenic Routes, excluding solar energy devices. If there is no alternative location possible for the location of such equipment, such equipment shall be screened with materials that blend with the roof or background landscape.

J. Significant Ridgeline Protection.

- 1. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this CSD, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained by the Department, which is adopted by reference as part of the ordinance establishing this CSD, and on Figure 22.336-B: Significant Ridgelines, at the end of this Chapter.
- 2. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, and amateur radio antennas. Where there are no feasible alternative building sites below the ridgeline or where the only alternative building site would result in unavoidable adverse impacts to sensitive habitat areas, structures shall be limited to 18 feet in height to minimize visual impact and preserve the quality of the scenic area
- 3. No part of a proposed structure shall block the view of a Significant Ridgeline from a Scenic Route or Scenic Resources.

K. Visual Resource Protection

1. All applications which require a Type II or Type III review in the North Area shall be reviewed through site-specific investigation by County staff prior to any public hearing to determine whether the proposed project has the potential to cause adverse impacts upon scenic resources, as defined in the North Area Plan. Development shall be sited and designed to minimize impacts on scenic resources to the maximum extent feasible through measures that may include, but not be limited to: siting development in the portion of the site least visible from public viewing areas; breaking up the mass of new structures; restricting building size and height; designing the structure to blend into its setting; clustering development; minimizing grading; incorporating landscape screening elements; and, berming where such berming would be appropriate.
2. In addition to the application materials required in section 22.336.050, a visual analysis is required as part of this CSD and shall include the following:
 - a. Proposed structures shall be accurately indicated as to footprint, height and rooflines by story poles to delineate the height, bulk, and footprint of the proposed development
 - b. All proposed grading and the proposed location of access roads or driveways, including the centerline top of cut and toe of fill, shall be accurately indicated by stakes
 - c. Both poles and stakes shall remain in place for the duration of the approval process. The applicant may also be required to provide other visual aids such as photographs with superimposed structures.
 - d. The above requirements may be waived by the Director if it is determined through on-site investigation, evaluation of topographic maps or photographic evidence, or by other means that there is no possibility that the proposed development will create or contribute to adverse impacts upon Scenic Resources.
3. The installation of story poles shall comply with the following requirements:
 - a. If not already in place, story poles shall be erected at least 30 calendar days prior to the public hearing date. The

applicant shall submit photographic evidence of the story poles erected on the property

- b. Story poles shall remain in place until the project has been reviewed and the appeal period(s) has ended. If the project is appealed, the poles shall remain until the appeal(s) has been acted upon.
- c. Story poles associated with an application that has been inactive for three months shall be removed until the application review returns to an active status.
- d. Story poles shall be removed within seven calendar days after a final decision on a CUP has been made and the appeal process has been exhausted.
- e. Story poles shall be constructed of two-inch by four-inch lumber or other sturdy material. The poles must be able to withstand weather, and to this purpose, guy wires, support beams or other support measures may be used. Guy wires shall be strung with bright red or orange tape, one foot in length, spaced every six feet along the length of the wire to the ground to improve visibility of the wires.
- f. Story poles shall be erected to delineate the most distant corners of a structure, roof ridgelines, chimneys, balconies, and accessory buildings.
- g. The height of story poles shall indicate the final height of the building. Grading shall be accounted for in the height of the poles. The top two feet of poles shall be painted red or orange to better identify the height of the proposed structure. Bright red or orange tape shall be strung between poles at the top of the painted area to aid visibility.
- h. An applicant shall submit a signed written statement by a licensed architect, engineer, or surveyor that the locations and heights of the poles are true and correct representations of the proposed structure.
- i. All story poles shall be erected safely and without putting the public at risk. If the story poles become unsafe at any time, they shall be repaired or removed immediately. The poles shall be removed immediately if determined by the County

to be a public safety risk. The applicant shall notify the Department when the frame is in place.

L. **Schools.** A Conditional Use Permit (Chapter 22.158) application shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the California Education Code, in which no pupil is physically restrained, but excluding trade or commercial schools.

M. **Incentive Program for Certain Development Actions.**

1. Purpose and intent. The purpose of offering incentives for certain actions associated with development in the SMM North Area is to encourage voluntary actions that further the goals of the SMMNAP.
2. The action taken by the applicant must be voluntary, and not required as part of a project alternative or mitigation measure or other obligation imposed or enforced pursuant to law, and must be formalized as a condition of approval.
3. Action by Applicant. Subject to the approval of the Director, actions that qualify for participation in the incentive program are:
 - a. Retirement of all development rights on one or more lawfully created, buildable parcel(s) that total at least five acres in size, contain habitat designated as S1 habitat (may also contain S2 habitat, but shall primarily contain S1 habitat), and located in the SMM North Area.
 - b. Dedication of an irrevocable, nonexclusive ingress and egress easement for the purpose of providing access to publicly-owned open space, accepted by a receiving land conservation agency.
 - c. Dedication of a trail or trail easement across a segment of a public riding and hiking trail identified by the National Park Service trail map, and accepted by the County Parks and Recreation Department; or by a State or federal park and/or recreation agency; that submits a plan that indicates that the organization will open, operate, and maintain the easement in accordance with terms of the recorded trail easement. Recordation of the trail easement shall be required as a condition of approval of the CUP.

4. Incentives. Any one incentive listed below may be chosen for any one qualifying action, except as specified below. Only one incentive may be taken.
 - a. An increase in the threshold for submitting a CUP application from 500 cubic yards to 5,000 cubic yards of grading.
 - b. The maximum approvable building site is increased from 10,000-square feet to a 15,000-square-foot building site in S3 or S4 habitat. This incentive is only available when an applicant voluntarily proposes and implements the retirement of all development rights on one or more lawfully-created, buildable parcel(s) located in the unincorporated Santa Monica Mountains (Coastal Zone or North Area) that is at least 5 acres in size and is comprised of at least fifty percent habitat designated as S1 or S2.
5. Any action taken by applicant as provided in subsection 3 above must be recorded by the County Recorder and reported to the Assessor's office. Copies of the recorded documents, including any documents verifying that a dedication or easement has been received by a land conservation agency, shall be provided to the Director before a CUP will be issued.
6. Not all actions may be commensurate with each incentive. Therefore, the Director may reduce the incentive(s) chosen by the applicant to ensure that the public benefit obtained from a proposed action is commensurate with the incentive(s) conveyed to the applicant. However, in no case shall the incentive(s) exceed the maximums allowed in subsection 4 above. Criteria to be used in the Director's evaluation of the benefit obtained from a proposed action shall include, but not be limited to:
 - a. For subsection M.3.a. above, greater benefit shall be given to the retirement of lots containing at least fifty percent S1 or S2 habitat and is contiguous with publicly-owned open space or already-protected S1 and/or S2 habitat, and not isolated from other S1 and/or S2 habitat.
 - b. For subsection M.3.b above, greater benefit shall be given to an easement that provides access to an existing public trail or an existing public campground.
 - c. For subsection M.3.c. above, greater benefit shall be given to a trail dedication or trail easement that helps to complete

the publicly-owned or accessible alignment of an already-existing public trail.

N. Equestrian Facilities

1. Area requirements for equestrian facilities, which includes Primary and Accessory Horse boarding facilities and Riding Academies:
 - a. The minimum lot size for equestrian facilities shall be one acre.
 - b. The number of equines permitted per lot shall be limited to one per 5,000 square feet of lot area.
2. Accessory horse boarding shall meet the following requirements:
 - a. Up to a maximum of 20 equines, including any equines owned by the owner or lessor of the property, may be permitted as small horse-boarding.
 - b. Training of horses shall be limited to horses owned by the property owner or boarder. No commercial training or riding of horses or other equines or courses in horsemanship are allowed except as otherwise permitted by this Title.
3. All legally established non-conforming equestrian facilities may continue operation under the development standards in place at the time of establishment, subject to compliance with the Best Management Practices outlined in subsection 5 below.
4. For any portion of a non-conforming equestrian facility undergoing an addition or expansion, only the portion of the structure/site expanding will require review and approval pursuant to current code and permitting requirements. Rebuilding of legally-established structures within the same building footprint, that does require additional fuel modification or brush clearance is permitted without biological review.
5. All new equestrian facilities and additions/expansions to existing equestrian facilities must comply with the following requirements, except as otherwise described in subsection N.3 above:
 - a. All animal living quarters shall be located not less than 35 feet from any street or highway or from any building used for human habitation.
 - b. Animal containment facilities, animal living quarters, and accessory structures are not permitted in S1 habitat area.

