Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 27, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004
ENVIRONMENTAL ASSESSMENT NO. 201200263
APPLICANT: WILLIAM AND CARRIE CARRIER
MALIBU ZONED DISTRICT
(THIRD SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The applicants, William and Carrie Carrier, are requesting two Conditional Use Permits (CUP) to allow the construction of two new single-family residences, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 and 1832 N. Topanga Canyon Boulevard in the unincorporated north area of the Santa Monica Mountains. The subject properties are zoned A-1-5 (Light Agricultural - Five Acre Minimum Required Area) and single-family residences are allowed by right in the zone. However, the project is located in the Santa Monica Mountains North Area Community Standards District (CSD), which requires a CUP for bed and breakfast establishments. The applicants are also requesting a variance, as the project at 1832 N. Topanga Canyon Boulevard falls within the 50-foot vertical protected area of a designated significant ridgeline per the Santa Monica Mountains North Area CSD.

Development is proposed on existing, legally-graded pads. The total gross area for 1832 N. Topanga Canyon Boulevard is 3.06 acres and 77 percent of the parcel will remain undeveloped with landscaping and native vegetation. The total building site area for this parcel is 6,569 square feet (five percent lot coverage). The parcel at 1820 N. Topanga Canyon Boulevard is 5.62 acres in area and 92 percent of the parcel will remain undeveloped with landscaping and native vegetation. The total building site area for this parcel is 6,740 square feet (three percent lot coverage).

The Regional Planning Commission (Commission) held two public hearings on this matter on May 20, 2015 and on June 17, 2015. The Commission adopted the Mitigated Negative Declaration and voted 5 - 0 to approve CUP No. 201200144 and Variance No. 201200004 which apply to the northern parcel at 1832 N. Topanga Canyon Boulevard. The Commission also voted unanimously to take CUP No. 201500066 (1820 N. Topanga Canyon Boulevard) off calendar to a date uncertain to be noticed for public hearing in the future, in order to gather additional information regarding the impacts and function of one bed and breakfast establishment in the area.

The project was appealed on behalf of the Arteique/Deerhill neighborhood residents located in the residential subdivision to the south of the project site. The appeal cited concerns with the proposed land use and potential impacts to fire safety, noise, circulation, public services, and aesthetics. Because the Commission did not take action on CUP No. 201500066, that part of the project is not under consideration for the appeal.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Adopt the Mitigated Negative Declaration associated with Environmental Assessment No. 201200263, determine that on the basis of the whole record before the Board that the Project will not have a singificant effect on the environment with the implementation of the mitigation measures, and find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during Project implementation.

2. Deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Variance No. 201200004 and CUP No. 201200144.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project is located at 1832 and 1820 N. Topanga Canyon Boulevard and consists of two parcels (APNs 4434-010-019 and 4434-010-020). The parcels are not currently developed, but contain two previously graded building pads and 515 feet of partially paved driveway constructed by the previous owner. Site access for the project is taken from N. Topanga Canyon Boulevard for both parcels, via one 20-foot wide driveway, solely for the use of the two properties included in the project.

The project site is located within the N5 - Mountain Lands 5 land use category of the Santa Monica Mountains North Area Plan which allows a density of one dwelling unit per five acres. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and

other local commercial and public facilities. The project falls within the natural description of the Mountain Lands land use category and consists of two legally created parcels. Over the years the area has been developed with single-family residences and a commercial area adjacent to the project site.

The single-family residences with bed and breakfast establishments are consistent with the land use designation. The project as proposed, with shared access from Topanga Canyon Boulevard, is also consistent with the intended development character for the area. The project is consistent with the policies of the Santa Monica Mountains North Area Plan as it minimizes grading and sites the building area on the previously graded building pads. Project design further limits impacts to the natural landforms, the flora and fauna of the site, and blends the structures into the natural setting. Additional features have been incorporated into the project design to minimize impacts on the natural resources of the area and contribute to a context sensitive design, consistent with policy recommendations for development in the area.

The project is consistent with the land use designation, zoning, and character of development in the area. Topanga Canyon Boulevard provides access to the site and is a major thoroughfare with commercial uses adjacent to the project. The project is not expected to place an undue burden on public services. The proximity of commercial uses and access to recreational areas renders the proposed residential bed and breakfast compatible with adjacent development. The height, building footprint, and incorporation of natural features limit the aesthetic impact of the project and are consistent with adjacent development in the area. The project is in conformance with the Santa Monica Mountains North Area Plan, zoning regulations, the CSD, and exceeds minimum property size requirements for the proposed bed and breakfast establishment. As proposed and conditioned, the project is compatible with the area. The project has been designed to maintain a residential character, has environmentally responsible energy efficient design features, is pursuing LEED Platinum rating, is conserving major vegetation on the site, and is providing two fire hydrants. The project will not adversely impact the area, as the proposal is in character with the adjacent commercial uses along Topanga Canyon Boulevard, the residential uses, and the recreational nature of the area.

