

CALIFORNIA COASTAL COMMISSION

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 submitted on 9/23/2014

F21a

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 original staff report

ADDENDUM

DATE: October 6, 2014

TO: CALIFORNIA COASTAL COMMISSIONERS

FROM: CHARLES M. LESTER, EXECUTIVE DIRECTOR

SUBJECT: Agenda Item F21a: MBA 2014-001 Latigo Canyon Road, Los Angeles County, Santa Monica Mountains LCP Segment
 (for Commission consideration at its October 10, 2014 meeting)

This purpose of the addendum is to revise and correct the text of a footnote on page 3 of the staff report for MBA 2014-001.

PAGE 3 FOOTNOTE REVISION

The staff recommends that the text of Footnote 1 on page three of the staff report for MBA 2014-001 be revised as shown below:

[NOTE: ~~Strikethrough~~ indicates text to be deleted from the September 19, 2014 staff report and underline indicates text to be added to the staff report.]

Section 30103(b) of the Coastal Act of 1976 provides for minor adjustments to the inland Coastal Zone Boundary with certain limitations, to avoid bisecting a parcel or to conform the boundary to readily identifiable features. The relevant portion of that section states:

— ~~“...the Commission may adjust the inland boundary of the coastal zone the minimum landward distance necessary, but in no event more than 100 yards, or the minimum seaward distance, but in no event more than 200 yards, to avoid bisecting any single lot or to conform it to readily identifiable natural or manmade features.”~~

“...The commission may adjust the inland boundary of the coastal zone the minimum landward distance necessary up to a maximum of 100 yards except as otherwise provided in this subdivision, or the minimum distance seaward necessary up to a maximum of 200 yards, to avoid bisecting any single lot or parcel or to conform it to readily identifiable natural or manmade features.”

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F21a

ADDENDUM

DATE: September 23, 2014

TO: CALIFORNIA COASTAL COMMISSIONERS

FROM: CHARLES M. LESTER, EXECUTIVE DIRECTOR

SUBJECT: Agenda Item F21a: MBA 2014-001 Latigo Canyon Road, Los Angeles County, Santa Monica Mountains LCP Segment
 (for Commission consideration at its October 10, 2014 meeting)

This purpose of the addendum is to revise Table 1 on page 7 of the staff report for MBA 2014-001, to correct text references on pages 7, 9, and 11 of the same report to reflect Coastal Zone Boundary Determination No. 02-2014, where they were inadvertently omitted from the staff report for this item. The staff recommended motion has also been modified to incorporate this addendum. The revised motion and resolution are included on page 3 of this addendum.

TABLE 1 REVISION

The staff recommends that Table 1 on page 7 of the staff report for MBA 2014-001 be revised as shown below:

[NOTE: ~~Strikethrough~~ indicates text to be deleted from the September 19, 2014 staff report and underline indicates text to be added to the staff report.]

Table 1: Parcels Affected by MBA No. 001-2014

	<u>LA Co. APN</u> ¹	<u>BD Status</u> ²	<u>MBA Recommendation</u> ³
1.	4464-008-013	Bisected (BD#2-97)	Include/Adjust Landward
2.	4464-008-049	Bisected (No formal BD)	Include/Adjust Landward
3.	4464-010-001	Bisected (BD#41-97)	Include/Adjust Landward
4.	4464-010-002	Bisected (BD#41-97)	Include/Adjust Landward
5.	4464-010-003	Bisected (BD#41-97)	Include/Adjust Landward
6.	4464-010-004	Bisected (BD#41-97)	Include/Adjust Landward
7.	4464-010-005	Bisected (BD#41-97)	Include/Adjust Landward

¹ Assessor's Parcel Number.

² Boundary Determination made by Commission staff.

³ Minor Boundary Adjustment recommended by Commission staff.

8. 4464-010-006	Bisected (BD#41-97)	Include/Adjust Landward
9. 4464-010-007	Bisected (BD#41-97)	Include/Adjust Landward
10. 4464-010-008	In CZ (BD#17-2005)	Include/Affirm BD
11. 4464-010-009	Bisected (BD#41-97) and In CZ (BD#17-2005)	Include/Adjust Landward Include/Affirm BD
12. 4464-010-010	Bisected (No Formal BD)	Include/Adjust Landward
13. 4464-010-011	Bisected (BD#41-97)	Include/Adjust Landward
14. 4464-010-012	Bisected (No Formal BD)	Include/Affirm BD
<u>14. 4464-010-012</u>	<u>In CZ (BD#02-2014)</u>	<u>Include/Affirm BD</u>
15. 4464-010-013	Bisected (BD#41-97)	Include/Adjust Landward
16. 4464-010-014	Bisected (No Formal BD)	Include/Affirm Informal BD
<u>16. 4464-010-014</u>	<u>In CZ (No Formal BD)</u>	<u>Include/Affirm Informal BD</u>
17. 4464-013-022	Out of CZ (No formal BD)	Exclude/Adjust Seaward
18. 4464-013-023	Out of CZ (BD#15-96)	Exclude/Affirm BD
19. 4464-013-024	Out of CZ (BD#15-96)	Exclude/Affirm BD

TEXT REFERENCE CORRECTIONS

The staff recommends that text references on pages 7, 9, and 11 of the staff report for MBA 2014-001 pertaining to Boundary Determinations be revised to reflect BD#02-2014 as shown below:

[NOTE: ~~Strikethrough~~ indicates text to be deleted from the September 19, 2014 staff report and underline indicates text to be added to the staff report.]

Page 7, Paragraph 1, Sentence 3 is corrected to read:

In threetwo instances (BD#15-96, ~~and~~ BD#17-2005, and BD#02-2014) the Commission staff has issued boundary determinations consistent with the boundary now being recommended for approval in this minor adjustment.

Page 7, Paragraph 1, Sentence 4 is corrected to read:

If approved, the minor boundary adjustment would affirm these previous determinations or move the boundary landward and seaward to follow the alignment of the inland (landward) right of Latigo Canyon Road.

Page 9, the following Paragraph is added to the section entitled *Previous Coastal Zone Boundary Interpretations in the Latigo Canyon Road area of Los Angeles County* beginning on Page 8 and continuing on to page 9:

BD#02-2014. This interpretation involved two parcels (LA Co. APN's 4464-010-012 and 4464-010-014) also situated along the seaward side of Latigo Canyon Road, both of which were

determined to be within the Coastal Zone at that time. The recommended adjustment would clarify the boundary location as being along the inland right of way of Latigo Canyon Road, consistent with this determination.