- c. All animal containment facilities and animal living quarters shall be a minimum of 100 feet away from all S1 habitat areas. The facilities shall be a minimum of 100 feet from the outer edge of any riparian habitat or natural drainage course. If the minimum setback is not feasible for new or a proposed expansion of animal containment facilities for equines, the facility may apply for a Minor Conditional Use Permit subject to 22.336.050.B. and must meet the buffering standards of subsection h below.
- d. The siting and design of animal containment facilities and animal living quarters shall be consistent with the slope and habitat protection requirements of this CSD.
- e. Fencing for all animal containment facilities shall be no more than six feet in height and shall be consistent with Section 22.336.060.A.6 However, fencing for the direct control and safety of animals, such as exercise pens, that do not exceed a 60-foot diameter may be non-wildlife permeable only where it is demonstrated, pursuant to a site-specific evaluation, that the layout and extent of the fencing will not significantly impede wildlife movement through a property or through the surrounding area.
- f. Submittal of and compliance with an animal waste management plan, including:
 - i. A scaled site plan depicting all animal containment facilities and animal living quarters, manure storage facilities, and vehicular access. The plan should also delineate all site drainage, adjacent or onsite watercourses and/or areas which hold or circulate water (i.e., lakes, ponds, pools, etc.)
 - ii. Volume of waste material generated per day. This includes manure, spilled feed, and used bedding.
 - iii. Plan must be in substantial compliance with Best Management Practices (BMPs) listed in subsection g below.
- g. Best Management Practices (BMPs).

- i. Equestrian raising, training, breeding, and boarding operations shall use BMPs in a manner that avoids harm to other organisms, air, soil, and water quality.
- ii. The following BMPs shall be depicted on a site plan as well as implemented for all equestrian facilities:
 - (A) Runoff shall be diverted, with a berm or other such measure, around holding pens, waste storage or disposal areas, or areas containing compost, fertilizer, amended soil products, and any other byproducts of livestock activities.
 - (B) The roots and trunks of protected trees situated within existing animal containment facilities shall be protected from equine damage with loosely-fitted chain-link or plastic mesh fencing, pipe corral fencing, treated wood boxes, or other material deemed suitable by the County Biologist. New or expanded animal containment facilities shall be sited outside of the protected zone of individual oak trees or other protected trees, consistent with the provisions of section 22.336.060.B (Trees).
 - (C) Manure, waste, oils, chemicals, fertilizers, and other such materials shall be stored inside a structure or in a covered container with an impervious bottom surface and shall be stored away from any underground water source used for human consumption to the maximum extent possible. Stockpiling on the ground is not permitted. Waste shall be stored at least 100 feet from all S1 Habitat Areas, streams, and natural drainage courses.
 - (D) Filter strips, natural vegetation, gravel, sand, or other similar materials shall be used along the periphery of corrals, pens, animal showers, and waste containment areas to absorb and treat runoff from animal facilities

- (E) Sediment holding ponds may incorporate phytoremediation techniques to assist in filtering runoff, such as bioswales or rain gardens.
- (F)
- iii. The following operational BMPs must be implemented by all equestrian facilities:
 - (A) Runoff, waste, and waste byproducts from animal containment facilities shall be regularly collected, contained on the parcel and disposed of in an approved manner.
 - (B) Equestrian facilities shall not discharge sediment, animal waste, or polluted runoff onto any public road, adjoining property, or into any S1 habitat, S2 habitat or stream/drainage course.
 - (C) Stockpiled dirt shall be protected from wind and water erosion by using tarps and/or jute netting to cover the pile.
 - (D) No burning of waste or other materials shall be allowed.
 - (E) All manure, soiled bedding and spilled feed shall be collected a minimum of once per week. Wet spots shall be dried as much as possible by raking and/or adding absorbent material. Manure deposited in wet areas should be collected immediately. Shady areas shall be cleaned daily.
 - (F) Maintain good air circulation and exposure to sunlight in animal containment areas. This will include weed abatement, and removal of all refuse and waste materials as described above.
 - (G) Any additional measures that may be necessary to further control fly and other insect populations.
 - (H) All operations shall have a contingency plan for equipment breakdown, adverse weather conditions, staffing absences, and other unforeseen circumstances.

6. Buffering standards for new and expanded animal containment facilities less than 100 feet from S1 Habitat Areas.
 - a. A buffer zone between S1 Habitat Area, drainage courses, streams, rivers, and an equestrian facility shall be established to mitigate any potential impact. The buffer zone shall include native vegetation, bioswales, or other appropriate features as determined by the County Biologist.
 - b. Site design must demonstrate that all runoff and drainage will be directed away from S1 Habitat Area, drainage courses, streams, rivers, etc.
 - c. Non-wildlife permeable fencing shall not be allowed within 100 feet of S1 Habitat Areas.
 - d. If the above standards cannot be met, a Variance may be requested and a Biological Resources Assessment must be completed and be reviewed by SEATAC prior to any decision by a decision-making body.

O. Protective Enclosures for Outdoor Animals. An enclosed structure that is secured at nighttime is required for all outdoor animals, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains. Includes all animals kept outside except equines.

P. Development Moratorium for Non-Compliant Properties. When a cease and desist order, notice of violation, or CUP revocation has been issued or recorded for a property by the County or by the Regional Planning Commission, the Director shall set the matter for a public hearing before the Commission to consider a five-year ban on filing any new application, or acting upon any application for the subject property. In such case, all procedures relative to notification, public hearing, and appeal shall be the same as for a CUP. Following a public hearing, the Commission may place up to a five-year ban on filing any applications, but may exempt emergency permits and/or permits deemed by the Director as necessary, for the subject property to address a violation, cease and desist order, or permit revocation on the property. The five-year period shall commence from the date of the hearing. The Director shall record such five-year ban in the office of the County Recorder.

Q. **Farmer's Markets.** No farmers' market or any portion thereof shall be allowed within S1 or S2 habitat area. All attempts shall be made to place any farmers' market at least 25 feet away from mapped S1 or S2 area, or to the maximum extent possible.

R. **Local-Serving Commercial Uses.**

1. **Applicability.**

a. Local-serving commercial uses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became non-conforming as a result of the adoption of Ordinance No. 2002-0062Z, are not subject to the provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures). Such uses, buildings, and structures may continue indefinitely as long as the use does not change or as long as the use meets the criteria contained in Subsection R.1.b, below.

b. A different local-serving commercial use may be allowed if the Director finds that the use has the same or a lesser parking requirement, occupant load, and occupancy classification, as described in Title 26 (Building Code) of the County Code, as the existing commercial use, and if no zoning permit would have been required for said different use pursuant to the provisions of this Title 22 in effect immediately prior to September 19, 2002.

c. If a non-conforming local-serving commercial use described in Subsection R.1.a, above, is discontinued for a consecutive period of two years or longer, the right to operate such non-conforming use shall immediately terminate and any subsequent use of the lot shall be subject to the other provisions of this CSD, the other applicable provisions of this Title 22, and the Area Plan.

2. **Changes Requiring Conditional Use Permit.** An approved Conditional Use Permit (Chapter 22.158) shall be required for uses, buildings, and structures otherwise described in Subsection R.1.a, above, for:

- a. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit in or on which the use is conducted;
 - b. Any alteration, enlargement of, or addition to a building or structure requiring a building permit in which the use is conducted; or
 - c. Any addition of land, buildings, or structures used in conjunction with the use, building, or structure in or on which the use is conducted.
3. **Proof of Existing Use.** In addition to the information required by Section 22.158.030 (Application and Review Procedures), the applicant for a Conditional Use Permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.
4. **Substantiation of Consistency and Compatibility.** In addition to the information required by Section 22.158.050 (Findings and Decision), the applicant for a Conditional Use Permit shall substantiate that the proposed expansion:
- a. Except as relating to its status as a non-conforming use, business or structure, is consistent with the goals and policies of the Area Plan; and
 - b. Is a local-serving business use that is compatible with surrounding land uses.

S. Special Events

1. Types of Special Event Facilities

- a. A conditional use permit (CUP) is required to establish, maintain or operate a special event facility. A facility can be permitted as either a primary or accessory special event facility:

Special Event Facility Type	Definition	Maximum Number of events allowed
	A property where special events facility is a primary use. Only	Determined by CUP

Primary Use Special Event Facility	permitted in the R-R and C- Zones. Not permitted in A-zones.	
Accessory Use Special Event Facility	A property where special events are accessory to a principally permitted use, with the exception of a single-family residence. Permitted in C-, R-R, and A-Zones.	Determined by CUP, not to exceed 48 events per year

- b. Special events facilities may only be established as a primary use if the property operates solely as an event venue.
 - c. Special event facilities may be established as an accessory use alongside a primary use that does not operate solely as an event venue.
2. A single family residence shall not be used as a special event facility.
 3. A bed and breakfast establishment shall not simultaneously operate a special event facility on-site.
 4. Amortization for existing outdoor dance pavilions and all other uses operating as a special event facility.
 - a. All properties that currently operate as outdoor dance pavilions shall be considered non-conforming as of the date of this ordinance and must obtain a Conditional Use Permit as an appropriate designated use in order to operate as a primary or accessory special event facility. All former outdoor dance pavilions are subject to the standards described in this Chapter and must reach compliance and receive permitting within three (3) years of the adoption of this ordinance, or else all special event operations must be discontinued or removed.
 5. Development and operational standards for special event facilities.
 - a. Parcel Size.

