

REPORT TO THE HEARING OFFICER

DATE ISSUED:	July 9, 2026	
HEARING DATE:	July 21, 2026	AGENDA ITEM: 4
PROJECT NUMBER:	PRJ2021-001071	
PERMIT NUMBER(S):	Minor Conditional Use Permit RPPL2021009126	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	1737 Oak Drive, Topanga	
OWNER:	Travis Schmidt	
APPLICANT:	Travis Schmidt	
CASE PLANNER:	William Chen, AICP, Senior Planner WChen@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2021-001071, Minor Conditional Use Permit ("MCUP") Number RPPL2021009126, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2021009126 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- MCUP for the proposed construction of a single-family residence with a new onsite wastewater treatment system (“OWTS”) at 1737 Oak Drive in Topanga (“Project”). A MCUP is required for the Project, which is in the R-1-5 (Single Family – 5 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains North Area (“SMMNA”) Community Standards District (“CSD”), pursuant to County Code Section 22.336.080.B – Area Specific Development Standards – Topanga Canyon Area (Ord. 2019-0004).

B. Project

The Applicant is requesting an MCUP for the proposed construction of a two-story, 2,548-square-foot single-family residence with a maximum height of 34 feet 10 inches above grade, a 792-square-foot, three-car subterranean garage, and a 728-square-foot covered porch/patio on a 0.43-acre site. Other proposed improvements include a 63-square-foot open deck above the covered porch, a 91-square-foot deck partially open at the rear of the property, and a new OWTS.

Grading associated with these improvements includes a total of 900 cubic yards (450 cubic yards of cut and 450 cubic yards of fill) within a built area of 1,862 square feet, including decks.

Per the requirements of the SMMNA CSD (Ord. 2019-0004), an MCUP is required for a new single-family residence, with the installation of a new OWTS, on properties within a small lot subdivision (County Code Section 22.336.080). Thus, an MCUP is required for the activities described in this request.

C. Project Background

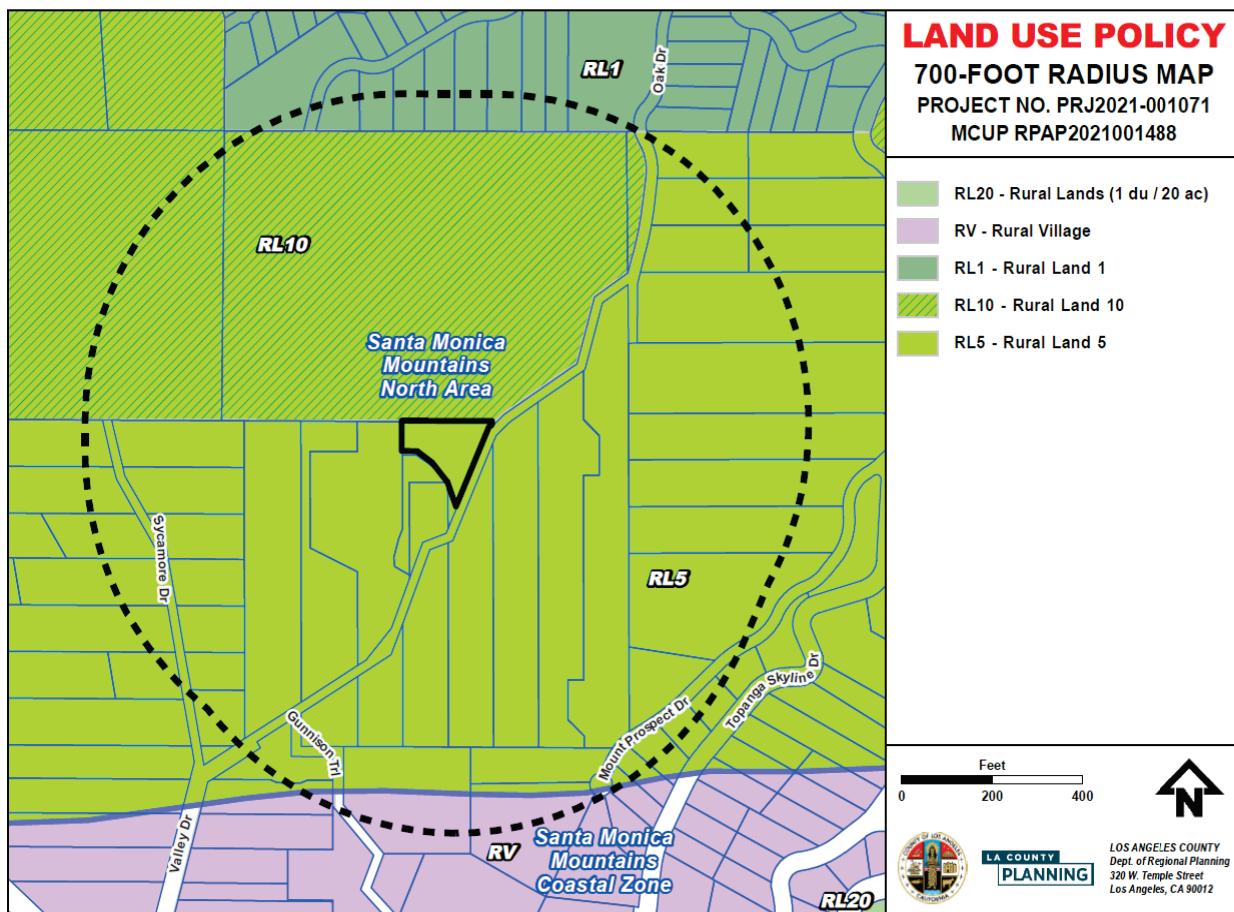
The currently disturbed and vacant Project site is approximately 0.43 acres (or 18,730 square feet) in size. The Project site is irregular in shape with terrain typically found in the Santa Monica Mountains consisting of an existing building pad located in the northwest portion of the parcel, and a band of freshwater forested/shrub wetland located along Oak drive at the eastern portion of the parcel.

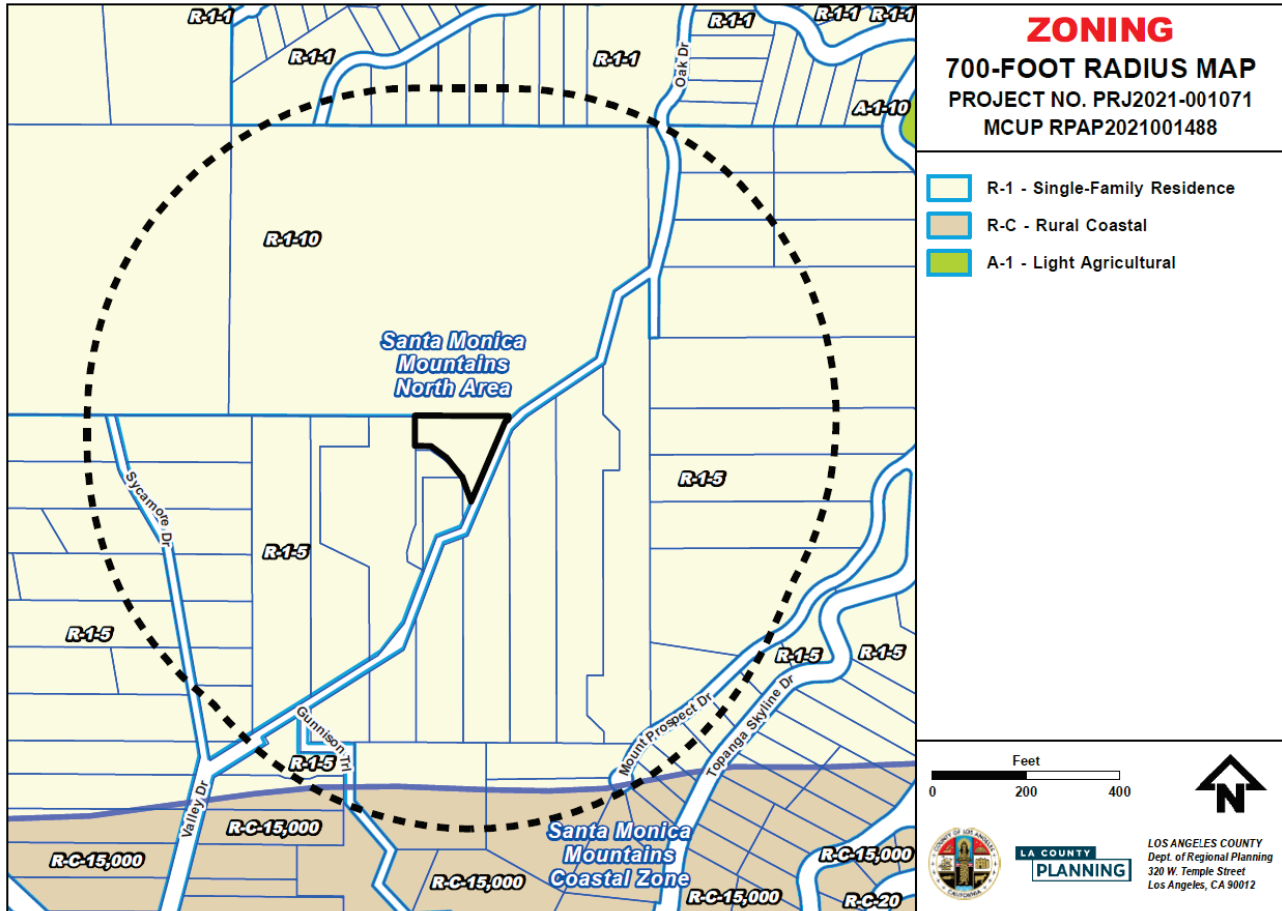
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL5 (Rural Land 5 – One Dwelling Unit Per 5	R-1-5 (Single Family – 5 Acre	Vacant

	Acres Maximum Density)	Minimum Required Lot Area)	
NORTH	RL10 (Rural Land 10 – One Dwelling Unit Per 10 Acres Maximum Density)	R-1-10 (Single Family – 10 Acre Minimum Required Lot Area)	Vacant
EAST	RL5	R-1-5	Single-Family Residence
SOUTH	RL5	R-1-5	Single-Family Residence
WEST	RL5	R-1-5	Single-Family Residence





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7076	A-1-1	December 26, 1956
7276	M-3	December 24, 1957
10754	A-1-2	September 25, 1973
20020062z	A-1-10	August 20, 2002

B. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2020004106	Grading, trailer on vacant property	Closed

ANALYSIS

A. Land Use Compatibility

The Project is an MCUP for a new single-family residence and associated accessory development in the SMMNA. As proposed, the Project is like other single-family residences in the immediate area in terms of size and design. Additionally, the Project is sited to avoid oak trees and other sensitive natural features to facilitate a development that is compatible with existing surrounding uses.