Page 11, Bullet 8 (last) of Appendix A is corrected to read:

- Selected Executive Director Boundary Determinations (BD) for vicinity of Latigo Canyon Road on Coastal Zone Boundary Map No. 134 (Point Dume Quadrangle): BD#15-1996, BD#2-1997, BD#41-1997, and BD#17-2005, and BD#02-2014.

REVISED MOTION AND RESOLUTION

The staff recommends that Motion on Page 4 of the staff report be revised as shown below:

Motion:

I move that, ~~for the reasons stated in the staff report and recommendation dated September 19, 2014, the Commission approve the revised Coastal Zone Boundary Map No. 134 prepared by staff for MBA 2014-001~~ the Commission approve the revised Coastal Zone Boundary Map No. 134 prepared by staff for MBA 2014-001 pursuant to the staff recommendation.

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the revised Los Angeles Santa Monica Mountains Coastal Zone Boundary map No.134 and adoption of the following resolution and findings. The Motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves Minor Coastal Zone Boundary Adjustment MBA 2014-001 on the grounds that the adjustment as recommended conforms to the requirements of Section 30103(b) of the Coastal Act, will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act, and will not prejudice the preparation of a local coastal program conforming to Chapter 3 of the Coastal Act.

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F21a

Filed: N/A
180th Day: N/A
Staff: J. Van Coops-SF
Staff Report: 09/19/2014
Hearing Date: 10/08-10/2014

STAFF REPORT: REGULAR CALENDAR

Map Adoption No.: MBA-2014-001

Local Government: County of Los Angeles

Local Government Staff: Richard J. Bruckner, Director
Department of Regional Planning

Location: Coastal Zone area within Los Angeles County's Santa Monica Mountains LCP Segment.

Map Description: Minor Coastal Zone Boundary Adjustment Maps, prepared by staff to depict an area along Latigo Canyon Road where this Commission action will move the existing boundary landward and seaward to avoid bisecting parcels and to conform the boundary to the inland Latigo Canyon Road right of way within Los Angeles County's Santa Monica Mountains LCP Segment.

Staff Recommendation: Approval

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission **approve** the revised Coastal Zone Boundary within a part of the Santa Monica Mountains LCP segment of Los Angeles County, specifically along a segment of Latigo Canyon Road depicted on the Commission’s official Coastal Zone Boundary Map No. 134 (Point Dume Quadrangle) and shown in Exhibits 2 through 4 included in this report. Approval of the staff recommendation will realign the location of the Coastal Zone Boundary with respect to the following nineteen Los Angeles County Assessor’s parcels: APN 4464-008-013, APN 4464-008-049, APN 4464-010-001, APN 4464-010-002, APN 4464-010-003, APN 4464-010-004, APN 4464-010-005, APN 4464-010-006, APN 4464-010-007, APN 4464-010-008, APN 4464-010-009, APN 4464-010-010, APN 4464-010-011, APN 4464-010-012, APN 4464-010-013, APN 4464-010-014, APN 4464-013-022, APN 4464-013-023, APN 4464-013-024

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APPENDICES

- [Appendix A – List of Substantive File Documents](#)
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EXHIBITS

Exhibit 1 – Los Angeles County Location Map

Exhibit 2 – Portion of Existing Coastal Zone Boundary Map No. 134 (Point Dume Quadrangle)

Exhibit 3 – Map showing existing Coastal Zone Boundary along segment of Latigo Canyon Rd.

Exhibit 4 – Map showing recommended adjustment to Coastal Zone Boundary (MBA-2014-001)

I. RECOMMENDED MOTION AND RESOLUTION

MOTION:

I move that, for the reasons stated in the staff report and recommendation dated September 19, 2014, the Commission approve the revised Coastal Zone Boundary Map No. 134 prepared by staff for MBA 2014-001.

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the revised Los Angeles Santa Monica Mountains Coastal Zone Boundary map No.134 and adoption of the following resolution and findings. The Motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

The Commission hereby approves Minor Coastal Zone Boundary Adjustment MBA 2014-001 on the grounds that the adjustment as recommended conforms to the requirements of Section 30103(b) of the Coastal Act, will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act, and will not prejudice the preparation of a local coastal program conforming to Chapter 3 of the Coastal Act.

II. STAFF NOTE

Public Resources Code (PRC) Section 30103(b) provides the Commission the legal authority to make minor adjustments to the inland Coastal Zone Boundary.¹ The Commission has adopted regulations setting forth procedures for making minor adjustments to the Coastal Zone Boundary and this adjustment is being processed in conformance with these regulations.² In addition, PRC Section 30341 provides that the Commission may prepare and adopt any additional “maps that it

¹ Section 30103(b) of the Coastal Act of 1976 provides for minor adjustments to the inland Coastal Zone Boundary with certain limitations, to avoid bisecting a parcel or to conform the boundary to readily identifiable features. The relevant portion of that section states:

“...the Commission may adjust the inland boundary of the coastal zone the minimum landward distance necessary, but in no event more than 100 yards, or the minimum seaward distance, but in no event more than 200 yards, to avoid bisecting any single lot or to conform it to readily identifiable natural or manmade features.”

² See 14CCR Section 13255.0 *et seq.*

determines to be necessary and appropriate to accomplish the purposes, goals, and policies of this division; provided that the plans and maps” only be adopted after a public hearing.

The primary purpose for minor boundary adjustments made under the provisions of Section 30103(b) of the Coastal Act is clarification of the Coastal Zone Boundary location. The specific language of Section 30103(b) states that the Commission may adjust the boundary and there is no mandate to automatically alter the boundary. The regulations provide procedures for establishing when such adjustments are possible, as well as where adjustments are desirable, and establish a two-step process of investigation. The first step determines whether the parcel is currently bisected by the boundary. The second step determines whether coastal resources would be affected by the adjustment or if coastal planning issues are present such that an adjustment could prejudice the resolution of those issues in the local coastal planning process. The minor boundary adjustment procedure contains no mechanism for resolving coastal resource or planning issues. If a boundary adjustment would affect coastal resources or involve planning issues, the proper mechanism for resolution of those issues is either the coastal development permit process or local coastal planning process.

In order to approve a minor boundary adjustment, the Commission must make specific factual findings to support the following legal conclusions:

1. The adjustment conforms to the requirements of the Section 30103(b) of the Coastal Act; and
2. The adjustment will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act, and will not prejudice the preparation of a local coastal program conforming to Chapter 3 of the Coastal Act.

