

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION (ZI) FILE

ZI NO. 2523
CALIFORNIA COASTAL COMMISSION
COASTAL DEVELOPMENT PERMIT NO. A-381-78
PALISADES HIGHLANDS (PACIFIC PALISADES)

COUNCIL DISTRICT: 11

BACKGROUND

The subject area, a residential subdivision in the northern region of the Pacific Palisades, is generally described as the Palisades Highlands (also known as “the Summit”). The subdivision was approved by several tract and parcel maps by the City and was reviewed for consistency with the Coastal Act by the California Coastal Commission (“CCC”). The controlling Coastal Act Development Permit No. A-381-78 (“CDP”), approved by the CCC in 1979 provided for an integrated development plan that would allow for residential development, offset by several conditions to protect and limit the impacts of development of environmentally sensitive habitat areas (“ESHA”), scenic resources, and public access areas within the development.

The CDP, as amended, approved a development plan or “Master Plan” for the Palisades Highlands, allowing up to 1,700 dwelling units and other commercial institutional uses, grading and earthwork to establish the building pads and necessary infrastructure, and dedication of open space areas. The CDP also established a boundary, referred to in the language of the CDP as the “Urban Limit Line” which aligns with the border of the subdivision's tract maps. This Urban Limit Line boundary is evidenced on Master Plan Map PH 87-14.

Residential use or development is entirely prohibited outside of the urban limit line, as stipulated in the CDP, as amended. Within the boundary of the urban limit line, residential development of lots as designated by the CDP as “private slope areas” or “open space” in the final tract maps is also prohibited, even if the lots are held in private ownership and/or are zoned as residential. Additionally, these interior open space lots must be maintained using native, fire-resistant vegetation and there may be no structures, with the exception of park maintenance facilities located on the designated “open space” areas. The CCC approved additional development and modifications to the original permit by amending Permit No. A-381-78; the last amendment was under Permit No. A-381-78-A13.

PURPOSE

New Development¹ in the Coastal Zone is subject to review for compliance with the Coastal Act. Development proposed in the Palisades Highlands is subject to review for compliance with a CDP issued by the CCC, Permit No. A-381-78 and the subsequent amendments. The purpose of this ZI is to inform Applicants of Permit No. A-381-78 and the review required by the CCC, prior to the issuance of any permits by the City of Los Angeles.

INSTRUCTIONS

Applicants proposing Development in the Palisades Highlands must show compliance with Permit No. A-381-78 prior to the issuance of a building permit or discretionary action by the Department of City Planning. Applicants are encouraged to consult with the City Planning Development Services Center and CCC South Coast District Office prior to filing any application. Proposed Development that is inconsistent with Permit No A-381-78 and its amendments will not be permitted. Such proposed Development must seek an Amendment with the Coastal Commission.

Categorical Exclusion Order E-79-8 (CATEX)

Areas within the Palisades Highlands may also be subject to Categorical Exclusion Order E-79-8 (CATEX). Development within the boundaries of the CATEX are subject to a streamlined review and compliance with the requirements of the CATEX. For more information, see the instructions outlined in [ZI No. 2481](#).

Coastal Exemptions (CEX)

Projects located in the Single Permit Jurisdiction of the Palisades Coastal Zone may be eligible for a Coastal Exemption (CEX). For more information, see the eligibility criteria and requirements in [Coastal Exemption Form CP-1608.3](#).

¹ PRC Section 30106 defines Development as, "On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Sec. 66410 of the California Government Code), and any other division of land, including, but not limited to, parcel maps and private street divisions, lot splits, lot reconfigurations, and mergers, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Sec. 4511 of the California Public Resources Code). As used in this definition, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line." **In addition, a Lot Line Adjustment, or an action that reconfigures land to facilitate development, also meets the definition of Development.**

RESOURCES

[Permit No. A-381-78 and Amendments \(A1 to A13\)](#)

[“Master Plan” Map PH 87-14](#)

[Modification Exhibit Map PH 87-4](#)

For more information regarding Permit No. A-381-78 and subsequent amendments, contact the CCC South Coast District Office via email: SouthCoast@coastal.ca.gov or call (562) 590-5071.

For general information regarding development in the City of Los Angeles Coastal Zone or questions regarding a CATEX or CEX, contact the City Planning Development Services Centers (DSC) at planning.figcounter@lacity.org or make an appointment at <https://planning.lacity.gov/project-review/appointments>.