B. Neighborhood Impact (Need/Convenience Assessment)

Minimal neighborhood impact would result from the Project as it would consist of the construction of a two-story single-family residence in an area with existing residential development to the east, west, and south, with vacant land to the north of the property. Single-family residences of similar height and bulk are located on Oak Drive to the east, west, and south. The Project is unlikely to result in a cumulative increase in nearby development as road access, municipal water, and electrical utility connections already exist in the area.

C. Design Compatibility

The Project is located within the existing developed residential neighborhood in the unincorporated area of Topanga. The Project site is bordered by existing low-density residential development to the south, east, and west, and vacant land to the north. The design of the new single-family residence complies with all requirements for development in the R-1-5 Zone and would be compatible with the surrounding community.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Santa Monica Mountains North Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.160.050.B of the County Code (Ord. 2019-0004). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that the Project qualifies for a Class 3 – (New Construction or Conversion of Small Structures) and Class 4 – (Minor Alterations to Land) under the California

Environmental Quality Act (“CEQA”) and the County environmental guidelines. Pursuant to Section 15303 of the State CEQA Guidelines, the Project qualifies for a Class 3 Categorical Exemption because it includes construction of one single-family residence and associated infrastructure.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the single-family residence and driveway. The Project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion or sedimentation to surface waters and, therefore, qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the Project is not subject to an exception to the CEQA exemptions because a biological map of the area of disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project.

The Project is not expected to significantly impact scenic resources, as the improvements will be located away from Oak Drive with only portions of the residence visible from the roadway. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Parks and Recreation, in a note dated May 11, 2022, recommended that the Project proceed to public hearing.
2. The Fire Department, in a letter dated August 19, 2025, recommended that the Project proceed to public hearing.
3. The Department of Public Works, in a letter dated September 3, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

4. The Department of Public Health, in a letter dated September 24, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By: David J. DeGrazia
David DeGrazia, Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

1737 OAK DRIVE TOPANGA, CA 90290
NEW SINGLE FAMILY RESIDENCE W/ ATTACHED 3-CAR GARAGE



213.262.9742

[illegible]

SCHMIDT RESIDENCE

PROJECT #	2021 - 1737
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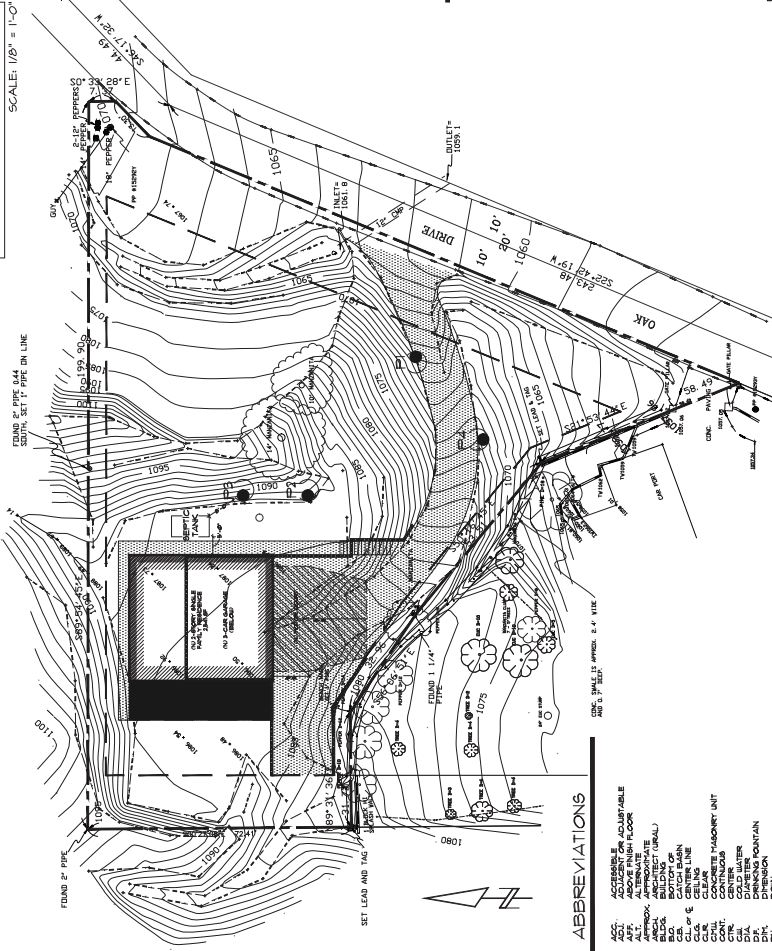
SCOPE
NEW SINGLE FAMILY
RESIDENCE W/
ATTACHED 3-CAR
GARAGE

COVER

A-0.0

1 OF 6

SCALE: 1/8" = 1'-0"

[illegible]

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OWNER/APPLICANT:
TRAVIS SCHMIDT
1131 OAK DRIVE
TOPANGA, CALIFORNIA 90750
T: (310) 300-0111
E: -TRAVISCHMIDT1@GMAIL.COM

DESIGNER:
MATTHEW GUERRERO DESIGN
23241 VENTURA BLVD. #16
WOODLAND HILLS, CALIFORNIA 91364
T: (713) 840-4920
E: MATTHEW@MATTHEWGUERRERODESIGN.COM

SURVEYOR:
JOHN MAC NEIL
2330 NORTH TOPANGA CANYON BLVD.
TOPANGA, CALIFORNIA 90230
T: (310)-455-7015

CONTRACTOR: _____
NAME: 'OWNER-BUILDER' _____
LICENSE No: _____

1000

SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE:

- PROPOSED 2 STORY SINGLE FAMILY RESIDENCE WITH SUBTERRANEAN 2-CAR GARAGE BELOW
- DRIVEWAY ACCESS AND MOTOR COURT TO BE DEVELOPED PER PLAN

GRADING:

- PROJECT WILL REMOVE ROUGHLY 400 CUBIC YARDS OF GRADING (USUALLY BALANCED OFF FULL)

CONCRETE:

- PROJECT WILL REQUIRE AN ON-SITE BATCHING PLANT TO PRODUCE THE 8,000 CYCLES OF A REINFORCED CONCRETE. THE 10,000 CYCLES OF CONCRETE WILL BE ORDERED FOR THE PROJECT.

Author	Year	Country	Sample Size	Study Design	Findings
Wang et al.	2005	China	1,000	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2006	China	2,000	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2007	China	1,500	Cross-sectional	High prevalence of mental health problems among adolescents.
Wang et al.	2008	China	1,200	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2009	China	1,800	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2010	China	1,600	Cross-sectional	High prevalence of mental health problems among adolescents.
Wang et al.	2011	China	1,400	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2012	China	1,900	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2013	China	1,700	Cross-sectional	High prevalence of mental health problems among adolescents.
Wang et al.	2014	China	1,300	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2015	China	2,100	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2016	China	1,800	Cross-sectional	High prevalence of mental health problems among adolescents.
Wang et al.	2017	China	1,500	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2018	China	2,200	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2019	China	1,900	Cross-sectional	High prevalence of mental health problems among adolescents.
Wang et al.	2020	China	1,600	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2021	China	2,300	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2022	China	2,000	Cross-sectional	High prevalence of mental health problems among adolescents.
Wang et al.	2023	China	1,700	Cross-sectional	High prevalence of mental health problems among adolescents.
Li et al.	2024	China	2,400	Longitudinal	Increased mental health problems over time in adolescents.
Zhang et al.	2025	China	2,100	Cross-sectional	High prevalence of mental health problems among adolescents.