III. BACKGROUND

When the Coastal Act was passed in 1976, the Coastal Zone was defined as the area depicted on a set of twenty-one 1: 62,500 scale maps (1 inch equals approx. 1 mile) adopted by the legislature. As required by Coastal Act section 30103(b), in March 1977, the Coastal Commission adopted a set of one hundred sixty-one 1: 24,000 scale maps (1 inch equals 2000 feet) that were intended to be a conformed copy of the 1:62,500 scale maps adopted by the legislature. A 1978 Attorney General’s opinion (63 Ops.Cal.Atty.Gen.107) confirmed that the maps, rather than the generalized language in the Coastal Act, defined the geographic extent of the Coastal Zone.

Section 30103(b) of the Coastal Act authorizes the Commission to make minor adjustments to the coastal zone boundary under specific circumstances. Additionally, the legislature has also amended the Coastal Zone Boundary on a number of occasions.

The Commission’s GIS and Mapping staff has been working in recent years to develop a fully digital cadastral (parcel-level detail) Coastal Zone Boundary (CZB). The resulting product is fully consistent with the hand drawn Coastal Zone Boundary maps adopted by the Commission

in March of 1977, but provides a vast improvement over the current (paper-based) 1:24,000 scale Coastal Zone Boundary. The digital version of the line is based on the best available current technology and improves the precision with which boundary determinations may be made. There are, however, important considerations that must be given to the limitations of technology as well. The digital line is not without its own technical *and* non-technical complications.³ In addition to the technical issues of overlaying jurisdiction boundaries on an individual parcel map,⁴ for more than 37 years Commission staff has also been making boundary determinations in individual cases that interpret the Coastal Zone Boundary as depicted on the official maps.

At this time there are a number of reasons that differing forms and versions of the Coastal Zone Boundary are in circulation, not just for Los Angeles County, but in many coastal counties. What was originally hand drawn is now re-created using current-era mapping software and many entities, public and private, are able to, and actually do create their own version of the Commission's jurisdiction. Unfortunately, this often takes place without appropriate interaction and guidance from the Commission staff. This has created confusion in some cases that must be ultimately resolved by the Commission's approval or denial of a minor adjustment. Such is the case here, and with the Commission's approval, this refined parcel-based digital version of the Coastal Zone Boundary, based on the use of geographic information system technology, will become the operative parcel-level detail version of the coastal zone boundary along this segment of Latigo Canyon Road, alleviating the need for future parcel-specific boundary interpretations along this segment of the Coastal Zone Boundary.

³ The digital version of the Coastal Zone Boundary is a conformed copy of the official 1:24,000 scale boundary, and reflects legislative changes and Coastal Commission minor boundary adjustments made since March 1977. For CZB segments where a road or railroad right of way, a property boundary or other boundaries such as municipal boundaries, section lines, and land grants control the precise location of the CZB, polylines representing the CZB were created using the most recent version of the State's California parcel dataset as a base. With the current, official 1:24,000 scale CZB maps as a reference, segments of CZB were "heads-up" digitized and snapped to vertices in the parcel layer features (parcels, roads, city boundaries, etc.) that control the location of the boundary. The digitizing and snapping were done at a minimum display scale of 1:1000 creating cadastral level accuracy CZB segments intended primarily for use at 1:2000, 1:5,000 and smaller scales.

For CZB segments where a road or railroad right of way, a property boundary or other boundaries such as municipal boundaries, section lines, and land grants do not control the precise location of the CZB, polylines representing the CZB were created using the georeferenced scans of the current adopted version of the 1:24,000 scale CZB maps. Segments of CZB were "heads-up" digitized along the landward edge of the delineated 1:24,000 scale CZB for all areas where the CZB meanders at varying distances from the shoreline, or along, around, adjacent to, or offset from coastal topographic features such as ridgelines, bays, lagoons, and estuaries, to a maximum of five miles inland from the MHTL. The digitizing was done at a minimum display scale of 1:1,000 and each segment was snapped to the segments created in the other process step described above. These various cadastral CZB segments are intended to follow the parcel layer features that form their basis; however, it is understood that they remain cartographic depictions and are therefore not intended to represent a set of surveyed boundaries. They were prepared with all of the care and precision required for creating thematic boundaries and maps intended for use in the planning and regulatory work of the Coastal Commission. The accuracy of the boundary segment locations is ultimately dependent on the accuracy of the parcel layer, USGS quads, and the georeferencing process. The segments of boundary created in this process are not intended to replace or eliminate the potential need for a formal Coastal Zone boundary determination made by the Commission.

⁴ These can include positional accuracy issues of features and boundaries depicted in the parcel map, errors in the geometry of the parcel base map that affect the transformation or "georeferencing" process necessary to overlay boundaries from two different maps, changes in the coordinate system or map projection used in creating the map.

IV. FINDINGS AND DECLARATIONS

A. PREVIOUS COMMISSION MINOR BOUNDARY ADJUSTMENTS WITHIN THE SANTA MONICA MOUNTAINS LCP SEGMENT

This minor Coastal Zone Boundary adjustment in the Santa Monica Mountains LCP segment of Los Angeles County is the third such minor boundary adjustment in this segment of the County's Coastal Zone. The Commission previously considered and approved requests for two individual properties bisected by the Coastal Zone Boundary to the east of this area in 1983 and 1986.⁵ Both of these adjustments were requested by the individual property owners, respectively, and both were approved resulting in portions of a five acre parcel and an eight acre parcel being removed from the Coastal Zone.

In order to coordinate the Commission's action on this Coastal Zone Boundary adjustment with the Commission's LCP Certification review for the Santa Monica Mountains segment, this adjustment is being recommended by Commission staff as opposed to being requested formally by the County or property owners. There are 19 affected properties and 22 additional properties within the required 100 foot notice distance of the affected parcels. The owners of these 41 properties have each been mailed printed copies of this report along with notice of the Commission's October public hearing.

B. STAFF ANALYSIS

The proposed adjustment covers an area included in the County's Santa Monica Mountains LCP segment, and seeks to adjust the boundary to avoid the bisection of 19 individual parcels along a segment of Latigo Canyon Road in order to improve the ease of locating the Coastal Zone Boundary line in relation to readily identifiable features. The adjustment proposed by the Commission staff would shift the boundary both landward and seaward to conform it to the northeasterly or landward Latigo Canyon Road right of way. As a result, 16 parcels would be *included* in their entirety, and three would be *excluded* in their entirety as shown in Exhibit 4. There is no other alternative adjustments to the Coastal Zone Boundary in this area that would result in a more readily identifiable location for the Coastal Zone Boundary.