Implementation of Strategic Plan Goals

The project promotes Goal 2, Community Support and Responsiveness, of the Los Angeles County (County) Strategic Plan by allowing a bed and breakfast use to locate near the local commercial area of Topanga Canyon Boulevard adjacent to recreational opportunities, providing those living in the County with extended stay opportunities and access to trails in the Santa Monica Mountains National Recreation Area, while supporting local commercial uses in the Topanga Canyon area and absorbing excess

trips to the region. The project also proposes a public fire hydrant on Topanga Canyon Boulevard further supporting responsiveness to fire safety concerns. The project further responds to the environmental challenges of development in the Santa Monica Mountains by maintaining a large percentage of the project site as undeveloped, pursuing LEED Platinum rating for the project, and installing water conserving systems. The project promotes Goal 1, Operational Effectiveness/ Fiscal Sustainability, as the project is subject to an entitlement process and the cost recovery is built into the applicaton fee. This service is provided within the confines of the already approved budget without requiring any additional fiscal expenditure on the County's part.

FISCAL IMPACT/FINANCING

The approval of the project would not result in significant costs to the County. Infrastructure improvements by the County would not be required by the project. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 20, 2002, the Board of Supervisors (Board) created the existing A-1-5 Zone through approval of Ordinance No. 2002-0062Z. The parcels were legally established prior to the adopted zone change with Certificates of Compliance, 01-055 and 01-056 issued in July 2001.

On December 7, 2004, the Board amended the Santa Monica Mountains North Area CSD with the adoption of the Significant Ridgeline Protection provisions. Previous to the adoption of these provisions, in July 2004, Plot Plan 50312 was filed and later approved for grading and construction of residential structures at 1832 N. Topanga Canyon Boulevard. Grading permit GR0604170004 was issued for the creation of the graded building pad on site.

On June 17, 2015, the Commission approved the variance and a CUP for 1832 N. Topanga Canyon Boulevard to allow for the construction of a single-family residence with a bed and breakfast within the 50-foot vertical protected area of a designated significant ridgeline.

ENVIRONMENTAL DOCUMENTATION

On June 17, 2015, the Commission certified that the Mitigated Negative Declaration (MND) for the Project was completed in compliance with California Environmental Quality Act and the State and County Guidelines related thereto; certified that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental

consequences of the Project; certified that it considered the Mitigation Monitoring Report Program (MMRP), finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the project will have a significant effect on the environment; and adopted the MND and found that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the project is not anticipated to have a negative impact on current services as the County departments have conditioned the project to provide additional recreational, water, and safety infrastructure to meet project needs at no cost to the County. The departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and conditions for the project. The Fire Department required the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private hydrant on site. The project will extend the water line across Topanga Canyon Boulevard to meet project needs, at the expense of the property owner. Parks and Recreation required the dedication of a multi-use trail easement linking Topanga Canyon Boulevard to the Santa Maria Canyon trail as a condition of project approval. Public Works and CalTrans reviewed the project for potential impacts to road services and determined that limits on left-turn ingress/egress at the project site would mitigate any potential impacts and conditioned the project as such.

For further information, please contact Adrine Arakelian at (213) 974-6462 or aarakelian@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:SA:MKK:AAA:lm

Attachments: Findings and Conditions
Commission Staff Reports and Correspondence
Mitigated Negative Declaration

c: Executive Office, Board of Supervisors

Assessor
Chief Executive Office
County Counsel
Public Works

K_CP_102715_PROJECT_NO_R2012_01555_BL

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	October 27, 2015
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	THIRD DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

*** * * * *ENTRY MUST BE IN MICROSOFT WORD* * * * ***

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: R2012-01555-(3)
Case No.: Variance No. 201200004
Conditional Use Permit No. 201200144
Environmental Assessment No. 201200263

PUBLIC HEARING

BOARD AGENDA TEXT:

x. De novo combined public hearing on Project No. R2012-01555-(3), consisting of a variance and conditional use permit to authorize the establishment of a single-family residence with bed and breakfast located at 1832 N. Topanga Canyon Boulevard, in the Malibu Zoned District within the Santa Monica Mountains North Area Community Standards District, applied for by, William and Carrie Carrier. **(Department of Regional Planning)**

a) Conditional Use Permit No. 201200144 to establish a single-family residence with bed and breakfast located at 1832 N. Topanga Canyon Blvd. in the A-1-5 (Light Agricultural – 5 Acre Minimum Required Area) Zone pursuant to County Code Section 22.44.133.E.1 and subject to the Hillside Management Ordinance.

b) Variance No. 201200004 to authorize the construction of residential structures located at 1832 N. Topanga Canyon Blvd. within the 50-foot vertical protected area of a designated significant ridgeline in the A-1-5 Zone pursuant to CSD provisions in County Code Section 22.44.133.D.5.

c) Environmental Assessment No. 201200263 to adopt the Mitigated Negative Declaration with impacts to aesthetics, biological resources, hydrology, and water quality reduced to less than significant with the implementation of mitigation measures pursuant to CEQA reporting requirements