1. COPIES OF THESE DRAWINGS ARE SUPPLIED TO THE OWNER, THE CONTRACTOR AND ARCHITECT BY THE DESIGNER. THE CONTRACTOR SHALL PROTECT, STORE AND RETURN ALL COPIES OF SUCH DRAWINGS TO THE ARCHITECT AND DESIGNER. THE CONTRACTOR SHALL NOT REPRODUCE OR MAKE COPIES OF SUCH DRAWINGS OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND DESIGNER. THE CONTRACTOR SHALL NOT REPRODUCE OR MAKE COPIES OF SUCH DRAWINGS OR ANY PART THEREOF FOR THE PURPOSE OF CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND DESIGNER.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD REQUIREMENTS AND ALL DIMENSIONS, CONDITIONS OR DISCREPANCIES IN THE PLAN WITH RESPECT TO THE FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASSOCIATED DIMENSIONS, CONDITIONS OR DISCREPANCIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

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1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL BUILDING AUTHORITY:
- A. LOS ANGELES COUNTY MUNICIPAL CODE
 - B. 2015 CALIFORNIA RESIDENTIAL CODE (CMC)
 - C. 2015 CALIFORNIA MECHANICAL CODE (CMC)
 - D. 2015 CALIFORNIA PLUMBING CODE (CPC)
 - E. 2015 CALIFORNIA MECHANICAL CODE (CMC)

1987 MAY 20

PROJECT ADDRESS: 1131 OAK DRIVE
TOPANGA, CA 90290

LEGAL DESCRIPTION:	TRACT: TR 16199	LOT: 27	MAP REF: MB 366-2325
APN :	4436-008-049		
LOT AREA:	43 ACRE ± 18730.8 SQFT.		

ZONE:	R1-1-B
OCCUPANCY:	R-3 (SINGLE FAMILY RESIDENTIAL) 4 U (STORAGE)
PARKING:	3-CAR ATTACHED GARAGE (AIRTERMINAL)

MAX. BLDG. HEIGHT: 34'-10" PROPOSED (35' MAX. ALLOWED)

SETBACKS:
FRONT: 20'-0" REAR: 15'-0" SIDE: 5'-0"

*SEE SITE PLAN FOR ALL REQUIRED SETBACKS

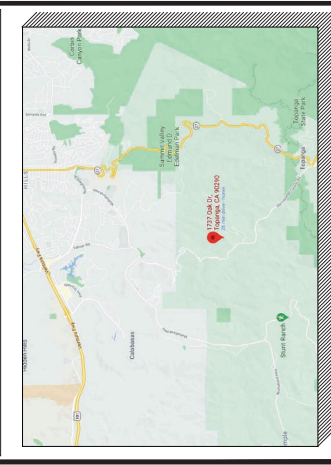
BUILDING FLOOR AREA :

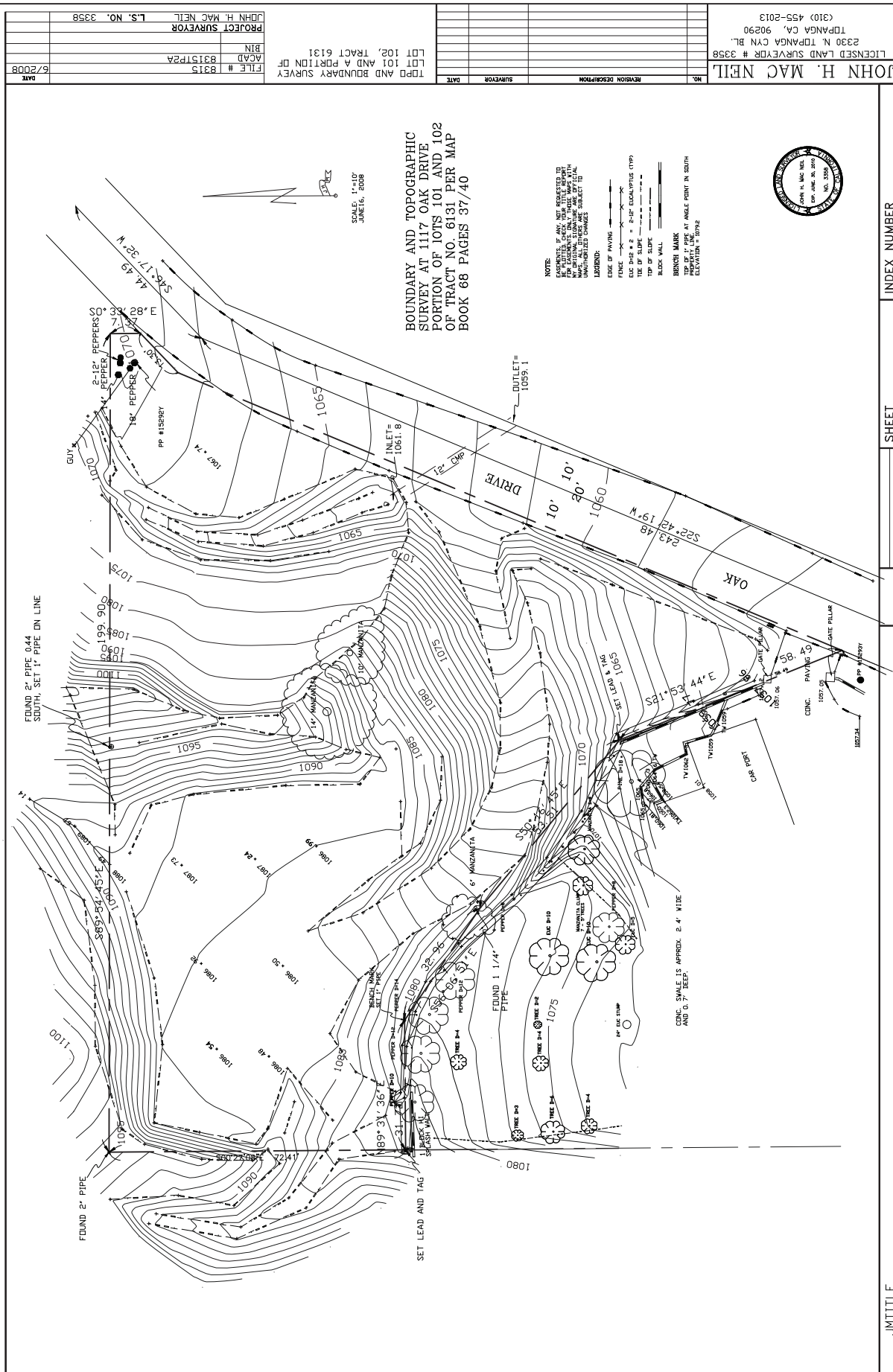
STRUCTURE:	EXISTING	ADDITION	PROPOSED
SINGLE FAN, RESIDENCE:	Ø 5"	Ø 24.0" 5"	Ø 24.0" 5"
COVERED PORCH/PATIO:	Ø 5"	Ø 17.0" 5"	Ø 17.0" 5"
GARAGE STORAGE:	Ø 5"	Ø 19.0" 5"	Ø 19.0" 5"
TOTAL:	Ø 5"	Ø 5"	Ø 40.0" 5"

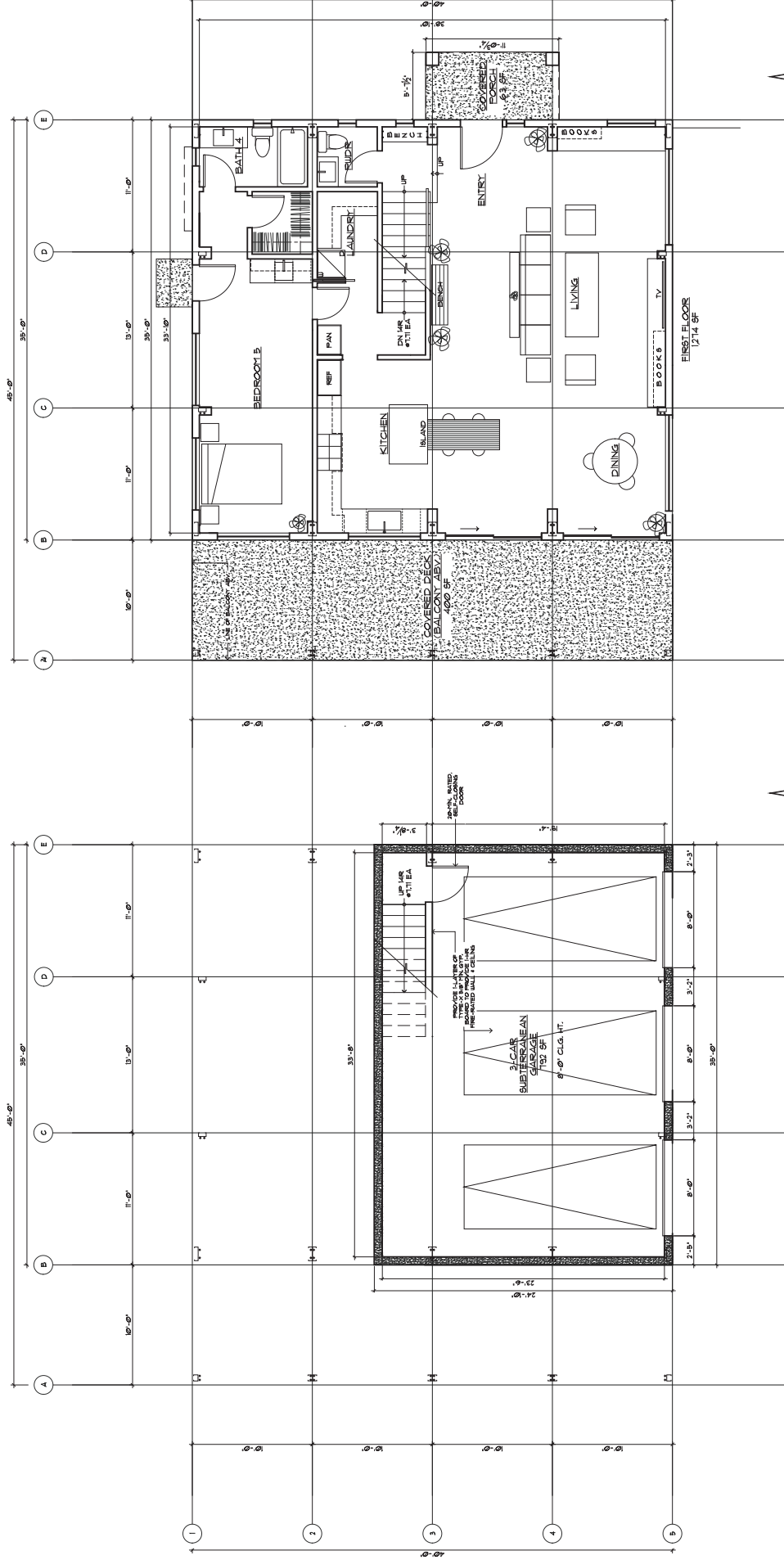
SEE ADDITIONAL AREA CALC'S ON COVERSHEET A-00 (BENEATH SITE PLAN)