The following table lists all of the parcels affected by the proposed boundary adjustment, the status of any prior staff-level boundary determinations made on these parcels and whether adoption of the boundary adjustment would adjust the Coastal Zone Boundary landward or seaward.

⁵ BA 1-83 (Randa) and removed the majority of a five acre parcel from the Coastal Zone. BA 1-86 (Rollins) removed approximately five acres of an eight acre parcel from the Coastal Zone.

Table 1: Parcels Affected by MBA No. 001-2014

<u>LA Co. APN⁶</u>	<u>BD Status⁷</u>	<u>MBA Recommendation⁸</u>
1. 4464-008-013	Bisected (BD#2-97)	Include/Adjust Landward
2. 4464-008-049	Bisected (No formal BD)	Include/Adjust Landward
3. 4464-010-001	Bisected (BD#41-97)	Include/Adjust Landward
4. 4464-010-002	Bisected (BD#41-97)	Include/Adjust Landward
5. 4464-010-003	Bisected (BD#41-97)	Include/Adjust Landward
6. 4464-010-004	Bisected (BD#41-97)	Include/Adjust Landward
7. 4464-010-005	Bisected (BD#41-97)	Include/Adjust Landward
8. 4464-010-006	Bisected (BD#41-97)	Include/Adjust Landward
9. 4464-010-007	Bisected (BD#41-97)	Include/Adjust Landward
10. 4464-010-008	In CZ (BD#17-2005)	Include/Affirm BD
11. 4464-010-009	Bisected (BD#41-97) and In CZ (BD#17-2005)	Include/Adjust Landward Include/Affirm BD
12. 4464-010-010	Bisected (No formal BD)	Include/Adjust Landward
13. 4464-010-011	Bisected (BD#41-97)	Include/Adjust Landward
14. 4464-010-012	Bisected (No formal BD)	Include/Adjust Landward
15. 4464-010-013	Bisected (BD#41-97)	Include/Adjust Landward
16. 4464-010-014	Bisected (No formal BD)	Include/Adjust Landward
17. 4464-013-022	Out of CZ (No formal BD)	Exclude/Adjust Seaward
18. 4464-013-023	Out of CZ (BD#15-96)	Exclude/Affirm BD
19. 4464-013-024	Out of CZ (BD#15-96)	Exclude/Affirm BD

These properties and the recommended adjustments are depicted in Exhibits 3 and 4. All nineteen of the parcels are currently bisected by the Coastal Zone Boundary as it trends northwesterly along this segment of Latigo Canyon Road. In two instances (BD#15-96 and BD#17-2005) the Commission staff has issued boundary determinations consistent with the boundary now being recommended for approval in this minor adjustment. If approved, the minor boundary adjustment would move the boundary landward and seaward to follow the alignment of the inland (landward) right of way of Latigo Canyon Road. As a result, the three bisected parcels located adjacent to the inland side of Latigo Canyon Road (LA Co. APN's 4464-013-22, 23, and 24) would each be entirely *outside* the Coastal Zone while the other 16 bisected parcels located adjacent to the seaward side of Latigo Canyon Road (LA Co. APN's 4464-008-013 and 049, and 4464-010-1 through 14) would each be entirely *within* the Coastal Zone. Once adjusted, the Coastal Zone Boundary would follow the alignment depicted in Exhibit 4.

The Coastal Zone Boundary line currently consists of a series of meandering segments through the Santa Monica Mountains planning area, and the proposed location of the boundary is based primarily on the rationale that adjustments on these parcels will improve the administration of

⁶ Assessor's Parcel Number.

⁷ Boundary Determination made by Commission staff.

⁸ Minor Boundary Adjustment recommended by Commission staff.

the LCP in this area by simplifying and clarifying the location of the Coastal Zone Boundary in relation to property boundaries and the Latigo Canyon Road right of way.

Previous Coastal Zone Boundary Interpretations in the Latigo Canyon Road area of Los Angeles County

There have been a number of previous Coastal Zone Boundary interpretations made by Commission staff for properties in the vicinity of Latigo Canyon Road, most of which resulted in a determination that the subject properties were bisected.

BD #15-96. Two of the three properties that would be excluded by the recommended adjustment were the subject of BD#15-96, and were determined to be outside the Coastal Zone at that time.⁹ Today, modern mapping techniques and a changed boundary policy¹⁰ would place the boundary approximately 80 feet further landward here including about two-tenths of an acre of these 1.2 acres. The adjustment recommended would clarify the boundary location consistent with the BD#15-96 by moving the boundary to the inland road right of way, formally excluding this small area. During the 18 years since BD#15-1996 was made, the Commission's staff interpretation has never been challenged or questioned. The area affected by this previous BD#15-1996 is also shown in Exhibit 4.

BD #2-97. This interpretation involved a single parcel¹¹ situated at the upper hairpin turn in Latigo Canyon Road. The parcel is developed with a single residence and was determined to be bisected by the Coastal Zone Boundary. The recommended adjustment would shift the boundary northeasterly to the inland road right of way, including this parcel in its entirety.

BD #41-97. This interpretation involved ten of the parcels situated along the southwest side of Latigo Canyon Road.¹² With the exception APN 4464-010-015 (which is entirely within the Coastal Zone), all of the parcels were determined to be bisected by the Boundary, with most of the area located within the Coastal Zone. The recommended adjustment would shift the boundary northeasterly to the inland road right of way, including these parcels in their entirety.

BD#17-2005. This interpretation involved two adjacent parcels¹³ also situated along the southwest side of Latigo Canyon Road, one of which was included in BD#41-97 and one that was not. Both were determined to be within the Coastal Zone at that time. The recommended adjustment would shift the boundary to the road right of way, including these two parcels in their entirety, consistent with this previous BD.

⁹ LA Co. APN's 4464-013-23 and 24.

¹⁰ From 1977 to 1998, the Commission's boundary interpretation policy was to use the "seaward edge" of the inked Coastal Zone Boundary on the official maps to establish a location in relation to property boundaries. A policy change was made by the Executive Director in 1998, after which the "landward edge" of the inked boundary was used for parcel-level interpretations, in most cases resulting in a landward shift of approximately 80 feet. This change better reflected the goals and requirements of the Commission's mandate to be most protective of coastal resources.

¹¹ LA Co. APN 4464-008-013.

¹² LA Co. APN's 4464-010-002-007, 009, 011, 013, and 015.

¹³ LA Co. APN's 4464-010-008 and 009.