- i. The minimum development site area shall be no less than 10 acres.
- b. Maximum Occupancy.
 - i. The maximum number of attendees for any given event is limited to 300 people, including but not limited to, any event staff, caterers, photographers and vendors.
 - ii. The maximum number of attendees for a venue may be increased at the discretion of the Hearing Officer or Regional Planning Commission.
- c. Setbacks.
 - i. All development and activity areas related to the event facility, including but not limited to, parking, permanent facilities, temporary tents, fire pits and outdoor gathering spaces shall be setback not less than 75 feet from any property line.
 - ii. All development and activity areas related to the event facility, shall be setback not less than 150 feet from the edge of the right-of-way when located on Scenic Highways or on roads designated by the Community Plan as scenic routes.
 - iii. Any activity area that will include the use of outdoor amplified sound or music shall be setback not less than 100 feet from any property line.
 - iv. Existing trees, bushes, shrubs and other vegetation within such setback areas shall be protected and preserved in compliance with 22.336.060 herein;
 - v. For those areas where the event facility would be visible from a property line or right-of-way, the setbacks specified above shall contain landscaping.
- d. Parking options and transportation.
 - i. The event facility shall provide on-site parking in accordance with the requirements of Table 22.112.060-A for Entertainment, assembly, and dining uses.

- ii. Notwithstanding the above, special event facilities must provide shuttle service if guest occupancy exceeds 75 per event.
 - iii. Parking must be designed so that headlights of parked cars are facing inward toward the property and are not directed onto adjacent properties or sensitive habitat.
 - iv. Parking areas should be selected to maximize the distance from adjacent residences.
 - v. Any reduction in on-site parking, including shuttle services offered in-lieu of on-site parking, must be permitted subject to the requirements and findings of a Parking Permit (22.178).
- e. Access.
- i. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access, or have been amended by conditions of project approval to satisfy the access requirements.
- f. Noise.
- i. The maximum ambient noise level for the North Area shall be 40 dBA from an L90 measurement. Noise levels are considered nuisance when they exceed this ambient noise level by five decibels or more when measured from the nearest residential receptor.
 - ii. All amplified noise must cease at 8:00 pm nightly.
 - iii. Layout for sound amplification systems shall ensure that all speakers are directed away from adjacent residences and adjacent S1 habitat. The backside of all speakers shall be wrapped in sound attenuation blankets.
 - iv. Location of foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas should be selected to maximize the distance from adjacent residences.

- v. Contact information for the on-site special event supervisor(s) shall be provided to residences within 2,000 feet of the special event facility for questions or concerns about event during special event operations. All calls should be returned within 30 minutes during the event, and within 24 hours before and after the event to answer questions and handle complaints. Documentation of the complaint and resolution shall be maintained and provided to the Department of Regional Planning when requested.
 - vi. Temporary sound abatement structures along site perimeters may be required if the Director determines that noise issues are persistent and avoidable. Sound abatement walls shall be a minimum of 10 feet in height and reduce noise to a minimum of 10 A-weighted decibels (dBA).
- g. Lighting.
- i. This subsection shall employ the definitions listed within the Rural Outdoor Lighting District (22.80).
 - ii. All exterior lighting shall have light source fully shielded.
 - iii. No glare shall be visible when viewed from adjoining parcels and public right-of-ways.
 - iv. Holiday lights are permitted, as long as they are not flashing or otherwise sequenced.
 - v. Any lighting within a temporary structure, such as a tent or canopy, are exempt, provided that the structure fully shields all lamps.
 - vi. Flood lights are prohibited.
- h. Sanitation.
- i. All special event facilities must meet all sanitation requirements as determined by the Department of Public Health.
- i. Evacuation Plan

- d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;
- e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;
- f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and
- g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

U. Rural Inns.

- 1. Rural Inns shall replace the use “guest ranch” as otherwise allowed in Title 22 subject to the following requirements:
 - a. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five net acres.
 - b. The facility maintains a rural appearance consistent with the outdoor character of the Santa Monica Mountains.
 - c. The facility does not exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available for paying guests.
 - d. Stays for any paying guest do not exceed 14 consecutive days and do not exceed 30 days for such guest in any calendar year.
 - e. Guest rooms or cabins within the facility do not contain kitchens and other cooking facilities.
 - f. Each guest room or cabin available for paying guests has one on-site parking space, which may be uncovered, that is served by an all-weather driveway.
 - g. Serving or consumption of food or beverages, including alcoholic beverages, is restricted to guests of the facility. No

restaurant or similar activity that is open to the general public is permitted.

- h. The building site for the facility is no more than 20 percent of the net area of the lot or parcel of land containing the facility, unless the building site area is otherwise restricted pursuant to other applicable provisions of the CSD.
- i. The facility does not contain conference facilities.
- j. The facility has only one wall-mounted or freestanding sign, provided that such sign does not exceed six square feet in sign area or 12 square feet in total sign area, and when installed does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.
- k. In addition to the information required in the application by Section 22.336.050, the applicant shall submit an evacuation/emergency plan for approval by the Fire and Sheriff Departments. No development permit for a rural inn shall be issued without an evacuation/emergency plan approved by the Sheriff and Fire Departments.
- l. Rural inns shall not be located within a one-mile radius of each other. The mile is measured beginning from the structure which serves to register guests for the rural inn.

V. Vineyards.

1. **Applicability.**

- a. Any existing and lawfully established vineyard as of January 7, 2016, the effective date of the ordinance that added this vineyard requirements to this CSD, that meets the requirements set forth in Subsection V.2.a, below, shall be deemed a conforming vineyard.
- b. Notwithstanding the legal nonconforming use provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures), this Subsection V.1.b shall regulate all legal nonconforming vineyards within this CSD. Any existing and lawfully established vineyard as of January 7, 2016 that does not meet the requirements set forth in Subsection V.2.a, below, shall be deemed a legal nonconforming use. Any

vineyard which is a legal nonconforming use due to the requirements set forth in Subsection V.2.a, below, must be removed or made to conform, within five years of January 7, 2016. To prove conformance, the applicant shall show under a site plan review, and subject to the approval of the Director, compliance with the requirements set forth in Subsection V.2.a, below.

- c. All new vineyards and vineyard expansion applications as of January 7, 2016 shall require a Conditional Use Permit (Chapter 22.158) application. Notwithstanding Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted), any modification of development standards specified in Subsection V.2, below, shall be subject to Section 22.336.100.A.2 (Modification of Vineyard Standards).

2. **Vineyard Requirements.**

- a. All vineyards, regardless of size, including vineyards that are less than 4,356 square feet must comply with the following requirements:
 - i. To the extent feasible, the vineyard shall use Integrated Pest Management (IPM) techniques to prevent and control pests in a manner that avoids harm to other organisms, air, soil, and water quality. Such techniques may include, but are not limited to, the following biological, cultural, and mechanical/physical controls used to prevent crop pests, weeds, and diseases:
 - (A) Soil and crop nutrient management practices;
 - (B) Sanitation measures to remove disease vectors, weed seeds, and habitat for pest organisms;
 - (C) Cultural practices that enhance crop health, including selecting plant species and varieties with regard to site-specific conditions and their resistance to prevalent pests, weeds, and diseases;
 - (D) The application of biological, botanical, or mineral inputs;

- (E) The augmentation or introduction of predators or parasites of the pest species, the importation of which shall be approved by the United States Department of Agriculture and be completed in compliance with all other applicable federal, State, and local laws and requirements;
 - (F) The development of habitat for natural enemies of pests;
 - (G) Mulching with fully biodegradable materials;
 - (H) Mowing or mechanical cultivation of weeds or hand weeding;
 - (I) The implementation of measures to minimize sharpshooter populations, including the removal of diseased vines as soon as detected, and the use of yellow sticky traps to monitor sharpshooter populations in and along the vineyard within 100 feet of riparian habitat.
- ii. The vineyard shall conserve water, reduce water loss to evaporation, deep percolation, and runoff, remove leachate efficiently, and minimize erosion from applied water by implementing a managed drip-irrigation micro-sprinkler or similar type of non-aeration watering system that includes all of the following:
- (A) Irrigation scheduling;
 - (B) The efficient application of irrigation water;
 - (C) The efficient transport of irrigation water;
 - (D) Management of drainage water; and
 - (E) The use of rain barrels and reclaimed water or “grey water,” where feasible.
- iii. At the end of each calendar year, a comprehensive water report shall be prepared and submitted to the Director that includes total water used at the vineyard throughout the year.
- iv. An erosion control/water quality plan that complies with the conditions in this Subsection V.2.iv shall be submitted. Such plan shall be approved by DPW, and

a covenant evidencing the approved plan shall be recorded with the Registrar-Recorder/County Clerk. The conditions required for the erosion control/water quality plan are that:

(A) Planting areas shall be designed utilizing the water quality design elements of low-impact development pursuant Chapter 12.84 (Low Impact Development Standards) in Title 12 (Environmental Protection) of the County Code, so that runoff from the planting areas, from both irrigation and storm water, are treated or retained onsite. Site-specific water quality measures may include, but are not limited to, the installation or implementation of:

- i. Biofiltration areas such as bioswales;
- ii. Bioretention facilities;
- iii. Constructed wetlands;
- iv. Dry wells;
- v. Extended detention basins;
- vi. Infiltration basins;
- vii. Infiltration trenches;
- viii. Sand filters;
- ix. Stormwater planters;
- x. Tree-well filters;
- xi. Vegetated swales or filter strips;
- xii. Wet ponds; or
- xiii. Any combination of the above.