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ARCHITECTURAL SHEETS	
A-10	PROJECT DATA, SCOPE OF WORK, & PROPOSED SITE PLAN
A-11	GENERAL CONSTRUCTION NOTES
A-12	EXISTING SITE SURVEY
A-13	PROPOSED PLANS - GARAGE LEVEL, 1 FIRST FLOOR PL. AN.
A-14	PROPOSED PLANS - SECOND FLOOR, 1 SECOND FLOOR PL. AN.
A-15	PROPOSED PLANS - 2ND FLOOR, 1 SECOND FLOOR PL. AN.
A-16	PROPOSED PLANS - 3RD FLOOR, 1 THIRD FLOOR PL. AN.

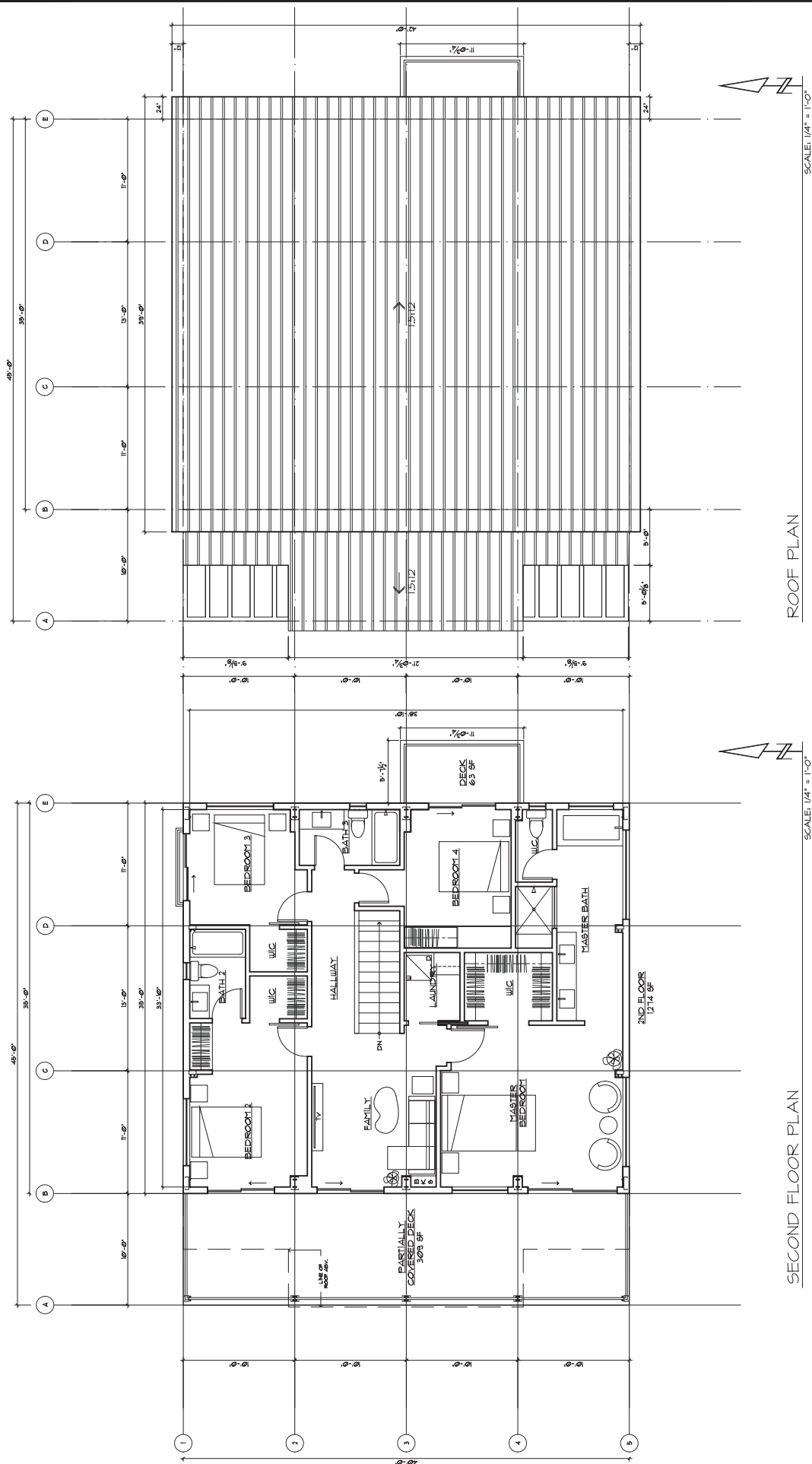


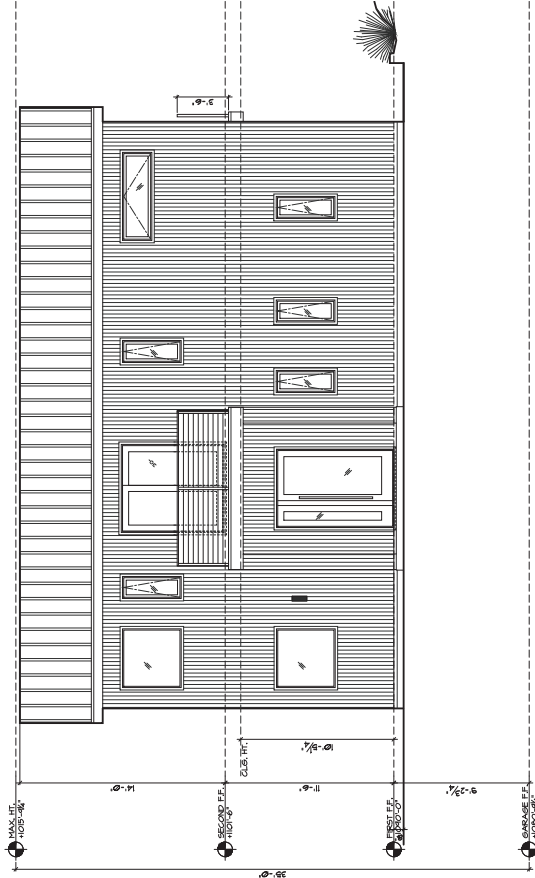




FIRST FLOOR PLAN

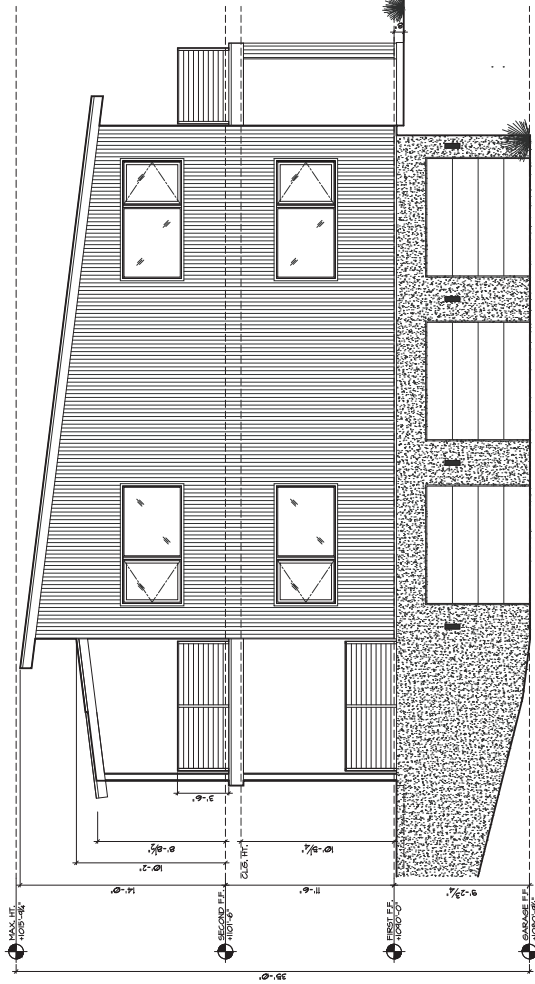
GARAGE FLOOR PLAN (SUBTERRANEAN)