Land Use and Zoning Designations in the Affected Area

The area south west of Latigo Canyon Road affected by this action consists mostly of mountainous rural land developed with a number of single family residences. 17 of the 19 parcels are designated Rural Village (RV) in the County's LCP, with accompanying zoning of R-C-10000 (Rural-Coastal, 1 dwelling unit per 10,000 sq. ft.). The two other parcels are designated RL20 (Mountain Land) in the Land Use Plan and zoned R-C-20 (Rural-Coastal, 1 dwelling unit per 20 acres) in the County's Implementation Plan. To the east of Latigo Canyon Road the boundary change will affect three undeveloped parcels minimally bisected¹⁴ by the existing Coastal Zone Boundary. All of these parcels are also designated RV and zoned R-10000 (Rural, 1 dwelling unit per 10,000 sq. ft.) in the County's Santa Monica Mountain North Plan.

(Note: Land Use and Zoning designations for the areas affected by this Minor Boundary Adjustment were approved on July 10th of this year, and Executive Director certification of the County's adoption of the Land Use Plan and Implementation Plan, as modified by the Commission, is also scheduled for the Commission's October 2014 meeting.)

Minor Boundary Adjustment Effects on Coastal Resources and Hazards

Sixteen of the 19 of the subject properties are located completely outside any stream corridors and other habitat areas and buffers. One parcel (APN 4464-008-049) contains a segment of one of the intermittent upper tributaries of Zuma Creek, an adjacent designated habitat area, and a 100 foot habitat area buffer, while two others (APN's 4464-010-013 and 4464-010-014) are partly within a 100 foot habitat buffer. For each of these parcels closest to the stream resource area designations, habitat areas, and buffers, the boundary adjustment would shift the boundary landward, not seaward, alleviating concern about resource impacts not being subject to Coastal Act requirements.

In contrast, most of the subject properties are located inside of earthquake/landslide hazard area designations. While there are always area-wide concerns about hazards such as wildfire, earthquake and landslide susceptibility are also mapped in this area and include 16 of the 19 properties affected by the recommended adjustment. Similar to the situation with coastal resources, for all of the parcels located within the areas of hazard designations, the boundary adjustment would shift the boundary landward, not seaward, alleviating concern about areas having hazard issues being removed from the Coastal Act requirements.

Minor Boundary Adjustment Effects on Public Access

The subject properties are located approximately 5 miles from the shoreline of the Pacific Ocean. There are no opportunities for public access to or along the coastline located in the vicinity of the affected properties, and therefore the approval of this minor Coastal Zone Boundary adjustment will not affect public access to or along the coast.

¹⁴ These three parcels total approximately 1.2 acres together of which with an estimated .2 acres are within the Coastal Zone.

Coastal Zone Boundary Depicted on Post LCP Certification Permit and Appeal Jurisdiction Maps for the Santa Monica Mountains LCP Segment

The Coastal Zone Boundary depicted on the draft Post LCP Certification Permit and Appeal Jurisdiction maps, also being considered for adoption at the October 2014 Commission meeting, includes exhibits reflecting both the Commission's current operative landward boundary of the Coastal Zone along Latigo Canyon Road and a set of maps incorporating this boundary adjustment. Should the Commission vote to approve this minor boundary adjustment, the Coastal Zone Boundary will shift landward on 16 of the affected parcels and seaward on the other three affected parcels, and this change will be reflected in the adopted Post LCP Certification jurisdiction maps notarized and transmitted to Los Angeles County.

V. CONCLUSION

In sum, the proposed minor boundary adjustment meets all requirements for such adjustments, as laid out in Coastal Act section 30103(b) and Title 14 of the California Code of Regulations Section 13256.1(b). The proposed adjustment involves 19 assessor's parcels, all of which are currently bisected by the Coastal Zone Boundary. The recommended adjustment is in all cases within the maximum range of landward and seaward adjustments, which is 100 yards landward and 200 yards seaward, and therefore meets the distance criteria for an allowable adjustment.

There is also no other more readily identifiable location for the Coastal Zone Boundary in this area. Although there are coastal resources both on the affected parcels and on neighboring parcels, the proposed adjustment ensures that the parcels with the more sensitive coastal resources are all fully included in the coastal zone, consistent with Section 12356.1(b)(2 and 3). Because the proposed adjustment is approximately five miles from the shore, the proposed adjustment will not have an adverse effect on public access to or along the coast.

Finally, the adjustment recommended will not interfere with the achievement of the Chapter 3 Policies of the Coastal Act or local coastal program preparation for this area. On the contrary, the adjustment will retain areas designated as environmentally sensitive habitat in the coastal zone thereby ensuring their remaining subject to Coastal Act Policies and in theory lessening the likelihood of adverse impacts to coastal resources. In addition, the County's ESHA policy has been incorporated into the Santa Monica Mountains LCP so as to apply to the entire planning area, not just the Coastal Zone, further limiting any potential impact of this minor boundary adjustment. With respect to LCP preparation, Los Angeles County's Local Coastal Program was completed earlier this year and certified by the Commission on July 10, 2014. The County will assume permit issuing authority after the certification review scheduled to take place in October of this year.

Appendix A – List of Substantive File Documents

- 1:62,500 Coastal Zone Boundary Maps adopted by the California Legislature in 1976.
- 1:24,000 Coastal Zone Boundary Maps adopted by the Coastal Commission 1977.
- 1977 Coastal Commission Motion regarding map interpretation conventions.
- Cadastral-Detail Digital Coastal Zone Boundary (2014).
- 1:24,000 Mello Bill 1979 Legislative Coastal Zone Boundary Revision
- Staff Recommendation, Minor Boundary Adjustment BA 1-83 (Randa)
- Staff Recommendation, Minor Boundary Adjustment BA 1-86 (Rollins)
- Selected Executive Director Boundary Determinations (BD) for vicinity of Latigo Canyon Road on Coastal Zone Boundary Map No. 134 (Point Dume Quadrangle): BD#15-1996, BD#2-1997, BD#41-1997, and BD#17-2005.

Appendix B – Relevant California Public Resources Code Sections

Section 30103 Coastal zone; map; purpose

(a) "Coastal zone" means that land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting this division, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.

(b) The commission shall, within 60 days after its first meeting, prepare and adopt a detailed map, on a scale of one inch equals 24,000 inches for the coastal zone and shall file a copy of such map with the county clerk of each coastal county. The purpose of this provision is to provide greater detail than is provided by the maps identified in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting this division. The commission may adjust the inland boundary of the coastal zone the minimum landward distance necessary up to a maximum of 100 yards except as otherwise provided in this subdivision, or the minimum distance seaward necessary up to a maximum of 200 yards, to avoid bisecting any single lot or parcel or to conform it to readily identifiable natural or manmade features. Where a landward adjustment is requested by the local government and agreed to by the property owner, the maximum distance shall be 200 yards.