(B) Planting areas shall implement temporary and/or permanent measures as appropriate to minimize the transport of sediment to or from the site and to control erosion to prevent water quality degradation from sediment discharge. Site-specific erosion control measures may include, but are not limited to, the installation or implementation of:

- i. Active treatment systems;
 - ii. Biofilter bags;
 - iii. Check dams;
 - iv. Compost blankets;
 - v. Compost socks and berms;
 - vi. Earth dikes and drainage swales;
 - vii. Fiber rolls;
 - viii. Geotextiles and mats;
 - ix. Gravel bag berms;
 - x. Hydraulic mulch;
 - xi. Hydroseeding;
 - xii. Sandbag barriers;
 - xiii. Sediment basins;
 - xiv. Sediment traps;
 - xv. Silt dikes;
 - xvi. Silt fences;
 - xvii. Slope drains;
 - xviii. Soil binders;
 - xix. Storm drain inlet protection;
 - xx. Straw mulch;
 - xxi. Strawbale barriers;
 - xxii. Streambank stabilization;
 - xxiii. Velocity dissipation devices;
 - xxiv. Wood mulching; or
 - xxv. Any combination of the above.
- v. Permanent vegetation shall be planted or resident vegetation shall be maintained between vineyard crop rows for ground cover. The species of vineyard ground cover shall foster cycling of resources. Common barley (*Hordeum vulgare*) and certified disease-free

and weed-free woodchips are acceptable ground cover. The species of vineyard ground cover shall be non-invasive and appropriate to the site as determined by the Director. The grower shall seek advice from an appropriate cover crop specialist for site-specific recommendations.

- vi. Hedgerows, shrubs, and grasses with native and, if appropriate, non-native flowering plants shall be maintained throughout the property to preserve habitat for wildlife and pest predators. Natural nesting sites and perches shall be maintained.
- vii. No Clearing to bare earth or discing.
- viii. Runoff from the vineyard shall be diverted, with a berm or other such measure, around the vineyard's storage or disposal area for waste, crop residues, waste by-products, fertilizers, oils, soil amendments, and any other agricultural products or materials utilized in the planting and growing of crops, to prevent contamination of surface waters.
- ix. Waste and waste byproducts from the vineyard must be contained, and if feasible reused, on the area on which crops are grown until disposed of in a manner that does not negatively impact natural resources.
- x. Waste, compost, oils, chemicals, manure, fertilizers, and other similar materials for the vineyard shall be stored: (1) in a sealed area, either inside a structure or in a covered container with an impervious bottom surface; and (2) at least 200 feet away from any stream/natural drainage course, or any underground water source used for human consumption.
- xi. For access roads and driveways to the vineyard, anti-dust strategies that do not rely on water applications or increase the amount of impervious surface shall be implemented. These strategies shall include, but not limited to, the application of appropriate non-toxic

materials along roadways, such as gravel, sand, porous paving materials, and mulches.

- xii. No burning shall be allowed in the vineyard.
 - xiii. The vineyard's total amount of hazardous materials used, stored, and/or generated shall be monitored, tracked, and recorded.
- b. All new vineyards, pending vineyards, and vineyard expansions, regardless of size, including vineyards that are less than 4,356 square feet, shall not be planted on a slope with a slope ratio greater than 3:1 (33 percent slope).
- c. *Additional Conditional Use Permit Requirements.* In addition to the requirements above in Subsections V.2.a and V.2.b, above, vineyards requiring a Conditional Use Permit (Chapter 22.158) shall also comply with the following:
- i. The vineyard shall be prohibited on significant ridgelines as defined in Subsection J.1, above, and shall comply with the siting requirements for structures requiring a permit under Subsection J.2, above. Any modification sought from this Subsection W.2.c.i must comply Section 22.336.100.A.2 (Vineyard Modifications).
 - ii. The vineyard shall not exceed a maximum of two acres in size per lot.
 - iii. Any vineyard located in a Significant Ecological Area, as shown in Figure 9.3 of the General Plan, shall comply with the requirements of Chapter 22.102 (Significant Ecological Areas).
 - iv. To the extent feasible, the vineyard shall be sited within the approved area of a building structure and/or the associated irrigated fuel modification zone, which is typically 100 feet from such structure.
 - v. To the extent feasible, the vineyard shall not be visible from a scenic highway (as depicted in Figure 9.7, Scenic Highways Map, of the General Plan) or the Backbone Trail (as depicted in Figure 10.1, Regional Trail System Map, of the General Plan). If no feasible location on the proposed project site exists where the

vineyard would not be visible from a scenic highway or the Backbone Trail, the vineyard shall be sited and designed to minimize its impacts on the scenic highway and/or the Backbone Trail. These mitigation measures may include, but not limited to, siting the vineyard in the least visible portion of the site, designing the vineyard plantings to blend into the natural hillside setting, restricting the vineyard size, minimizing grading for the vineyard, incorporating landscape and screening elements into the vineyard design, and where appropriate, berming at the vineyard. The preferred mitigation measures in this Subsection are site selection and design alternatives, rather than landscape screening.

- vi. The vineyard shall not be located in or within 200 feet of an area containing S1 or S2 habitat. :

- vii. Where a stream exists on or adjacent to the property containing the vineyard, a buffer shall be installed at least 100 feet in width from the outer edge of the bank of the stream, unless a canopy of riparian vegetation associated with the stream is present, and then the buffer shall be measured from the outer edge of the canopy. Vegetation removal, vegetation thinning, or the planting of non-native or invasive vegetation shall not be permitted within any such buffer, unless required for fire suppression. Banks of streams shall maintain native vegetation adjacent to the water way.

- viii. Notwithstanding any other fencing requirement in this CSD, all vineyard fencing shall be wildlife permeable. Notwithstanding the foregoing, non-wildlife permeable fencing may be used to surround the immediate area of any building structures on the site, but such fencing may extend no further than the outer edge of the fuel modification setback zone for such structure, as required by the Fire Department, typically 20 feet. Such non-wildlife permeable fencing shall be installed solely for safety purposes and shall be no more than six feet in height. Vineyard plantings may be permitted

within these non-wildlife permeable fenced areas, provided that all other applicable requirements set forth at Subsection V.2 (Vineyard Requirements) are met. S1 or S2 habitat areas.

- ix. All vineyards shall comply with the Wildlife permeable vineyard fencing requirements outlined in subsection E.14.:
 - (A) The fencing material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material.
 - (B) The fencing shall not contain barbed material, such as spikes, barbs, or razorblades.
 - (C) The maximum height of the fence shall be 48 inches, measured from the ground.
 - (D) The fencing material shall not incorporate wire mesh netting or chicken wire that prevents ingress by wildlife.
 - (E) The bottom edge of the fencing shall be no longer than 18 inches from the ground.
- x. The vineyard development shall not result in the damage, removal, and/or encroachment into the protected zone of an oak tree.
- xi. All grading, landform alteration, and vegetation removal for access roads and driveways for the vineyard shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the vineyard. The alignment and design of the access road or driveway shall avoid any impact to sensitive habitats, and if such avoidance is not feasible, shall minimize any such impact. In no case shall a new on-site or off-site access road or driveway exceed a maximum of 300 feet or one-third the lot depth, whichever is less, unless the Review Authority finds, based on substantial evidence, that a modification of this standard is warranted, in accordance with Chapter 22.158

(Conditional Use Permits). In addition to the required findings set forth in Chapter 22.158, if the Review Authority finds that a modification of this requirement is warranted, the Review Authority shall make findings that alternative access roads or driveways have been considered and eliminated from consideration because the alternatives were found to be physically infeasible, less protective of scenic resources, sensitive habitat areas, or other natural resources, and/or have the potential for substantial habitat destruction if any such alternatives were used.

- xii. The vineyard Conditional Use Permit (Chapter 22.158) application shall, in addition to the requirements in Chapter 22.158:
 - (A) Provide expected annual water usage for irrigation of the vineyard as well as for on-site operations related to vineyard production.
 - (B) Indicate the water source proposed for the vineyard and whether a new or deeper well will be needed:
 - (a) If a new or deeper well is needed, the applicant shall provide the depth of the well, its projected flow rate, and any anticipated impacts from the well to the surrounding region.
 - (C) Provide a visual stimulation of the vineyards as seen from the nearby public roads, parks, and trails.
 - (D) Include a site-specific survey, conducted by a qualified biologist, to identify, characterize, and delineate habitat types present at the site as well as any special status plant or animal species at the site. The survey shall include an assessment of how the proposed vineyard development may impact habitat function and/or connectivity. Vineyards shall be sited and designed to avoid or minimize any impact to or removal of sensitive

and rare species and habitat areas, as determined by the site survey.

- i. Provide proof of legal access for any new development associated with the vineyard that is not accessed directly from a public right of way.

W. Noise.

1. Outdoor amplified sound shall be prohibited between the hours of 8:00 p.m. and 8:00 a.m. within the North Area.
2. Increased setbacks and site and building design shall be first implemented to reduce noise levels at the property line before construction of noise barriers are considered.
3. Where a new land use is proposed to be located within 2,000 feet of a land use with a lower ambient noise
4. Standard, the new use shall not exceed to ambient noise limits of the more sensitive use.
5. In addition, due to the existing above-average ambient noise conditions in the Topanga Canyon area, the L90 threshold shall be 45 dBA for the Topanga Canyon subarea.