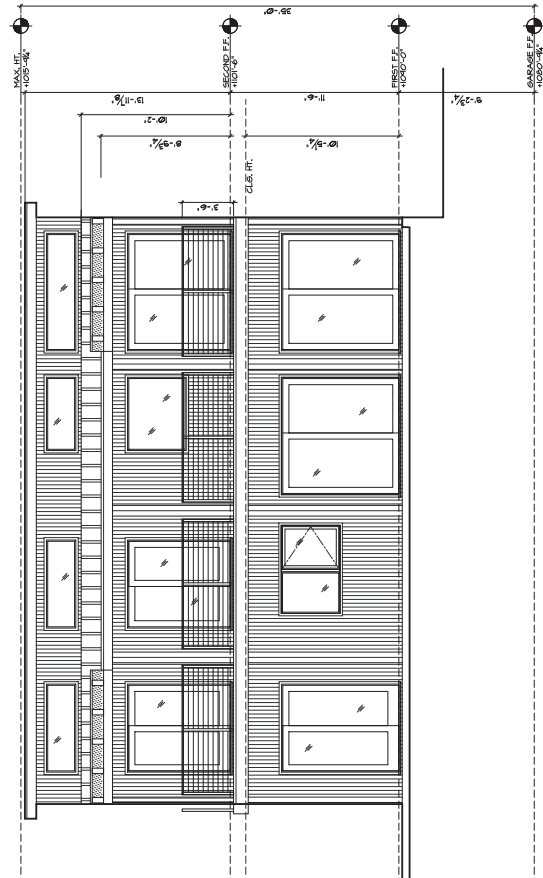
EAST ELEVATION

SCALE: 1/4" = 1'-0"



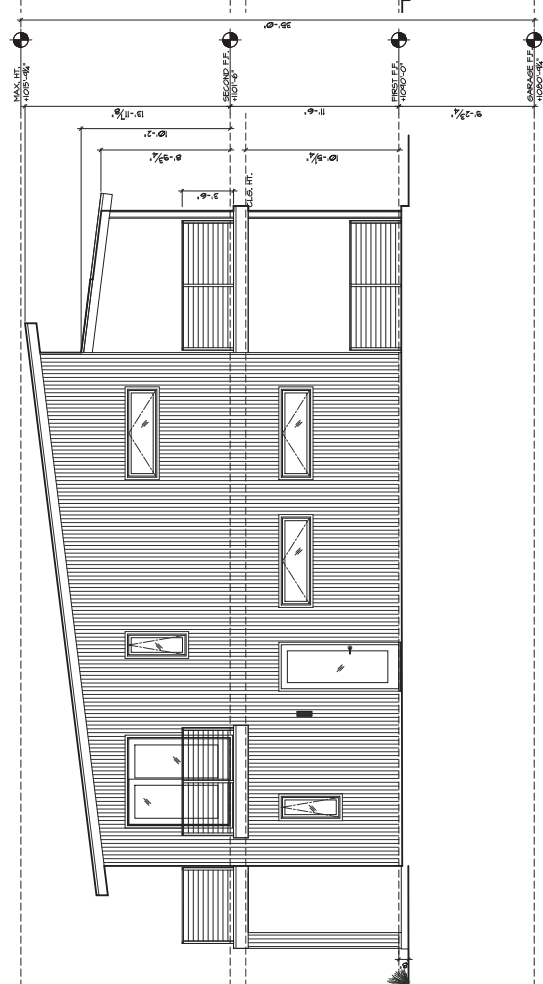
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROJECT NUMBER
PRJ2021-001071-(3)

HEARING DATE
July 21, 2026

REQUESTED ENTITLEMENT(S)
Minor Conditional Use Permit No. RPPL2021009126

PROJECT SUMMARY

OWNER / APPLICANT

Travis Schmidt

MAP/EXHIBIT DATE

February 17, 2021

PROJECT OVERVIEW

Request for a Minor Conditional Use Permit to authorize the construction of a two-story, 2,548-square-foot single-family residence with a maximum height of 34 feet 10 inches, a new onsite wastewater treatment system, a 792-square-foot three-car subterranean garage, a 728-square-foot covered porch/patio, a 63-square-foot open deck, and a 91-square-foot deck on a property in the Santa Monica Mountains North Area at 1737 Oak Drive, Topanga.

LOCATION

1737 Oak Drive, Topanga

ACCESS

Oak Drive

ASSESSORS PARCEL NUMBER(S)

4436-008-049

SITE AREA

0.43 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

The Malibu

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL5 (Rural Land 5 – One Dwelling Unit Per 5 Acres Maximum Density)

ZONE

R-1-5 (Single-Family – 5 Acre Minimum Required Lot Area)

PROPOSED UNITS

One

MAX DENSITY/UNITS

One Dwelling Unit Per Five Acres

APPLICABLE STANDARDS DISTRICT(S)

Santa Monica Mountains North Area Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.336 (Santa Monica Mountains Community Standards District) (Ord. 2019-0004)
 - Chapter 22.160 (Conditional Use Permits, Minor) (Ord. 2019-0004)
 - Chapter 22.18 (Residential Zones) (Ord. 2019-0004)
-

CASE PLANNER:

William Chen, AICP, Senior Planner

PHONE NUMBER:

(213) 974 - 0051

E-MAIL ADDRESS:

WChen@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-001071-(3)
MINOR CONDITIONAL USE PERMIT NO. RPPL2021009126

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Conditional Use Permit ("MCUP") No. RPPL2021009126 on July 21, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Travis Schmidt ("Permittee"), requests the MCUP to authorize the construction of a single-family residence, associated accessory development, and appurtenant infrastructure ("Project") on a property located at 1737 Oak Drive in the unincorporated community of Topanga ("Project Site") in the R-1-5 (Single Family - 5 Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.336.080.B - Area Specific Development Standards - Topanga Canyon Area (Ord. 2019-0004).
4. **LOCATION.** The Project is located at 1737 Oak Drive within The Malibu Zoned District and Santa Monica Mountains Planning Area.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL5 (Rural Land 5 - One Dwelling Unit Per 5 Acres Maximum Density) land use category of the Santa Monica Mountains North Area Plan ("Area Plan") Land Use Policy Map.
6. **ZONING.** The Project Site is located in The Malibu Zoned District and is currently zoned R-1-5. Pursuant to County Code Section 22.336.080.B (Area Specific Development Standards - Topanga Canyon Area) (Ord. 2019-0004), an MCUP is required, prior to the issuance of any building or grading permit, for development in a small lot subdivision as that term is defined.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN LAND USE POLICY	ZONING	EXISTING USES

NORTH	RL10 (Rural Land 10 - One Dwelling Unit Per 10 Acres Maximum Density)	R-1-10 (Single Family - 10 Acre Minimum Required Lot Area)	Vacant
EAST	RL5 (Rural Land 5 - One Dwelling Unit Per 5 Acres Maximum Density)	R-1-5 (Single Family - 5 Acre Minimum Required Lot Area)	Single-Family Residence
SOUTH	RL5	R-1-5	Single-Family Residence
WEST	RL5	R-1-5	Single-Family Residence

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.43 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with terrain typically found in the Santa Monica Mountains, including ridges, gullies, and relatively flat areas. There is an existing dirt road and building pad onsite.

B. Site Access

The Project Site is accessible via Oak Drive to the east. Primary access to the Project Site will be via an entrance/exit on Oak Drive.

C. Site Plan

The site plan depicts the Project Site with a new two-story, 2,548-square-foot single-family residence, 792-square-foot attached three-car subterranean garage, and 728-square-foot covered porch/patio with a maximum height of 34 feet 10 inches above grade. Also included on the site plan is a new 63-square-foot open deck above the covered porch, 91-square-foot deck partially open at the rear of the property and proposed onsite wastewater treatment system ("OWTS").

D. Parking

The Project will provide a total of three covered standard parking spaces associated with the single-family residence.

9. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that 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 (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the development of one single-family residence, various small accessory structures, and appurtenant infrastructure and no exceptions to the exemptions apply.

10. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comment regarding the Project.

11. AGENCY RECOMMENDATIONS.

- A. County Department of Parks & Recreation: Recommended clearance to public hearing with no conditions in a note dated May 11, 2022.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated August 19, 2025.
- C. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated September 3, 2025.
- D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated September 24, 2025.

12. **LEGAL NOTIFICATION.** Pursuant to Sections 22.228.040 (Public Hearing) 22.222.120 (Public Hearing Procedure) (Ord. 2019-0004) of the County Code, the community was properly notified of the public hearing by mail and newspaper (Malibu Times). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 28, 2026, a total of 36 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 700-foot radius from the Project Site, as well as 19 notices to those on the courtesy mailing list for The Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Monica North Area Plan because the RL5 land use designation is intended for residential uses not to exceed a maximum residential density of one dwelling unit per 5-acres. The Project is a single-family residence on an 18,730 square foot lot. The proposed use with the attached conditions will be consistent with applicable goals and policies of the RL5 land use designation and the Santa Monica Mountains North Area Community Standards District.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Santa Monica Mountains North Area Plan that are applicable to the Project:

GENERAL PLAN

A. Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs. The proposed single-family residence is proposed on a previously graded vacant in-fill lot within the Topanga Canyon Area that will not result in impacts to any onsite or surrounding sensitive environmental areas.

B. Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. The Project, located on a previously disturbed and graded vacant lot, would be compatible in terms of land use, size, and design with existing single-family residences to the east, west, and south of the Project Site.

C. Goal LU7: Compatible land uses that complement neighborhood character and the natural environment. The Project is compatible with other single-family residences in the immediate area in terms of size, design, setbacks, and is sited to avoid adjacent oak trees and other sensitive natural habitat and features in the area surrounding but not located on the Project Site.

SANTA MONICA MOUNTAINS LAND USE PLAN:

D. Policy LU-1: Direct and site new residential, commercial, or industrial projects to existing developed areas able to accommodate it, or if not then in other areas with adequate public services and where they will not have significant adverse effects, either individually or cumulatively, on natural resources. The proposed Project is a new single-family residence within an established small lot subdivision surrounded by existing residences all served by adequate public services including water service from a Los Angeles County Waterworks District water main located along Oak Drive.

