

SYN. NO. _____

AGN. NO.

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

September 3, 2002

On August 20th, the Board authorized final approval of the Santa Monica Mountains North Area Community Standards District, an outgrowth of the Santa Monica Mountains North Area Plan. In order to encourage more sensitive development in the Santa Monica Mountains, the County must now begin a comprehensive overview of the grading and ridgeline development regulations for the area. The implementation chapter of the North Area Plan directed the County to develop such regulations to ensure that the Plan's policies could be fully enforced. With the adoption of the Community Standards District we now have a mechanism in place enabling the County to develop ordinances specific to the Santa Monica Mountains North Area.

The County Zoning Code permits up to 100,000 cubic yards of grading without benefit of discretionary review. In the Santa Monica Mountains, large grading projects permanently scar scenic landscapes and negatively impact natural areas, and should therefore undergo both an environmental review and a public hearing review process. A recent case presented to the Regional Planning Commission demonstrated that the current limit is far too high for this sensitive area. I am requesting that the Department of Regional Planning work with the Department of Public Works to review our current regulations and make recommendations for a more appropriate threshold for

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discretionary review of grading projects in the Santa Monica Mountains North Area.

Secondly, while the County publishes a detailed handbook with hillside development guidelines, no regulations exist to control the siting of such development on ridgelines. As a result, our scenic ridgelines are scarred due to irresponsible development practices. To prevent the continuation of such activities, I am requesting the Departments of Regional Planning and Public Works to develop an ordinance with detailed specifications for the siting and design of structures proposed for ridgeline areas consistent with the goals and polices of the Santa Monica Mountains North Area Plan. By developing such an ordinance the County can ensure that new development will be designed to ensure the maximum protection of significant ridgelines in the Santa Monica Mountains.

I, THEREFORE, MOVE that the Board of Supervisors direct the Department of Regional Planning, in consultation with the Department of Public Works and the local community, to review the County's current ordinances and make recommendations for new regulations controlling ridgeline development and limiting grading projects, consistent with the goals and policies of the Santa Monica Mountains North Area Plan. These new ordinances shall be considered for the region included within the Santa Monica Mountains North Area Community Standards District.