22.336.080 Zone Specific Development Standards

A. Zone A-1(Light Agricultural).

1. Permitted Uses. A-1 may be used for the following uses, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-1 with a Site Plan Review:
—Small Horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.N.

Uses Subject to Permits. Property in Zones A-1 may be used for the following use, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-1, provided a Conditional Use Permit (Chapter 22.158) has first

been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, subject to the standards outline in 22.336.070.T.

—Special event facilities (Type II) subject to the standards outlined in 22.336.070.S

—Rural Inns, subject to the standards outline in 22.336.070.U.

B. Zone A-2 (Heavy Agricultural)

1. **Permitted Uses.** A-2 may be used for the following uses, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-2 with a Site Plan Review.

—Commercial Horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.N.

—Small Horse-boarding, subject to the standards for equestrian facilitates outlined in 22.336.070.N.

—Riding Academies, subject to the standards for equestrian facilitates outlined in 22.336.070.N.

2. **Uses Subject to Permits.** Property in Zones A-2 may be used for the following use, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone A-2, provided a Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

—Bed and breakfast establishments, subject to the standards and conditions outlined in subsection 22.336.070.T.

—Rural Inns, subject to the standards outline in 22.336.070.U.

C. Zones C-1, C-2, C-3, C-M, and CPD (Commercial Zones).

1. **Uses Subject to Permits.** Where property in Zone C-1, C-2, C-3, C-M, or CPD is not located in the commercial land use category of the Area Plan, an approved Conditional Use

Permit (Chapter 22.158) shall be required for any commercial use otherwise permitted in the basic zone. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. Notwithstanding the above, no Conditional Use Permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code) of the County Code, unless such new use is subject to permit in the basic zone.

2. —Special event facilities (primary and accessory) – Subject to the requirements listed in subsection 22.336.070.S herein **Maximum Allowable Floor Area Ratio.** The floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

Zone C-2—Uses Subject to Permits. In addition to the uses specified in Chapter 22.20 (Commercial Zones), property in Zone C-2 may be used for the following use, provided an approved Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

D. Zones C-3 and CPD.

1. A building or structure in Zone C-3 or CPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

E. Zones M-1, M-2, and MPD (Industrial Zones).

1. An approved Conditional Use Permit (Chapter 22.158) shall be required for all industrial uses, as follows:

- a. *In Zone M-1:* In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-1 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.
 - b. *In Zone M-2:* In addition to the uses specified in Chapter 22.22 (Industrial Zones) for Zone M-2 as requiring a Conditional Use Permit, any industrial use listed as permitted, accessory or as requiring a Ministerial Site Plan Review application, subject to the same limitations and conditions provided therein.
2. In addition to the findings required by Section 22.158.050 (Findings and Conditions), the Hearing Officer shall find that any proposed industrial use in Zone M-1, M-2, or MPD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.
 3. A building or structure in Zone M-1, M-2, or MPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.
 4. The maximum allowable floor area ratio (FAR) provided in Subsection B.2, above, shall apply to all properties in Zones M-1, M-2, and MPD.

F. Zone O-S.

1. *Uses Subject to Minor Conditional Use Permit.* In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones, property in Zone O-S may be used for the following use if a Minor Conditional Use Permit (Chapter 22.186) application is first submitted and in compliance with Section 22.16.050.C.1 and C.3 (Additional Regulations for Zone O-S):
 - Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.
 - Commercial Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

—Riding Academies, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

G. Zone R-R.

1. *Permitted Uses.* R-R may be used for the following uses, in addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) for property in Zone R-R with a Site Plan Review.

—Commercial Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

—Small Horse-boarding, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

—Riding Academies, subject to the standards for equestrian facilities outlined in 22.336.070.Q.

2. *Uses Subject to Minor Conditional Use Permit.*

- a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following use if a or Minor Conditional Use Permit (Chapter 22.160) application approved by the Hearing Officer:

—Residences, single-family.

3. *Uses Subject to Permits.*

- a. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses, provided a Conditional Use Permit (Chapter 22.158) has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit:

—Bed and breakfast establishments, subject to the standards and conditions outlined in subsection 22.336.070.T.

—Rural Inns, subject to the standards outline in 22.336.070.U.

—Special event facility (primary and accessory) –
Subject to the requirements listed in section
22.336.070.S herein.

- b. In addition to the findings required by Section 22.158.050 (Findings and Decision), the Hearing Officer shall find that such proposed bed and breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.
4. A building or structure in Zone R-R shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.
5. For properties in Zone R-R located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

22.336.090 Area Specific Development Standards

A. Antiquated Subdivision Area.

1. **Purpose.** The Antiquated Subdivision Area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.
2. **Area Boundary.** "Antiquated Subdivision Area" includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the Area are as shown on Figures 22.336-C. Antiquated Subdivision Area 1 and 22.336-D: Antiquated Subdivision Area 2, at the end of this Chapter.

3. **Development Standards.** The exemption provided in Section 22.102.030 (Exemptions) shall not apply to the construction of a single-family residence on any lot within the Antiquated Subdivision Area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and an approved Conditional Use Permit (Chapter 22.158) is required for such use.

B. Topanga Canyon Area.

1. **Purpose.** The Topanga Canyon Area is established to implement certain policies related to antiquated subdivision development contained in the Area Plan. The Area specific development standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area. This CSD also establishes development standards for fences, walls, and landscaping located along roads within the Topanga Canyon Area and promotes alternative designs that include safety features.
2. **Area Boundary.** The boundaries of the Area are as shown on Figure 22-336-D: Topanga Canyon Area, at the end of this Chapter.
3. **Definition.** For the purposes of this Subsection B, "small lot subdivision" includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5, Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the Coastal Zone boundary. Lots created by a parcel map are exempt from these provisions.
4. **Development Standards.**
 - a. **Fences and Walls.** The construction and/or replacement of fences and walls exceeding three and one-half feet in height which are located either within required front yards, or within required corner side or required rear yards where closer than five feet to any highway line is authorized subject to

obtaining approval of a CSD Modification according to Section 22.336.100 and subject to the following standards:

- i. Height. No fence or wall shall exceed six feet in height, inclusive of any architectural feature, fixture, and/or support element attached to or part of the fence or wall.
- ii. Transparency.
 - i. At least 70 percent of the fence or wall area above three and one-half feet in height shall be open and non-view obscuring. The open and non-view-obscuring area above said three and one-half feet must be evenly distributed horizontally along the entire length of the fence or wall and comply with all of the following provisions:
 - (a) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls;
 - (b) Vertical support elements shall be a minimum of five feet apart; and
 - (c) Non-support vertical or horizontal fence elements shall have a maximum diameter of two inches.
- iii. Materials. All portions of new or replacement yard fences and walls shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, or a combination of these materials. Either recycled or composite materials, each with the appearance and texture of wood, may also be used. Chain link, wire, and highly reflective materials are prohibited. Fence and wall materials shall have at least one of the following features:
 - i. Non-combustible construction;
 - ii. Ignition resistant construction meeting the requirements of the California Office of the

State Fire Marshall's SFM Standard 12-7A-4 parts A and B;

iii. Heavy timber construction; or

iv. Exterior fire-retardant treated wood construction.

iv. Colors. Only earth tone or neutral colors that are similar to the surrounding landscape shall be used.

v. Fences and walls located between five feet from the highway line and the interior boundary of the required corner side yard or required rear yard, and retaining walls wherever located are subject to the provisions of Sections 22.110.070 (Fences and Walls), 22.110.180 (Modifications Authorized), and Section 22.336.090.B.1 (Topanga Canyon Area).

b. *Landscaping.*

i. Trees, shrubs, vines, flowers, and other landscaping forming a barrier or obstructing views in the same manner as a fence or wall, shall not exceed three and one-half feet in height if located within 10 feet of a highway line.

ii. Invasive species are prohibited from use in all landscaping areas

c. *Additional Standards.* The construction of residential units on a lot of less than one acre within a small lot subdivision shall be subject to the following development standards:

i. For the construction of residential units on a lot of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot. Construction of residential units on a lot of less than 5,000 square feet shall be subject to the following slope intensity formula:

(A) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$GSA = (A/5) \times [(50-S)/35] + 500$$

Where:

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

- (B) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.
 - i. The maximum allowable GSA as calculated above may be increased as follows:
 - (A) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot is combined with the building site, and all potential for residential development on such lot is permanently extinguished.
 - (B) Add 300 square feet or seven and one-half percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot is combined with other developed or

developable building sites and all potential for residential development on such lot is permanently extinguished.

- ii. The floor area requirement for single-family residences contained in Section 22.140.580.C (Minimum Floor Area) shall not apply.
- iii. All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the Director.
- iv. The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.080.B.1 (On Partially Developed Blocks) and 22.110.080.B.3 (On Sloping Terrain) shall not apply.

5. Procedural Requirements.

- a. Any building or grading permit shall be subject to a Minor Conditional Use Permit (Chapter 22.160) application; and
- b. Notwithstanding Section 22.160.070 (All Zone Regulations Apply Unless Permit is Granted), any modifications of development standards, except for fences, walls, and landscaping pursuant to Subsections B.4.c and B.4.d, above, shall be considered only through Chapter 22.194 (Variance).