(Amended by: Ch. 213, Stats. 1978; Ch. 670, Stats. 1991.)

Section 30341 Additional plans and maps; studies

The commission may prepare and adopt any additional plans and maps and undertake any studies it determines to be necessary and appropriate to better accomplish the purposes, goals, and policies of this division; provided, however, that the plans and maps shall only be adopted after public hearing.

(Amended by Ch. 285, Stats. 1991.)

Appendix C – Relevant California Code of Regulations Sections

Title 14. Natural Resources Division 5.5 California Coastal Commission Chapter 6 Exclusions from Permit Requirements Subchapter 8. Minor Adjustments to the Coastal Zone Boundary

Article 1. Boundary Adjustment and Boundary Determination Requests

§ 13255.0. Scope.

This subchapter shall govern (a) the request for a determination of the precise location of a particular parcel or area of land in relation to the boundary of the coastal zone, and (b) the request, review and implementation of proposed minor adjustments to the inland boundary of the coastal zone pursuant to Public Resources Code Section 30103(b). Boundary adjustments made pursuant to this subchapter shall be determinative for all purposes with respect to the California Coastal Act of 1976.

§ 13255.1. Request for Boundary Determination.

Any request for a written determination by the Commission of the precise location of a particular parcel or area of land in relation to the boundary of the coastal zone shall be accompanied by payment of the fee set forth in Section 13055(b)(6).

§ 13255.2. Request for Boundary Adjustment.

(a) The owner of the affected lot or parcel, the local government of jurisdiction, or the executive director of the commission may propose that the inland boundary of the coastal zone be adjusted to avoid bisecting any lot or parcel, or to conform the boundary to readily identifiable natural or manmade features. The request to adjust the boundary shall be made in writing to the commission.

(b) The request for a boundary adjustment shall be accompanied by sufficient information to enable the commission to determine whether the proposed adjustment is consistent with Public Resources Code Section 30103(b). This information shall include:

- (1) Name and address of the owner of the affected lot or parcel.
- (2) Names and addresses of all occupants of the affected lot or parcel.
- (3) A description and documentation of the applicant's legal interest in the affected lot or parcel.
- (4) Names and addresses of all owners and occupants of all lots or parcels wholly or partially within 100 feet of the affected lot or parcel and the addresses of all such lots or parcels;
- (5) A map of suitable scale to show the present and proposed location of the coastal zone boundary, all lots or parcels within 100 feet of the affected lot or parcel, and the existence and location of all readily identifiable natural and manmade features;
- (6) A description of the existing use of the affected lot or parcel and the nearby lands.
- (7) A discussion of the reasons is for the request that the coastal zone boundary be adjusted.

(c) The person requesting the adjustment shall post a conspicuous notice of the proposed adjustment at the time the request is submitted to the commission. The form and location of the posted notice shall be similar to that required by Section 13054(b) for permit matters.

(d) The request for a boundary adjustment shall be accompanied by a filing and processing fee as set forth in Section 13055(b)(7).

The executive director of the commission may waive the filing and processing fee in full or in part where the request concerns the same lot or parcel considered for a previous boundary adjustment or permit application where no substantial staff work is required or where the request is made by the local government of jurisdiction.

§ 13255.3. Notification Requirements.

The person requesting the adjustment shall provide notice to affected parties, property owners and occupants of any parcel within 100 feet of any boundary of the affected parcel and to any other persons known to be interested in the proposed boundary adjustments. This notice shall comply with the requirements prescribed in Section 13054 for permit matters.

Article 2. Commission Action on Boundary Adjustment Request

§ 13256.1. Staff Review.

(a) Within five (5) days of receipt of a request for a boundary adjustment, the executive director of the commission shall make a preliminary review of the request. If the request does not conform to the provisions of Section 13255.1 or if the proposed adjustment patently fails to conform to the requirements of Public Resources Code Section 30103(b), the executive director of the commission shall reject the request and shall notify the person requesting the adjustment of his or her determination.

(b) Following the preliminary review the executive director of the commission shall further review the requested boundary adjustment and shall investigate:

- (1) whether there are alternative adjustments to the boundary either seaward or landward which would be consistent with the provisions of Public Resources Code Section 30103(b) and which would result in a more readily identifiable location for the coastal zone boundary;
- (2) whether there are coastal resources on the affected lot or parcel which would be affected by a change in the boundary;
- (3) whether an adjustment to the boundary would affect coastal resources on other lands;
- (4) whether an adjustment to the boundary would affect opportunities for public access to or along the coast;
- (5) whether an adjustment to the boundary would affect the ability of local government to prepare a local coastal program in conformance with the goals, objectives and policies of the Coastal Act of 1976.

In conducting the investigation of the proposed boundary adjustment the executive director of the commission shall consult with the affected local governments.

(c) The executive director of the commission shall prepare and distribute a written staff recommendation regarding the requested boundary adjustment in a manner similar to the manner for preparation and distribution of staff recommendations on permit matters.

§ 13256.2. Commission Action on Boundary Adjustment.

Within 49 days of the filing of a request for a boundary adjustment the Commission shall conduct the public hearing and take action in substantially the same manner as provided in Sections 13057-13096. The Commission shall adopt a resolution regarding the request for an adjustment to the coastal zone boundary. The resolution shall be accompanied by specific factual findings to support the following legal conclusions:

- (a) The adjustment conforms to the requirements of Section 30103(b) of the Coastal Act; and
- (b) The adjustment will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act; and will not prejudice the preparation of a local coastal program conforming to Chapter 3 of the Coastal Act.

Article 3. Commission Hearing and Voting Procedure

§ 13257.5. Adoption by State Commission.

Upon commission approval of adjustment to the coastal zone boundary, the executive director of the commission shall record the adjustment on the official jurisdiction maps and file them with the appropriate county clerk within thirty (30) days of the commission action.

Article 4. Withdrawal and Reapplication

§ 13258. Withdrawal of Boundary Adjustment Request.

