


## REPORT TO CITY COUNCIL

**DATE:** APRIL 9, 2014

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER 

**BY:** MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT *mk*

**SUBJECT:** COUNTY OF LOS ANGELES' SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM

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At the request of Mayor Pro Tem Illece Buckley Weber, this item is being placed on your agenda. At the March 26, 2014 City Council meeting, Mayor Pro Tem Buckley-Weber indicated that the County of Los Angeles has prepared a Local Coastal Program (LCP) for the Santa Monica Mountains, and recommended that the City provide a letter of support for the LCP for the upcoming California Coastal Commission meeting.

Local Coastal Programs (LCPs) guide development in the coastal zone of a community, and specify the appropriate location, type, and scale of various land uses and development. One of the main goals of an LCP is to protect natural resources, particularly the coastline. The LCP was prepared by the County pursuant to the California Coastal Act. Upon its adoption, the Coastal Commission would no longer be responsible for issuing Coastal Development Permits in the LCP area, rather the County would take on this role.

The key policies of the LCP can be summarized as follows:

- Preserve sensitive habitat.
- Preserve significant ridgelines by prohibiting development in such areas.
- Provide strict limits on signage and night lighting.
- Prohibit the alteration and armoring of natural streams.
- Prohibit new or expanded commercial agricultural development, while allowing backyard fruit and vegetable gardens.
- Continue to allow equestrian uses and horse-keeping facilities.
- Continue to allow resource-based recreational opportunities.

Concerns were expressed by some individuals that the LCP would limit the horse-keeping tradition of the Santa Monica Mountains. The County of Los Angeles

conducted an open house to answer their specific questions. Others have expressed concern regarding limiting commercial agricultural uses, such as vineyards.

The area covered by the LCP, the "Coastal Zone," is shown in Attachment 1, and encompasses an area of approximately 52,000 acres. The City of Agoura Hills does not directly border the Coastal Zone, being several miles north of the Coastal Zone. Therefore, there would be no direct effects to the City of Agoura Hills with adoption of the LCP. Over half of the area addressed by the LCP is in public ownership, although there are private lots interspersed among public lands. Over 90 percent of the private lots are zoned residential. This residential, as well as pockets of commercial retail and commercial recreational, will continued to be allowed.

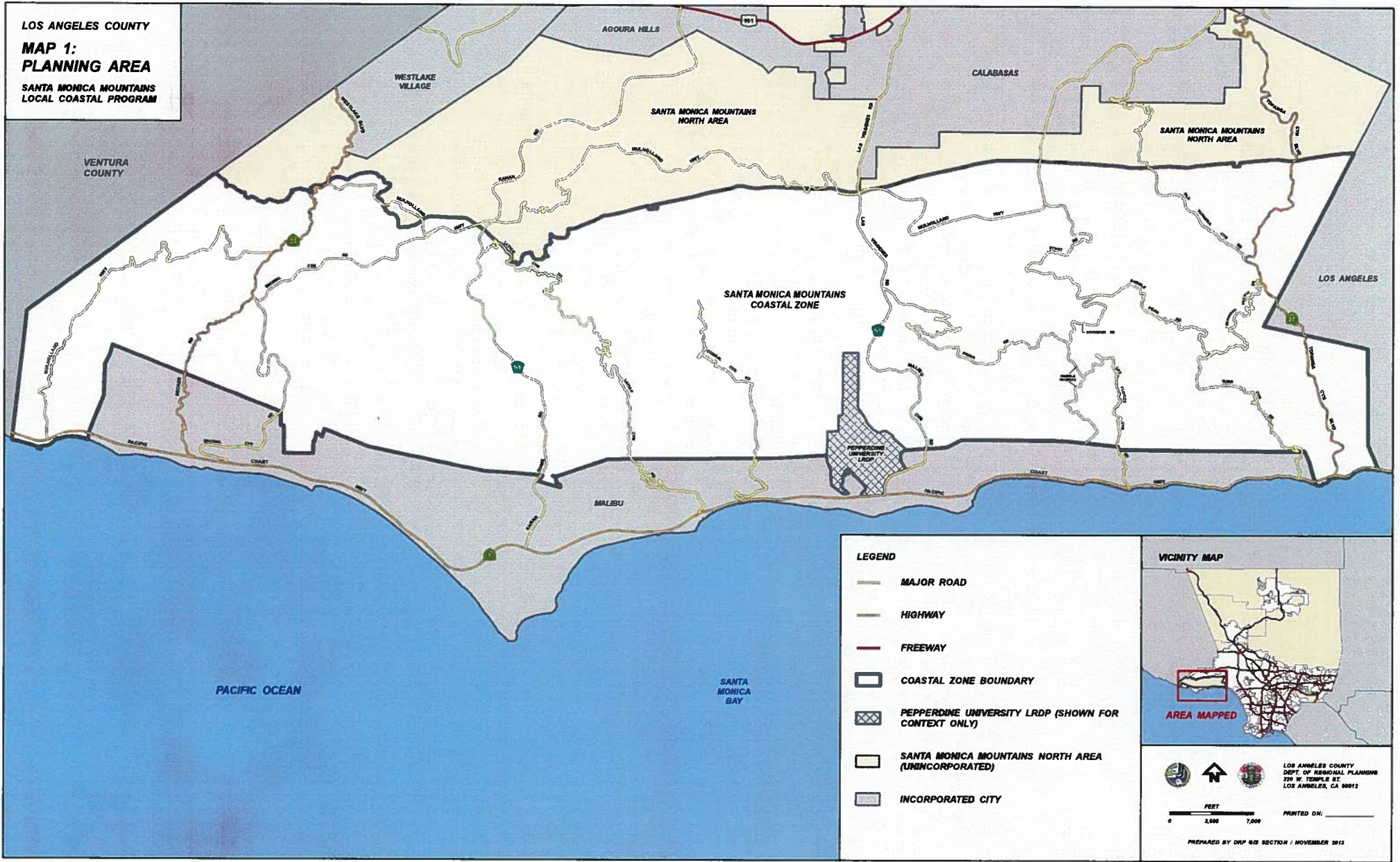
The LCP was approved by the County Board of Supervisors on February 11, 2014. The final approval of the LCP rests with the California Coastal Commission, which is scheduled to hear the item on April 10, 2014. If desired, the Council could direct the City Manager to prepare a letter of support for the LCP, to be provided to the California Coastal Commission prior to its next meeting.

## **RECOMMENDATION**

Staff recommends the City Council consider whether to direct the City Manager to prepare a letter of support for the County of Los Angeles' Santa Monica Mountains Local Coastal Program.

Attachment: Map 1: Planning Area

LOS ANGELES COUNTY  
**MAP 1:  
 PLANNING AREA**  
 SANTA MONICA MOUNTAINS  
 LOCAL COASTAL PROGRAM



**LEGEND**

- MAJOR ROAD
- HIGHWAY
- FREEWAY
- COASTAL ZONE BOUNDARY
- PEPPERDINE UNIVERSITY LRD (SHOWN FOR CONTEXT ONLY)
- SANTA MONICA MOUNTAINS NORTH AREA (UNINCORPORATED)
- INCORPORATED CITY

**VICINITY MAP**

AREA MAPPED

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

FEET  
 0 2,500 7,500

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