C. Malibou Lake Area.

1. **Purpose.** The Malibou Lake Area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.
2. **Area Boundary.** The boundaries of the Area are as shown on Figure 22.336-E: Malibou Lake Area, at the end of this Chapter.
3. **Development Standards.** If site plans therefor are first submitted to and approved by the Director, property may be used for single-family residences and accessory uses, subject to the following development standards:

- a. *Off-Street Parking.* Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:
 - i. At least two covered, standard-size automobile parking spaces; and
 - ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.
- b. *Street Access.*
 - i. A minimum 20 feet of paved roadway width to Craggs Drive shall be provided to the property and constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Fire Department.
 - ii. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the Department of Public Works.
- c. *Fire Sprinklers.* An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the Fire Department.
- d. *Lot Coverage.* Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.
- e. *Yards and Setbacks.* The provisions of Sections 22.110.030 (Accessory Buildings), 22.110.040 (Accessory Structures and Equipment), 22.110.050 (Distance Between Buildings), 22.110.080.B through D (Required Yards), 22.110.090 (Projections into Yards) and 22.110.180 (Modifications Authorized) shall not apply to new construction.

4. **Application of Development Standards.** The development standards contained in Subsection C.3, above, concerning off-street parking, street access, fire sprinklers, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in Section 22.336.020.B (Definitions). "GSA" means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.
5. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.
6. **Accessory Uses.** The establishment of the following new accessory uses is prohibited, notwithstanding the general authority of Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) or superseding Title 22 regulation:
 - a. Detached guest houses on the same lot as the primary residence;
 - b. Attached guest houses; and
 - c. Rooms for rent in residences.

22.336.100 Modification of Development Standards

A. Modifications Authorized.

1. **Modification of Significant Ridgeline Standards.** Where structures on a lot cannot meet the standards prescribed by Section 22.336.070.J.2, above, a Variance (Chapter 22.194) shall be required. In addition to the required findings set forth in Section 22.194.050 (Findings and Decision), findings shall be made that:
 - a. Alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and
 - b. The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design

features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in Section 22.336.060.D.2. The Director shall maintain a list of appropriate landscaping materials required to satisfy this provision. Avoidance of impacts to scenic resources through site selection and design alternatives is the preferred method over landscape or building material screening. Landscape or building material screening shall not substitute for project alternatives including re-siting or reducing the height or bulk of structures.

2. **Modification of Vineyard Standards.** Except for access road and driveway modifications as provided for in Section 22.336.070.W.2.a.xi, all other modifications of the requirements set forth in Section 22.336.070.W.2 (Vineyard Requirements), shall be considered through a Variance (Chapter 22.194) application. In addition to the Variance application, any modification to Section 22.336.070.W.2.c.i, shall be subject to the additional findings set forth in Subsection A.1, above.
3. **Modification of Equestrian Standards.** Modification of the development standards contained in Section 22.336.070.N, shall be considered through a Variance (Chapter 22.194) application. A Biological Resources Assessment must be completed and be reviewed by SEATAC prior to any decision by a decision-making body.
4. **Modification of Zone Specific Development Standards.** Modification of any development standards contained in Section 22.336.080 (Zone Specific Development Standards) shall be considered through a Conditional Use Permit (Chapter 22.158) application.
5. **Modification of Topanga Canyon Area Specific Development Standards.**
 - a. Modification of the development standards specified in Sections 22.336.090.B.4.a and B.4.b shall be subject to a

CSD Modification application in compliance with Subsection B, below. The CSD Modification application shall also include findings that the proposed modifications will not create a safety hazard and will not impair views of scenic resources and the application shall contain the following information:

- i. A scaled site plan showing the proposed landscaping, fence or wall location, setbacks, and fence or wall height measurements; and
- ii. A scaled elevation drawing of the proposed landscaping, fence or wall showing measurements of all fence or wall elements, including fence or wall height, and all proposed materials and colors.

6. ***Modification of Malibou Lake Area Specific Development Standards.***

- a. Any modification of the development standards contained in Section 22.336.090.C.3, concerning parking, street access, fire sprinklers, and lot coverage, shall be considered for residences through the Conditional Use Permit procedure (Chapter 22.158) and shall be further subject to the provisions set forth below:
 - i. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Hearing Officer.
 - ii. Notwithstanding the requirements of Sections 22.158.050 (Findings and Decision), if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou Lake Area, the applicant may ordinarily substantiate the findings required for a Conditional Use Permit. The lots need not be contiguous.
 - iii. In making a determination upon the application, the Hearing Officer shall find, in addition to the requirements of Section 22.158.050 (Findings and Decision), that:

- (A) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;
 - (B) The modification will not create an adverse safety impact in the surrounding community;
 - (C) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and
 - (D) The modification will not adversely affect or be in conflict with the General Plan, including the Area Plan.
- b. Modification to yard or setback regulations required by this Title 22 may be granted pursuant to a Yard Modification (Chapter 22.196) application and this Subsection A.5.b.
- i. The application shall comply with all noticing requirements as required by Chapter 22.196 (Yard Modifications). Such noticing shall also be sent to:
 - (A) All "occupant(s)" of properties within the notification radius, where the mailing address of a property owner on the above list is different from the address of the neighboring property; and
 - (B) Such other persons as the Director deems appropriate whose property could be affected by the application request.
 - ii. The Fire Department shall investigate each application and submit written comments and recommendations thereon to the Director.
 - iii. Findings and decision shall be made in compliance with Section 22.196.030 (Findings and Decision) and Subsection A.5.a.iii, above.
 - iv. Notwithstanding Section 22.222.270.A, a Yard Modification which is not used within the time specified in the conditions, or, if no time is specified, within one year after the granting of the yard modification,

becomes null and void and of no effect except that the Hearing Officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

7. Modification of Specific CSD Standards.

a. ***Applicability.*** Modification of the development standards specified in Subsection A.4, above, shall be subject to a CSD Modification application, in compliance with this Subsection B.

b. ***Application and Review Procedures.***

i. *Application Checklist.* The application submittal shall contain all of the materials required by the CSD Modification checklist.

ii. *Type II Review.* The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.

c. ***Findings and Decision.***

i. *Common Procedures.* Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsections B.3.b, below.

ii. *Findings.*

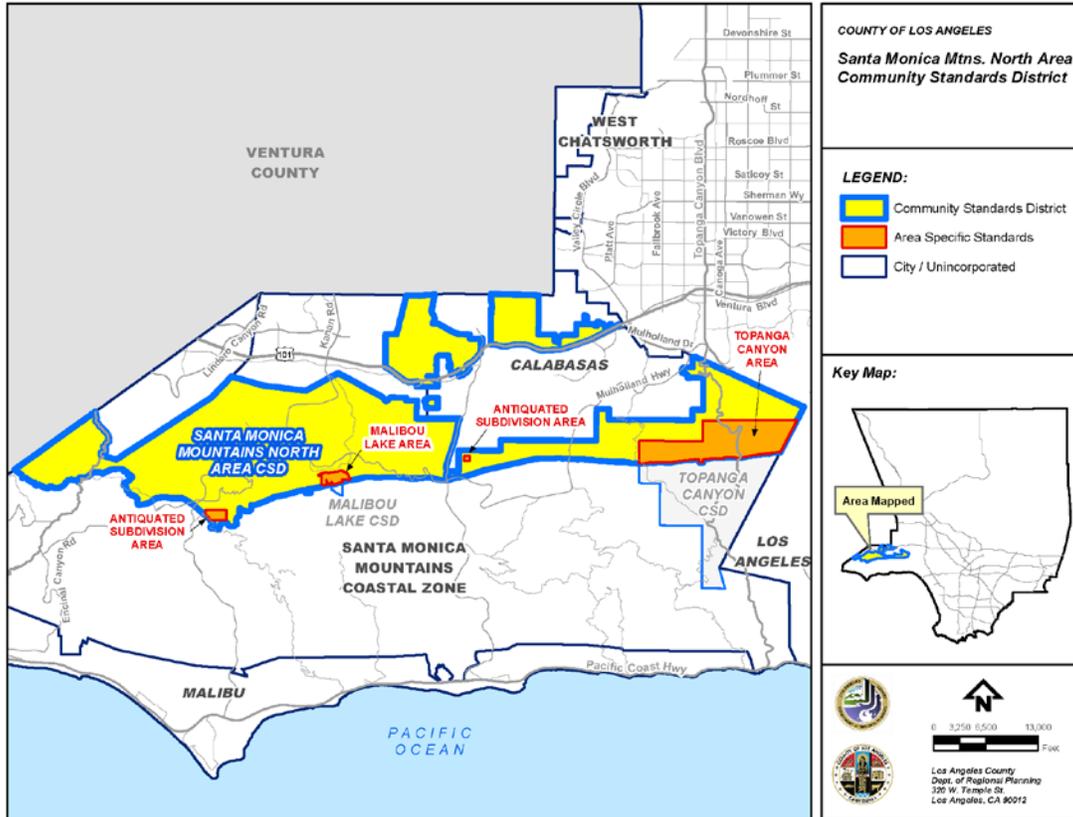
(A) The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

(B) The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent

adverse effects on neighboring property and is in conformity with good zoning practice.