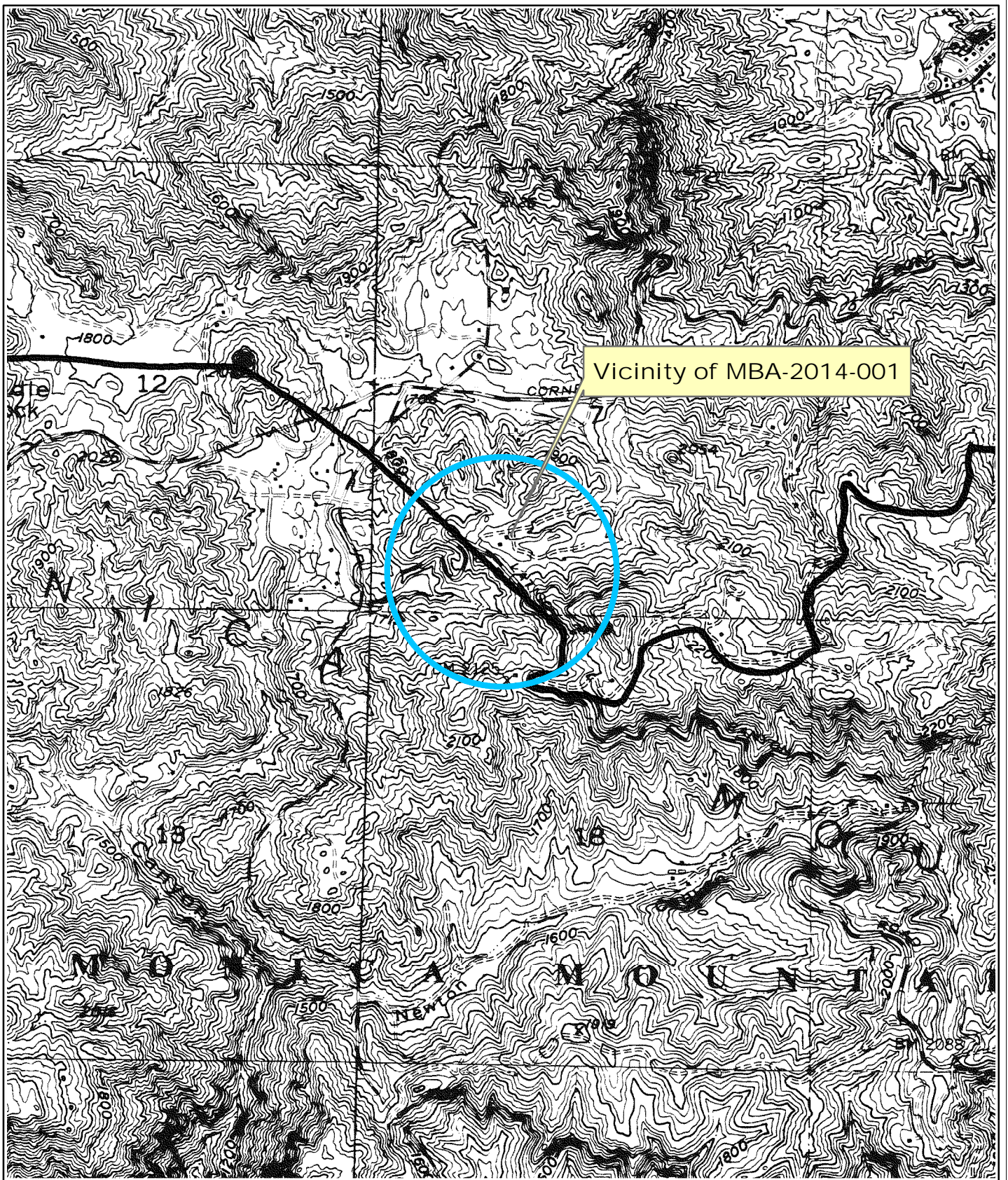
At any time before the commission commences the roll call for a final vote on the boundary adjustment request, the person requesting the boundary adjustment may withdraw the request. The withdrawal must be in writing or stated on the record and does not require commission concurrence.

§ 13259. Reapplication.

Following a final decision upon a request for a coastal zone boundary determination, no person previously requesting a boundary adjustment may resubmit to the commission a request for a boundary adjustment for the same parcel for a period of six months from the date of the previous final decision. The six-month waiting period provided in this section may be waived by the commission for good cause.