E. Policy LU-10: Subsequent development on a parcel created through a land division shall conform to all provisions of the approved land division permit, including, but not limited to, the building site location, access road/driveway design, and grading design and volumes. The proposed Project meets all requirements of the Santa Monica Mountains North Area Community Standards District as described below as well as maximum structural area and landscaping requirements per County Code Section 22.336.080.B – Area Specific Development Standards – Topanga Canyon Area (Ord. 2019-0004) in terms of access from Oak Drive, and minimal grading and design volumes due to previous grading and disturbance of the Project Site.

F. Policy LU-17: Require that new developments use architectural and siting features that are compatible with adjacent existing and planned developments, and include the following:

- compatibility with prominent design features existing in the immediate area (i.e., trees, landforms, historic landmarks);
- compatibility with existing structures; and
- compatibility with the natural environment (i.e. hillsides, washes, native vegetation).

The Project would be compatible with adjacent existing single-family residential development in terms of architectural and siting features such as the proposed two-

story home design and siting of improvements away from Oak Drive. The location of the proposed residence on previously disturbed and relatively flat areas of the site show compatibility with the hillside environment and native vegetation that surrounds the previously graded site.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1-5 zoning classification as the proposed single-family residence is permitted in such zone with a MCUP pursuant to County Code Section County Code Section 22.336.080.B – Area Specific Development Standards – Topanga Canyon Area (Ord. 2019-0004).
16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.18.040.C – Development Standards for Residential Zones, including all setback requirements.
17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040.D, which includes a height limit of 35 feet above grade. The proposed Project has a height of 34 feet 10 inches above grade.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 requires 2 covered standard parking spaces per single-family residence. The proposed Project includes a three-car subterranean parking garage in conformance with this requirement.
19. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials include wood siding that would utilize earth tones pursuant to County Code Section 22.140.580.D.
20. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.336.060.D. The Project is proposing a balanced 900 cubic yards (cy) of grading (consisting of 450 cy of cut and 450 cy of fill). The Project is consistent with the applicable grading requirements because the location of the proposed residence is situated on the northwest portion of the parcel with a proposed driveway from Oak Drive that was previously graded.
21. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

MINOR CONDITIONAL USE PERMIT FINDINGS

22. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The Project is designed in accordance with applicable Title 22 provisions. The RL5 land use designation allows for the construction of a single-family residence in a small lot subdivision with the required MCUP.

23. **The Hearing Officer finds that the proposed use at the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is consistent with the R-1-5 zoning on the Project Site, as all development standards including setbacks, parking, height restrictions, and grading for this zone have been met, which will ensure that the Project will not adversely affect the health, peace, comfort and welfare of neighboring properties.
24. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is 0.43-acres with an existing graded driveway and building pad, which is an adequate size and configuration for the proposed single-family residential Project and all related improvements.
25. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** Access to the Project Site is adequately served by Oak Drive, an 18-foot-wide, 2-lane public road that connects to Valley Drive, a 22-foot-wide public road approximately 800 feet to the southwest, and ultimately Old Topanga Canyon Road, a 24-foot-wide public road that is approximately 300-feet southwest of Valley Drive.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption) and Section 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Project qualifies for a Class 3 Categorical Exemption because it includes construction of one single-family residence and associated infrastructure. The Project does not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion or sedimentation to surface waters and therefore qualifies for a Class 4 Categorical Exemption as well. The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as designated state scenic highways, because it has incorporated the above-referenced features. The Project is not expected to have a cumulative impact or significant effect. The Project Site is also not included on any hazardous waste site or historical resources list.

ADMINISTRATIVE FINDINGS

27. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan for the area.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption) and Section 15304 (Class 4, Minor Alterations to Land Categorical Exemption); and
- 2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2021009126**, subject to the attached conditions.

ACTION DATE: XXXXX, 2026

MG:RG:NMM:jh

July 9, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-001071-(3)
MINOR CONDITIONAL USE PERMIT NO. RPPL2021009126

PROJECT DESCRIPTION

The project is to authorize the construction of a two-story, 2,548-square-foot single-family residence with a maximum height of 34 feet 10 inches above grade, a 792-square-foot, three-car subterranean garage, a 728-square-foot covered porch/patio, a 63-square-foot open deck above the covered porch, a 91-square-foot deck partially open at the rear of the property, and a new onsite wastewater treatment system on a 0.43 acre site subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals) (Ord. 2019-0004).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from

which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$470.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one inspection three years after the date of final approval of this grant.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. **County Public Health Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Health ("Public Health") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **[Decision Date + 60 days]**.

16. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

17. **Grant.** This grant shall authorize the construction of an approximately 2,548-square-foot, two-story, 34-foot-10-inch-tall single-family residence with attached three-car subterranean garage, and a 728-square-foot covered porch/patio, and on-site water treatment system ("Project") on a property located at 1737 Oak Drive in the unincorporated community of the Santa Monica Mountains North Area ("Project Site").
18. **Exterior Lighting.** All outdoor lighting shall comply with the applicable provisions of County Code Chapter 22.80 (Rural Outdoor Lighting District).
19. **Grading.** Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
20. **Materials.** Exterior siding and roofing shall not contain shiny, glossy, polished, and/or metallic-looking materials or any materials with a finished surface that results in glare or direct illumination across the bounding property line from a visible source of illumination, where the intensity of such resulting glare or direct illuminations creates a nuisance or detracts from the use or enjoyment of another property.

Attachments:

Exhibit D-1 Fire Department Letter dated August 19, 2025

Exhibit D-2 Department of Public Works Letter dated September 3, 2025

Exhibit D-3 Department of Public Health Letter dated September 24, 2025



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2021009126

PROJECT NUMBER: SFR - 1737 Oak Dr.
Topanga

CITY/COMMUNITY: Santa Monica Mountains

STATUS: Cleared

PROJECT ADDRESS: 1737 Oak Drive
Topanga, CA 90290

DATE: 08/19/2025

CONDITIONS

1. The proposed SFD is cleared to proceed to hearing.

For any questions regarding the report, please contact Joseph Yuman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 3, 2025

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention William Chen

FROM: James Chon
Land Development Division

MINOR CONDITIONAL USE PERMIT (RPPL2021009126)
1737 OAK DRIVE
ASSESSOR'S MAP BOOK 4436, PAGE 8, PARCEL 49
UNINCORPORATED TOPANGA

As requested, Public Works reviewed the zoning permit application and site plan for a proposed two-story, single-family residence with a subterranean three-car garage.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

1.1. Prior to issuance of a building permit:

- 1.1.1. Provide and continuously maintain the stopping line of sight, commensurate with a design speed of 25 miles per hour (150 feet), in both directions on Oak Drive. Any obstruction such as walls and landscaping along the property frontage affecting the line of sight shall be limited to a maximum of 3.5 feet high.
- 1.1.2. Provide a maximum of 6% slope for the first 20 feet of the on-site driveway beyond the future right of way.

For questions regarding the street condition, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or kgodoy@pw.lacounty.gov.

2. Building and Safety

2.1. Prior to issuance of a Certificate of Occupancy:

2.1.1. Submit grading and building plans to Public Works, Building and Safety Division, for review and approval. The grading plans must show and call out the construction of, but not limited to, all drainage devices and details; paved driveways; drainage patterns; elevation of all pads, retaining walls, water-quality devices, and Low-Impact Development features; and all existing easements. All proposed grading and structures shall meet the Los Angeles County Building, Residential, and Green Building Standards codes.

2.1.2. Comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://dpw.lacounty.gov/idd/iddservices/docs/Low_Impact_Development_Standards_Manual.pdf.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (626) 238-2924 or jlugavere@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:la



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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Fifth District

September 24, 2025

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: William Chen

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
1737 OAK DRIVE TOPANGA CA 90290
RPPL2021009126**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is seeking approval to develop a new two-story single-family residence with a subterranean three-car garage.

- ☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- ☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below be addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water "Will Serve" letter from the Los Angeles County Waterworks District dated 09/16/2025.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

Records indicate that the applicant obtained approval of an Onsite Wastewater Treatment System on 12/20/2024 from the Onsite Wastewater Treatment Program.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise.
Noise mitigation strategies may include, but are not limited to:

1. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as

mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

Robert Glaser
September 24, 2025
Page 4 of 4

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va
DPH_CLEARED_1737 OAK DRIVE TOPANGA CA 90290_RPPL2021009126_09.24.2025

1. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. As proposed, the project would comply with all applicable development standards for a single-family residence listed in the Santa Monica Mountains North Area Plan. In addition, County Departments of Public Works and Public Health conditions have been incorporated into the approval.

2. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. As proposed, the site is adequate in size and shape to accommodate the yards, parking, landscaping, and other development features associated with the proposed single-family residence as prescribed in Title 22, or as otherwise required in order to integrate said use with other single-family residences in the surrounding area.

3. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The project site is accessible via Oak Drive, which is adequately designed to accommodate vehicles associated with construction and use of a single-family residence.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 9, 2026
PROJECT NUMBER: PRJ2021-001071
PERMIT NUMBER(S): Minor Conditional Use Permit RPPL2021009126
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 1737 Oak Drive, Topanga
OWNER: Travis Schmidt
APPLICANT: Travis Schmidt
CASE PLANNER: William Chen, AICP, Senior Planner
 WChen@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies for a Class 3 – (New Construction or Conversion of Small Structures) and Class 4 – (Minor Alterations to Land) under CEQA and the County environmental guidelines. Pursuant to Section 15303 of the State CEQA Guidelines, the project qualifies for a Class 3 Categorical Exemption because it includes construction of one single-family residence and associated infrastructure.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the single-family residence and driveway. The proposed project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the

exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed project is not subject to an exception to the CEQA exemptions because a biological map of the area of project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the project.