- (C) The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

FIGURE 22.336-A: SANTA MONICA MOUNTAINS NORTH AREA CSD BOUNDARY



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FIGURE 22.336-B: SIGNIFICANT RIDGELINES

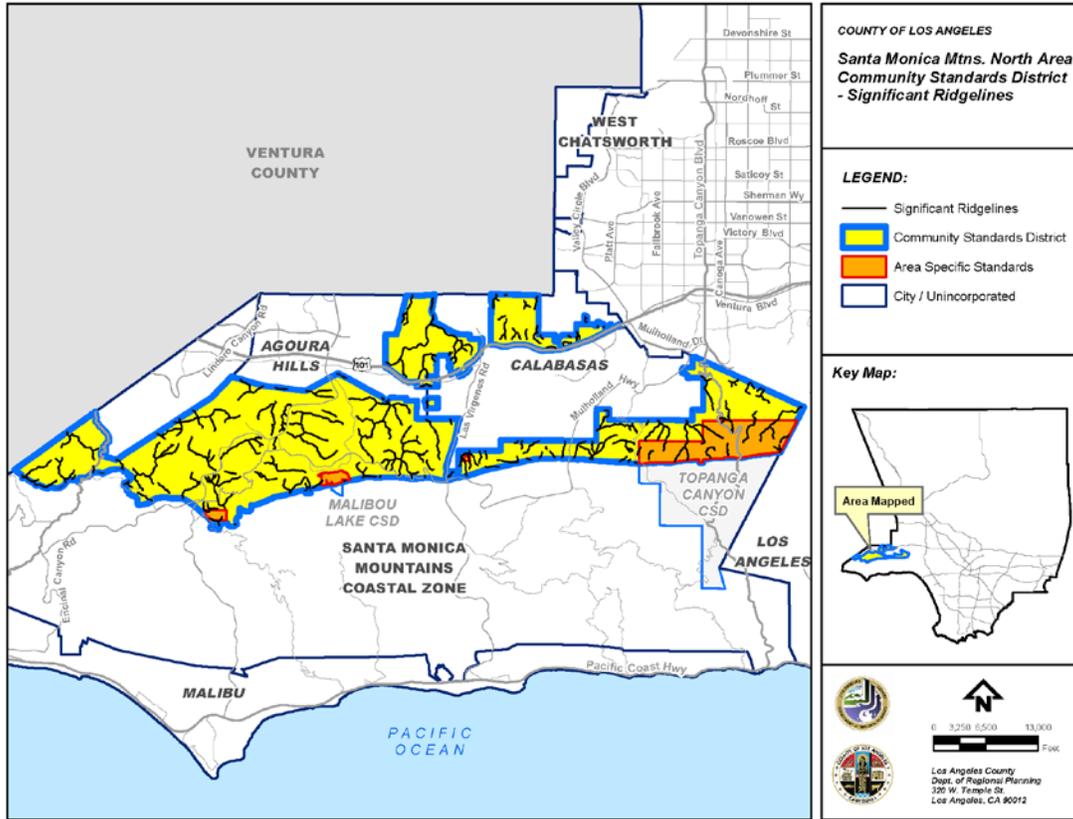


FIGURE 22.336-C: ANTIQUATED SUBDIVISION AREA - 1

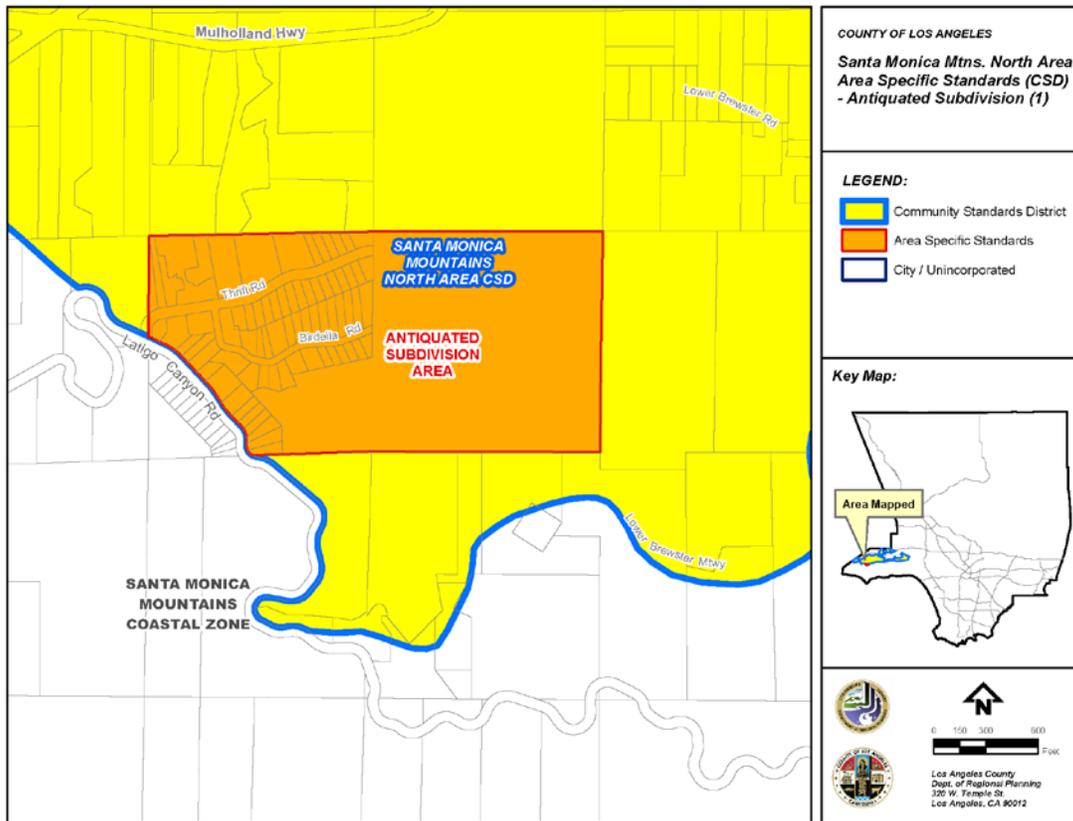


FIGURE 22.336-D: ANTIQUATED SUBDIVISION AREA – 2

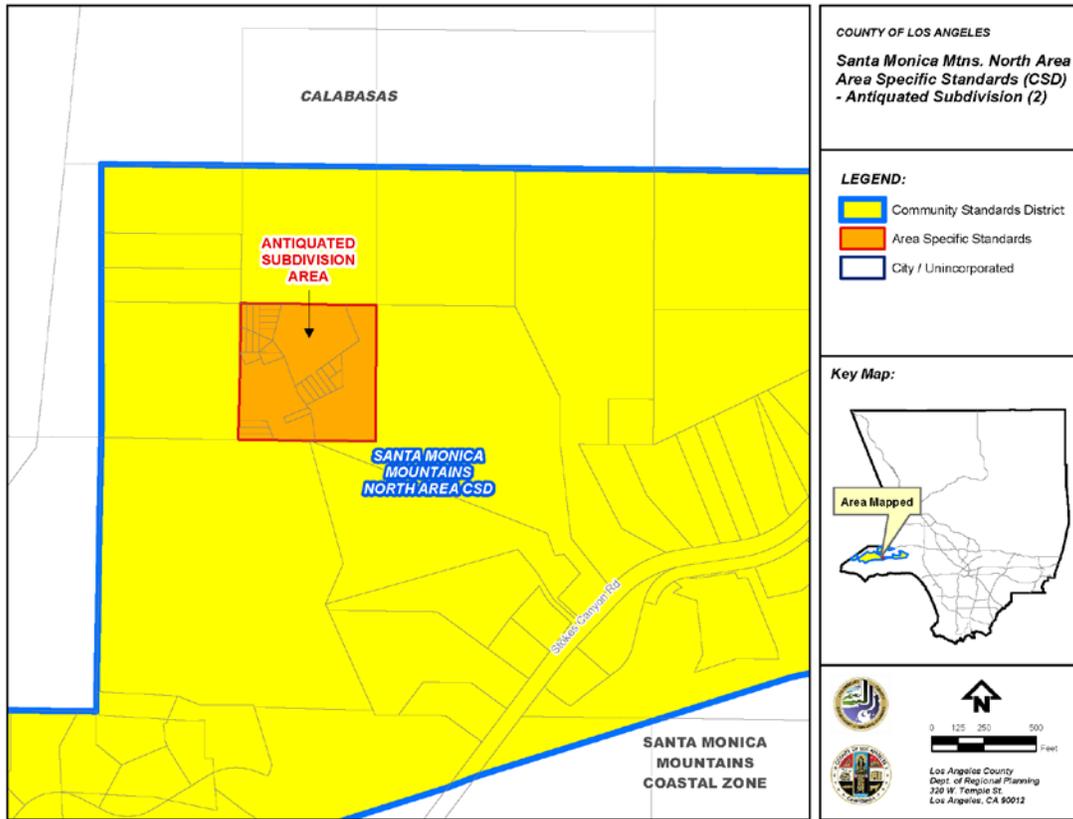
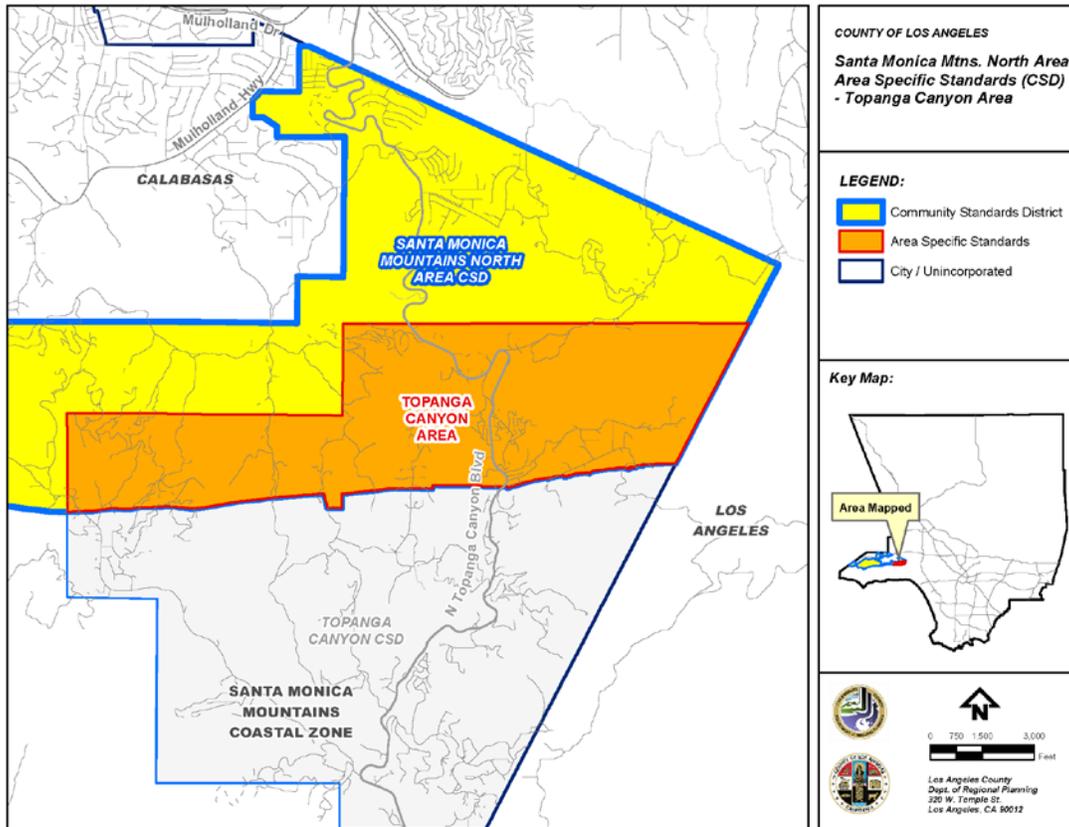
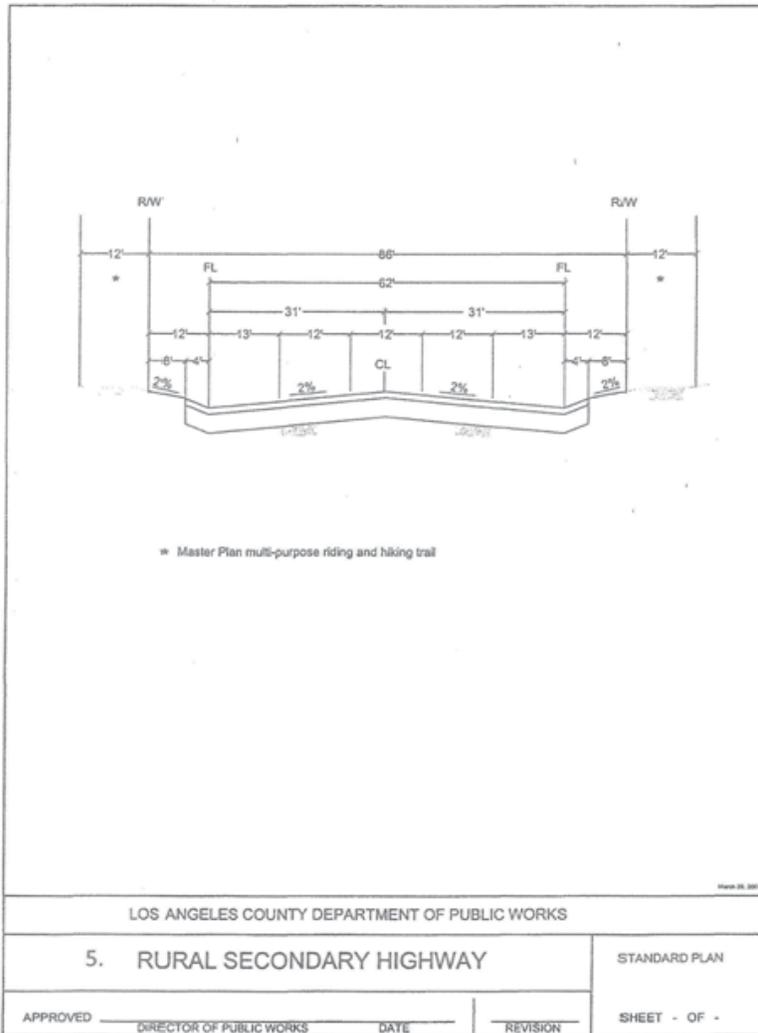
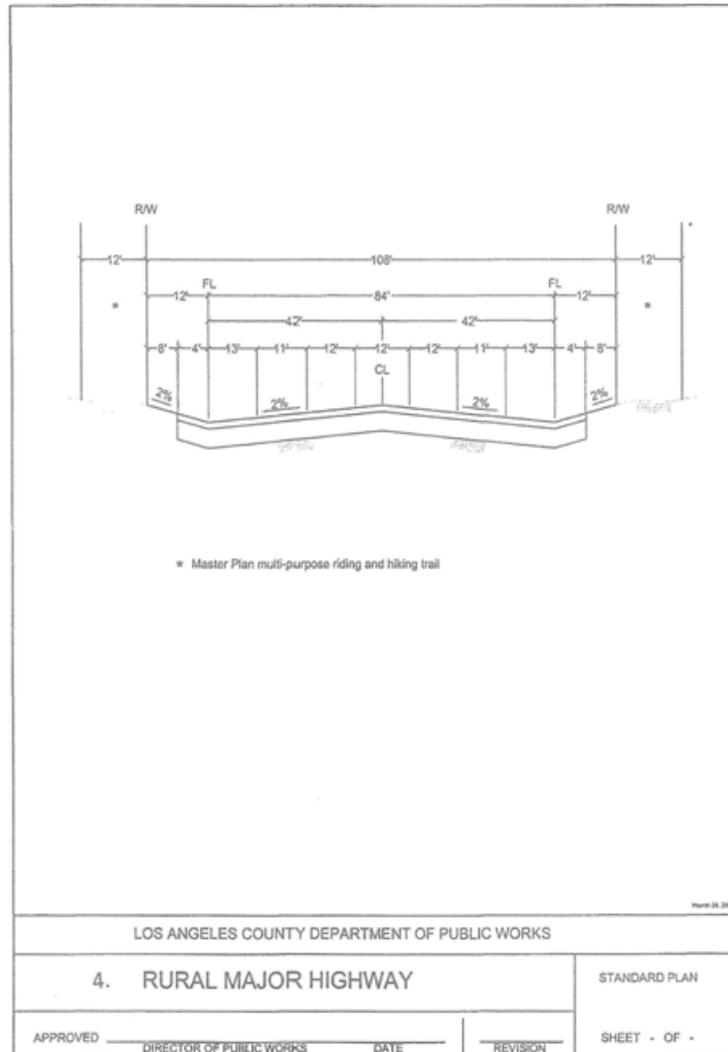


FIGURE 22.336-E: TOPANGA CANYON AREA



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APPENDIX I

Criteria for Significant Ridgelines

The designation of the significant ridgelines within the Santa Monica Mountains North Area Community Standards District is based on the following criteria:

- **Topographic complexity:** Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in the Santa Monica Mountains North Area make this a common condition.
- **Near/far contrast:** Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as when looking west from Topanga Canyon Boulevard over Henry Ridge to Saddle Peak, and from Mulholland Highway looking east toward Cornell and Malibu Lake. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- **Cultural landmarks:** Ridges that frame views of well-known locations, structures, or other places, which are considered points of interest in the Santa Monica Mountains North Area. These landmarks include Paramount Ranch, Peter Strauss Ranch, and Malibu Lake.
- **Uniqueness and character of a specific location:** Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty, such as Ladyface Mountain and Saddle Rock. Ridges that frame Malibu Canyon-Las Virgenes Road—a state-designated County scenic highway—Mulholland Highway, Kanan Road, Topanga Canyon Boulevard, and other scenic routes are also included.
- **Existing community boundaries and gateways:** Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in the Santa Monica Mountains North Area. Community boundaries and gateways include the surrounding ridges that provide a skyline and boundary to the rural communities found in the North Area. Examples include the ridges viewed from the Ventura Freeway traveling west from Calabasas, and the ridges along Triunfo and Lobo Canyons.