

Department of Regional Planning Department Statement

Board of Supervisors Meeting: February 13, 2024

Appeal hearing on Project No. 2017-004054-(3), Major Coastal Development Permit (Major CDP) No. RPPL2017006647, to authorize the construction of a 5,390-square-foot, one-story single-family residence and a detached 725-square-foot garage, including a new Onsite Wastewater Treatment System (OWTS), in the R-C-10,000 (Rural Coastal, 10,000-square-foot Minimum Required Lot Area) Zone pursuant to Los Angeles County Code Section 22.44.1750. The total building site would be 9,383 square feet on a 9.9-acre parcel. The residence would have a maximum height of 18 feet above grade, and a total of 5,182 cubic yards of grading would occur (2,204 cubic yards cut, 387 cubic yards fill, 1,817 cubic yards export, 2,563 cubic yards over-excavation and re-compaction). The Project would also include minimal hardscape, landscaping, and the paving and widening to 20 feet of an existing 294-foot-long dirt driveway. Development would partially occur within the H1 Quiet Zone habitat category. The Project is located at 25740 Mulholland Highway, Calabasas (Assessor Parcel Number 4455-017-024) in The Malibu Zoned District within the Santa Monica Mountains Coastal Zone and is applied for by Matt Gifani.

This item is an appeal of the Regional Planning Commission's (RPC) decision to approve a Major CDP to authorize a single-family residence, carport, OWTS, hardscaping and landscaping, and 5,182 cubic yards of total grading (Project). The Project is located at 25740 Mulholland Highway in the Santa Monica Mountains Planning Area (Project Site). The RPC approved the Major CDP on August 2, 2023. This appeal of the RPC's decision was filed by Las Virgenes Homeowners Federation on August 11, 2023.

The Project is consistent with the applicable policies of the Santa Monica Mountains Local Coastal Program's Land Use Plan (LUP).

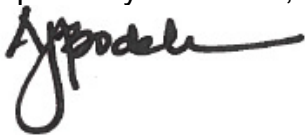
The Project is consistent with LUP Policies CO-108 and CO-109 because it would be located on the most level portion of the Project Site immediately adjacent to the existing dirt access driveway. This location will avoid the need to disturb natural vegetation or grade large amounts of earth to construct a driveway and other improvements on steep slopes further to the south. The fuel modification plan avoids H1 Habitat. A driveway will traverse a portion of the H1 Habitat on the Project Site's northeastern corner, but this is permitted by County Code Section

22.44.1890 C.2 when there is no other feasible alternative to provide access for development on a legally created parcel. The Project meets this requirement because the proposed driveway location is the Project Site's only access to an existing shared driveway, would be the minimum width required by the Fire Department, and would follow the path of an existing dirt driveway.

The Project is consistent with LUP Policies LU-33 and LU-38. The Project Site is visible from the Lost Canyon Trail and is therefore located in a Scenic Resource Area (SRA). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the north. The Project would also comply with the Santa Monica Mountains Local Coastal Program's Local Implementation Plan limitations on building site area, because the 9,383-square-foot building site area is less than the maximum allowable area of 10,000 square feet.

RPC found the Project qualified for Class 3, New Construction or Conversion of Small Structures, and Class 4, Minor Alterations to Land, categorical exemptions from the California Environmental Quality Act because the Project is a request to construct one single-family residence with a detached carport and associated infrastructure, including a driveway, OWTS, and retaining walls. The Project also includes fuel modification surrounding the residence. The Project does not qualify as an exception to the exemptions because it is not expected to result in damage to scenic resources and/or scenic highways, is not expected to result in cumulative or significant effects, is not located on a hazardous waste site, and does not contain historic resources. Staff recommends that the Board of Supervisors deny the appeal and uphold the RPC's approval of the Project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amy Bodek', with a stylized flourish at the end.

AMY J. BODEK, AICP
Director of Regional Planning