The project is not expected to significantly impact scenic resources, as the improvements will be located away from Oak Drive with only portions of the residence visible from the roadway. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-001071

MCUP RPAP2021001488

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



Feet



LA COUNTY
PLANNING

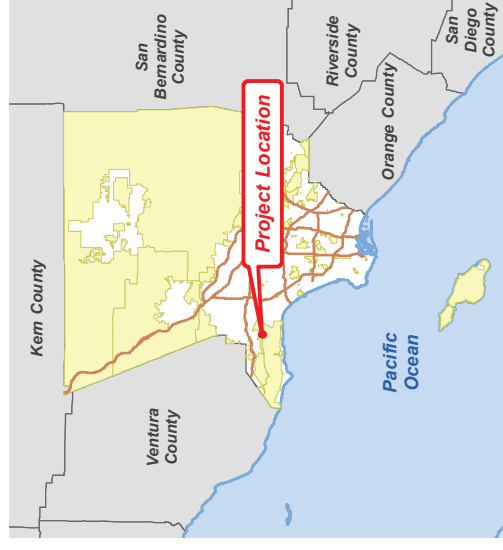
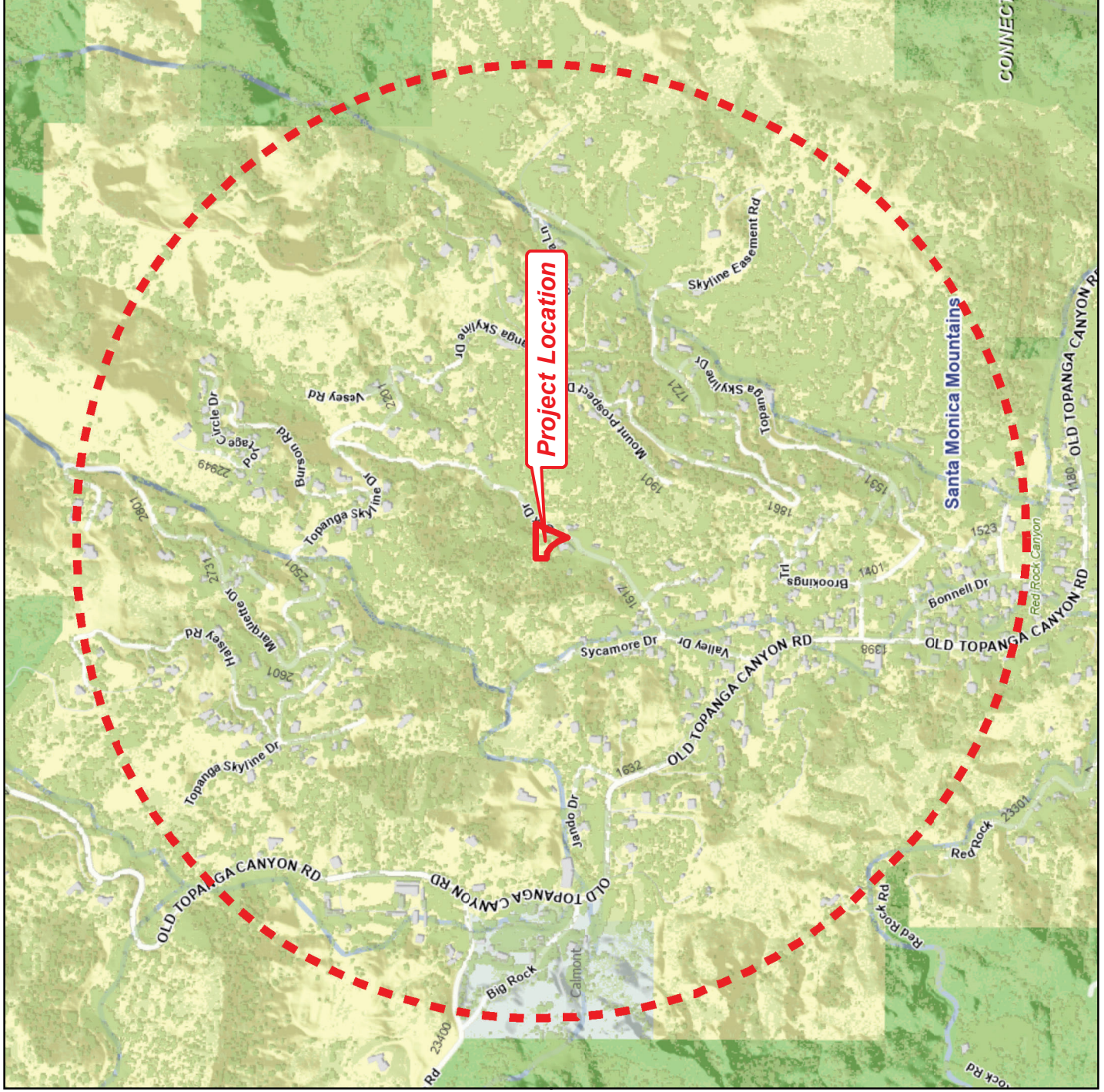
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-001071

MCUP RPAP2021001488



LA COUNTY
PLANNING

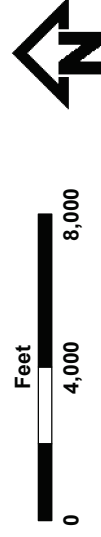
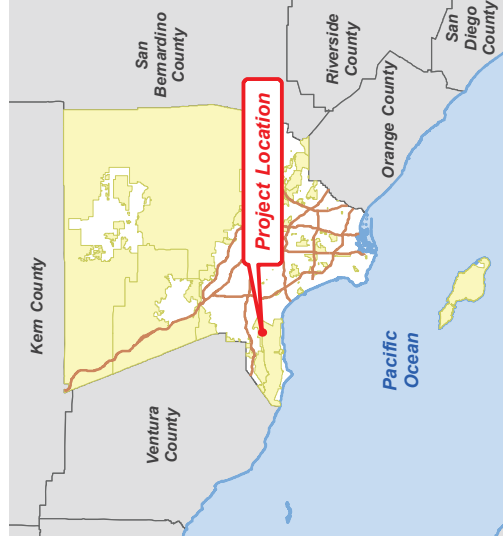
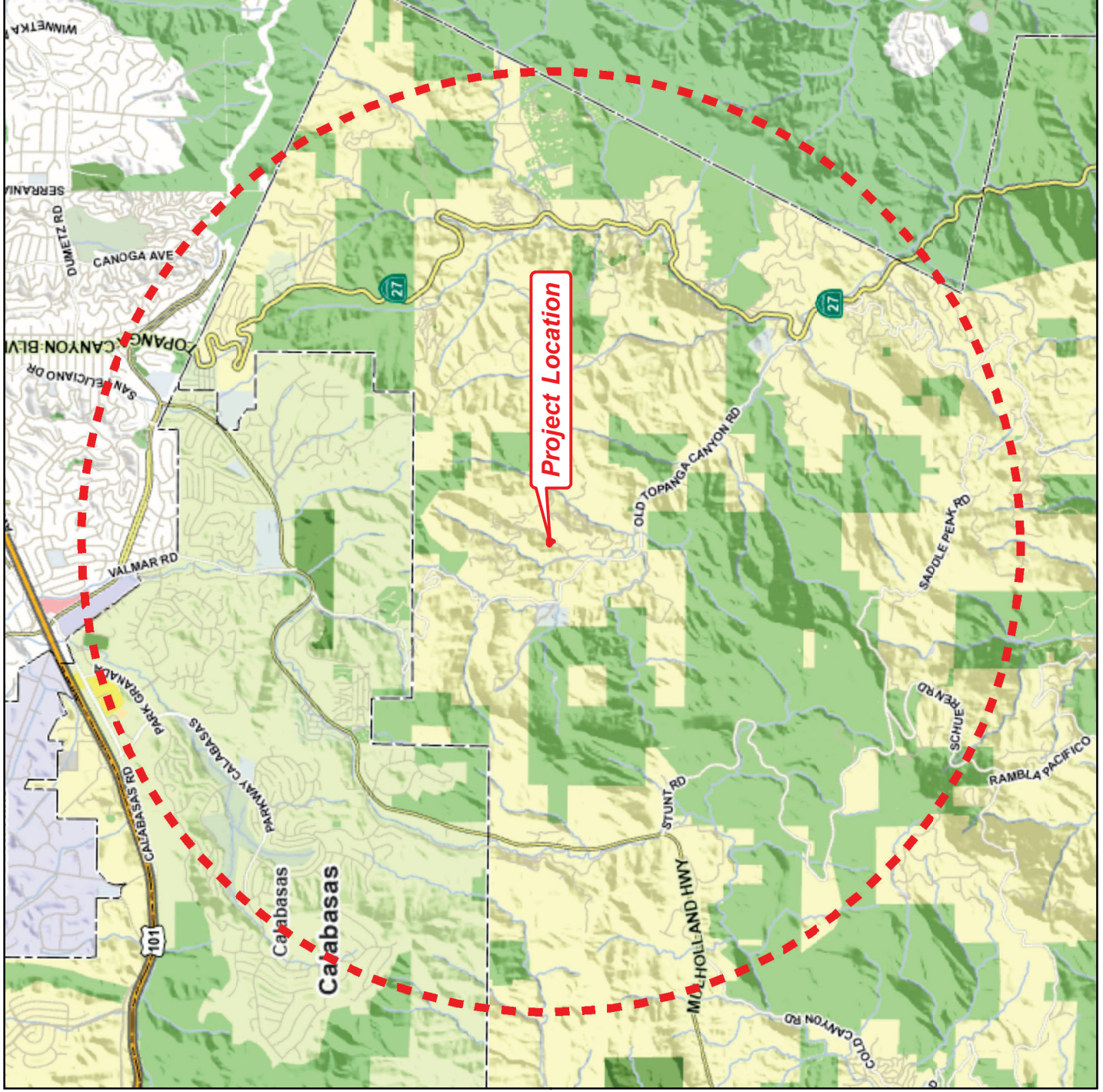
LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-001071