Exhibit 1- Los Angeles County Location Map





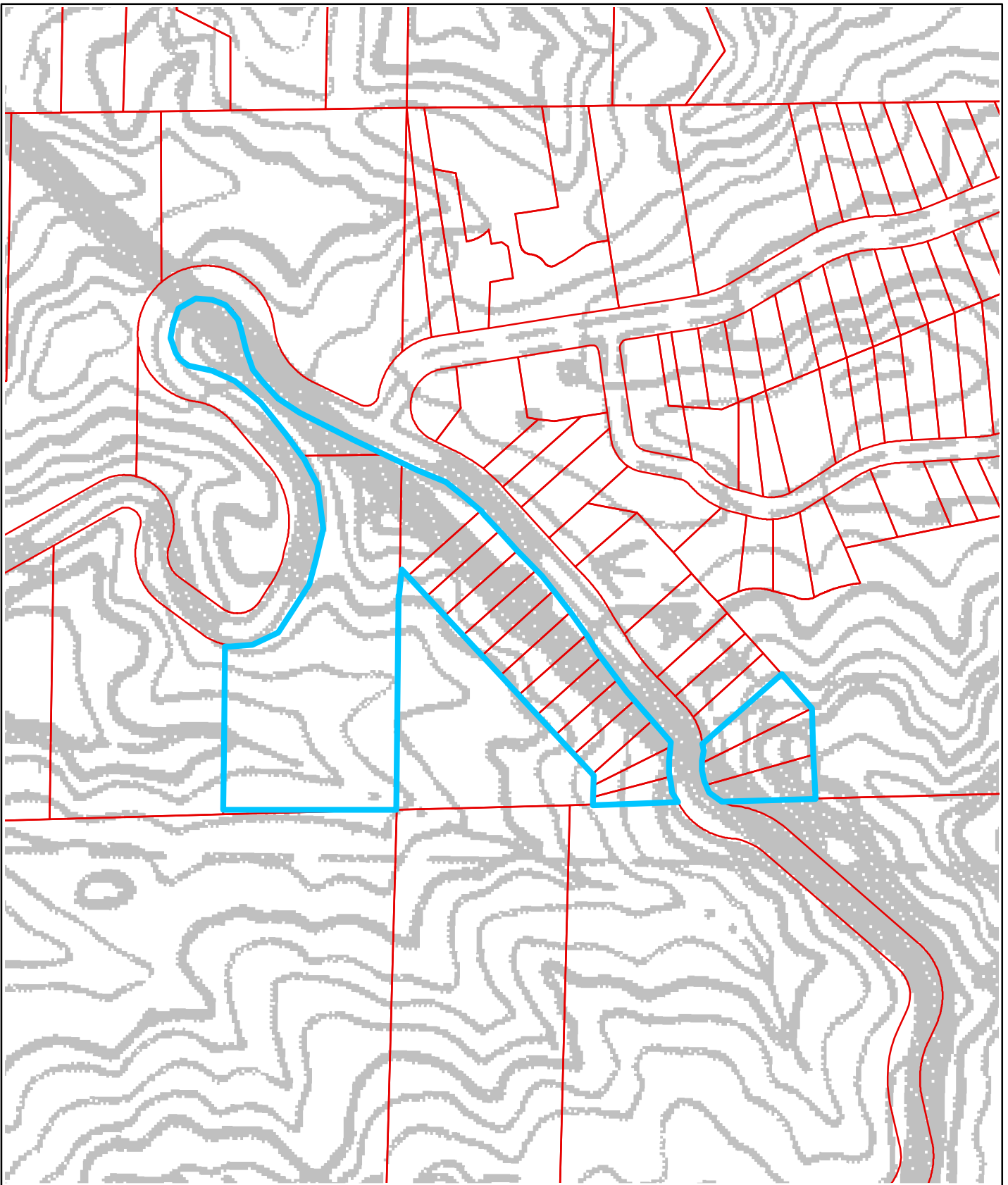
Vicinity of MBA-2014-001

MBA-2014-001

Portion of Existing Coastal Zone
Boundary Map No. 134
(Point Dume Quadrangle)



Exhibit 2
DAR 09/2014

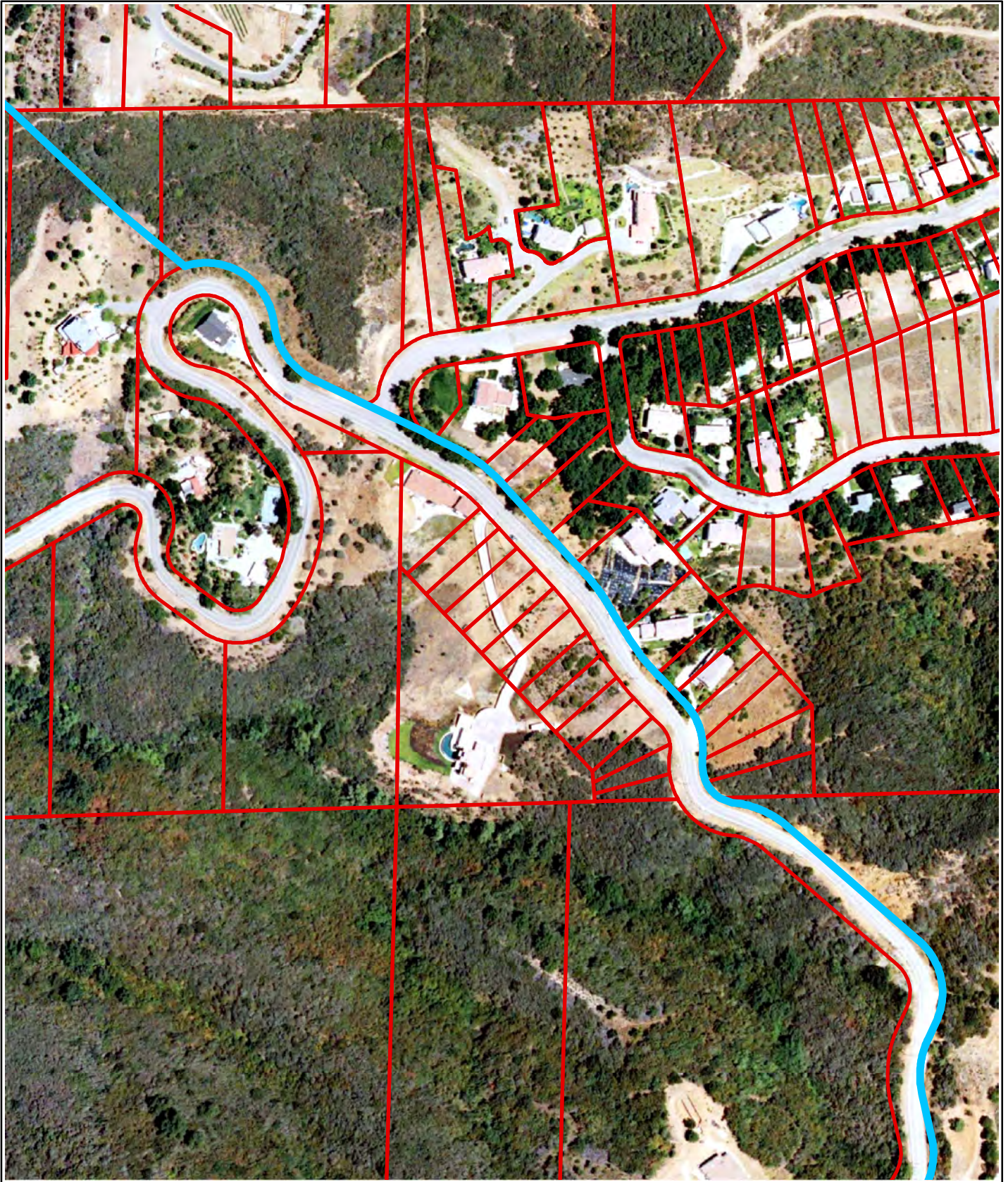


MBA-2014-001

Portion of Coastal Zone Boundary Map
No. 134 (Point Dume Quadrangle)

APN 4464-008-013, APN 4464-008-049, APN 4464-010-001, APN 4464-010-002, APN 4464-010-003,
APN 4464-010-004, APN 4464-010-005, APN 4464-010-006, APN 4464-010-007, APN 4464-010-008,
APN 4464-010-009, APN 4464-010-010, APN 4464-010-011, APN 4464-010-012, APN 4464-010-013,
APN 4464-010-014, APN 4464-013-022, APN 4464-013-023, APN 4464-013-024





MBA 01-2014

Portion of Coastal Zone Boundary Map
No. 134 (Point Dume Quadrangle)

APN 4464-008-013, APN 4464-008-049, APN 4464-010-001, APN 4464-010-002, APN 4464-010-003,
APN 4464-010-004, APN 4464-010-005, APN 4464-010-006, APN 4464-010-007, APN 4464-010-008,
APN 4464-010-009, APN 4464-010-010, APN 4464-010-011, APN 4464-010-012, APN 4464-010-013,
APN 4464-010-014, APN 4464-013-022, APN 4464-013-023, APN 4464-013-024



Exhibit 4
DAR 09/2014