



Los Angeles County Department of Regional Planning **Santa Monica Mountains Coastal Zone Fact Sheet**



Where is the Santa Monica Mountains Coastal Zone?

The Santa Monica Mountains (SMM) Coastal Zone is the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles, East of Ventura County, and South of the Coastal Zone boundary, excluding the City of Malibu.

This comes from the California Coastal Commission (CCC), which was established through the California Coastal Act in 1976, and continues through the County's Santa Monica Mountains Local Coastal Program (LCP), certified on October 10, 2014.



The Santa Monica Mountains Coastal Zone extends inland from the shoreline approximately five miles and encompasses approximately 81 square miles.



What is DRP's Role in the Santa Monica Mountains Coastal Zone?

The Department of Regional Planning (DRP) performs all land use planning functions for the unincorporated areas of Los Angeles County. The Santa Monica Mountains LCP includes a Land Use Plan (LUP) as well as a Local Implementation Program (LIP).

DRP's Coastal Permits Section of the Current Planning Division maintains the responsibility for reviewing development projects, while the Zoning Enforcement Section of the Land Use Regulation Division is responsible for enforcing and upholding the LIP portion of the LCP, which is included in the County's Planning and Zoning Code, Title 22.

DRP Coastal Zone webpage:
www.planning.lacounty.gov/coastal/smm



Title 22 LIP:
bit.ly/Title22_SMMLIP

When is DRP Review Required in the Santa Monica Mountains Coastal Zone?

Anyone desiring to perform or undertake any development in the SMM Coastal Zone must first obtain approval from DRP (see 22.44.810(A)). Depending on the project's scope of work, certain application requirements may apply, however DRP review is still required before any other work begins.



Development is defined to include, among other things:

- Demolition, construction, replacement, or changes to the size of a structure
- Grading, removal of, or placement of rock, soil, or other materials
- Impeding access to the beach or public recreational trails
- Altering property lines, for example through a lot line adjustment or subdivision
- Clearing of vegetation in, or that provides, sensitive habitat
- Changing the intensity of use of land, such as using a single-family residence as a commercial wedding venue
- Repair or maintenance activities that could result in environmental impacts

What is the DRP Review Process in the SMM Coastal Zone?

Before any development work begins, all such proposed projects must first be reviewed and approved by DRP. This starts with contacting the Coastal Permits Section at coastalpermits@planning.lacounty.gov.

Most projects begin with a SMM LCP One-Stop Counseling Application to determine what type of application submittal will be required based on the project scope being proposed. Factors playing a role in determining the level of review required include the permit requirements for the use by the underlying zone, biological constraints of the site, the amount of grading being proposed, and whether a land division is involved.

The various types of coastal development permits (CDPs) in the SMM Coastal Zone are administrative, minor (including an oak tree CDP), and major (see 22.44.860).

How can the Community Report Unpermitted Development?

DRP also has enforcement authority in the SMM Coastal Zone and is responsible for responding to land use-related complaints which are in violation of the LIP. Code case investigations are complaint based and a Notice of Violation will be issued to the property owner(s) where unpermitted development has been confirmed.

How to report a violation, the zoning enforcement (ZE) process, frequently asked questions, and other resources & contact information can be found on DRP's ZE webpage: <http://planning.lacounty.gov/ze>.

DRP ZE also frequently works with other County departments and local agencies to address violations that are not part of Title 22, such as the Departments of Public Works (DPW), Public Health (DPH), Fire (Forestry Division), Sheriff's (LASD), California Highway Patrol (CHP), District Attorney's (DA) office, and local Park Rangers.

Common zoning violations include, but are not limited to:

- Unpermitted special event facilities
- Improperly permitted residential treatment facilities
- Occupied recreational vehicles/trailers
- Unpermitted work to, or around, protected oak trees & waterways
- Unpermitted dwelling units
- Junk & salvage and outside storage items
- Cargo shipping containers
- Improper fencing, including over-height fencing & non-wildlife permeable fencing
- Excessive or unpermitted exterior outdoor lighting ('Dark Skies' ordinance)
- Unpermitted development as defined in the LCP

Failure to correct violations may result in the code case escalating to issue fines and/or a referral to the DA to file a criminal complaint.

All property owners should do their due diligence to ensure that all development and modifications have the proper approvals. This flyer only summarizes the policies and regulations a property owner should know. Please contact us for more information.

Regional Planning Headquarters

320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Phone: (213) 974-6411
Fax: (213) 626-0434
TDD: (213) 617-2292

Emails

Coastal Permits:
coastalpermits@planning.lacounty.gov
Zoning Enforcement:
zoningenforcement@planning.lacounty.gov

Calabasas Field Office

26600 Agoura Road, Ste 110
Calabasas, CA 91302
Phone: (213) 974-0051
Fax: (818) 880-6279

Virtual Online Appointments:

<http://planning.lacounty.gov/online>