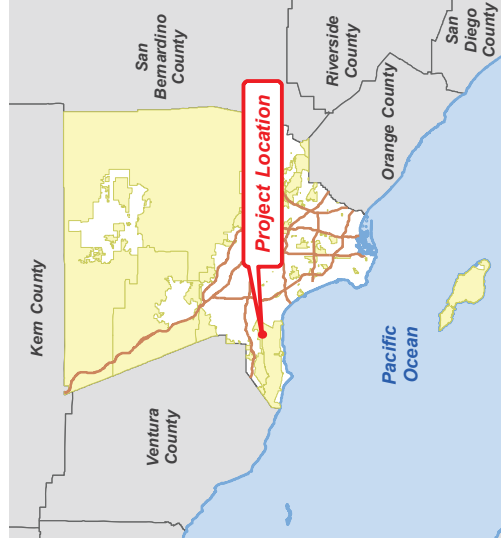
MCUP RPAP2021001488



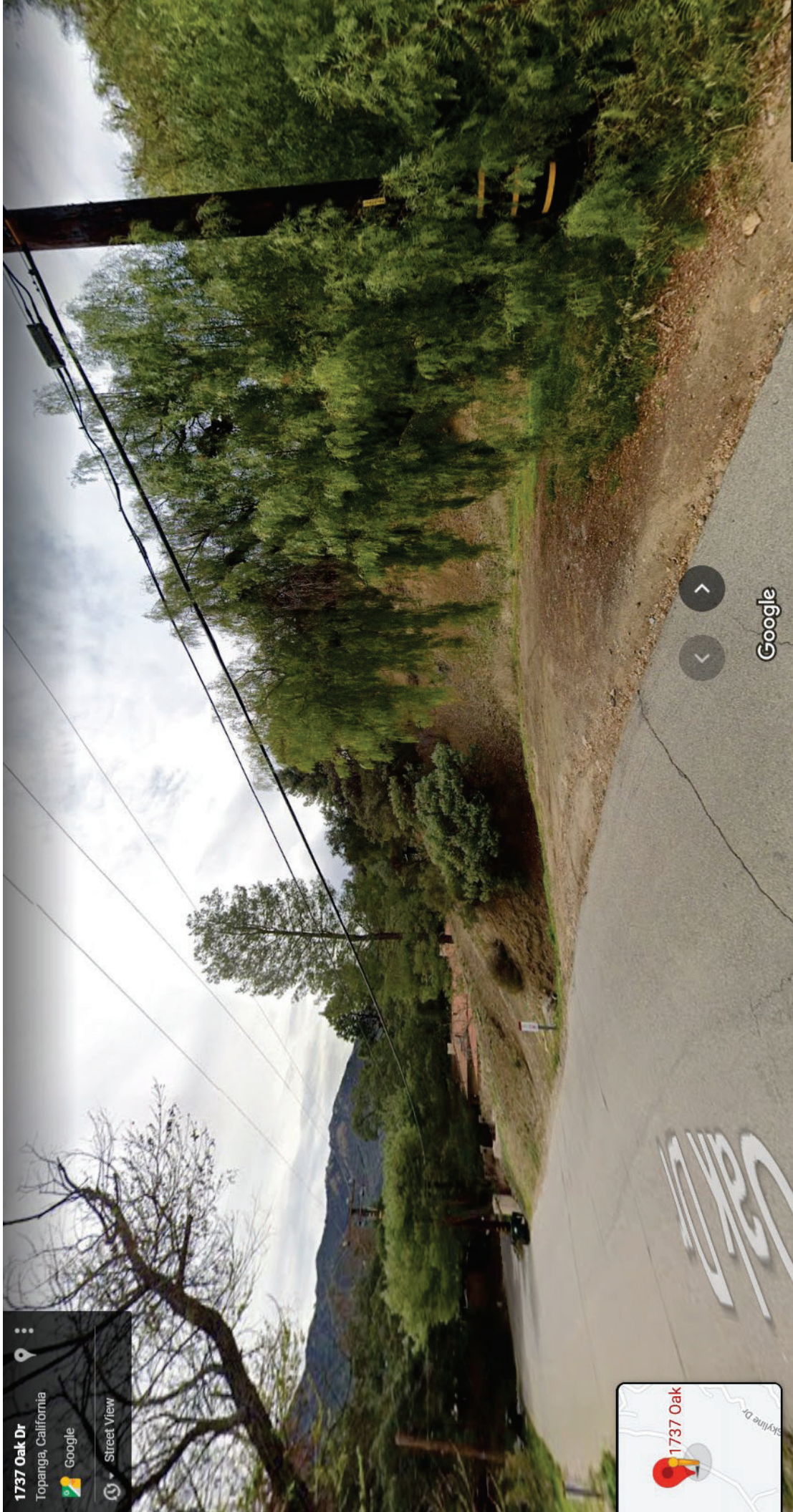
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320 W. Temple Street
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PROJECT NO. PRJ2021-001071
MCUP RPAP2021001488



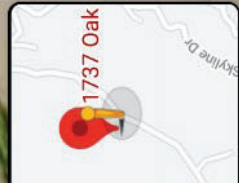
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Los Angeles, CA 90012



1737 Oak Dr
Topanga, California

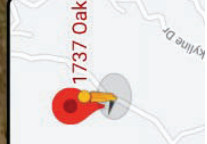
Google

Street View





1737 Oak Dr
Topanga, California
Google
Street View















COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2021009126

PROJECT NUMBER: SFR - 1737 Oak Dr.
Topanga

CITY/COMMUNITY: Santa Monica Mountains

STATUS: Cleared

PROJECT ADDRESS: 1737 Oak Drive
Topanga, CA 90290

DATE: 08/19/2025

CONDITIONS

1. The proposed SFD is cleared to proceed to hearing.

For any questions regarding the report, please contact Joseph Yuman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 3, 2025

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention William Chen

FROM: James Chon
Land Development Division

MINOR CONDITIONAL USE PERMIT (RPPL2021009126)
1737 OAK DRIVE
ASSESSOR'S MAP BOOK 4436, PAGE 8, PARCEL 49
UNINCORPORATED TOPANGA

As requested, Public Works reviewed the zoning permit application and site plan for a proposed two-story, single-family residence with a subterranean three-car garage.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

1.1. Prior to issuance of a building permit:

- 1.1.1. Provide and continuously maintain the stopping line of sight, commensurate with a design speed of 25 miles per hour (150 feet), in both directions on Oak Drive. Any obstruction such as walls and landscaping along the property frontage affecting the line of sight shall be limited to a maximum of 3.5 feet high.
- 1.1.2. Provide a maximum of 6% slope for the first 20 feet of the on-site driveway beyond the future right of way.

For questions regarding the street condition, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or kgodoy@pw.lacounty.gov.

2. Building and Safety

2.1. Prior to issuance of a Certificate of Occupancy:

2.1.1. Submit grading and building plans to Public Works, Building and Safety Division, for review and approval. The grading plans must show and call out the construction of, but not limited to, all drainage devices and details; paved driveways; drainage patterns; elevation of all pads, retaining walls, water-quality devices, and Low-Impact Development features; and all existing easements. All proposed grading and structures shall meet the Los Angeles County Building, Residential, and Green Building Standards codes.

2.1.2. Comply with LID standards (Section 12.84.440) in accordance with the LID Standards Manual, which can be found at https://dpw.lacounty.gov/idd/iddservices/docs/Low_Impact_Development_Standards_Manual.pdf.

For questions regarding the building and safety conditions, please contact Joshua Lugavere of Public Works, Building and Safety Division, at (626) 238-2924 or jlugavere@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:la



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

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Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

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Director of Environmental Health

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Assistant Director of Environmental Health

5050 Commerce Drive
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TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



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Fourth District

Kathryn Barger
Fifth District

September 24, 2025

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: William Chen

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
1737 OAK DRIVE TOPANGA CA 90290
RPPL2021009126**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is seeking approval to develop a new two-story single-family residence with a subterranean three-car garage.

- ☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- ☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below be addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water "Will Serve" letter from the Los Angeles County Waterworks District dated 09/16/2025.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

Records indicate that the applicant obtained approval of an Onsite Wastewater Treatment System on 12/20/2024 from the Onsite Wastewater Treatment Program.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise.
Noise mitigation strategies may include, but are not limited to:

1. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as

mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

Robert Glaser
September 24, 2025
Page 4 of 4

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va
DPH_CLEARED_1737 OAK DRIVE TOPANGA CA 90290_RPPL2021009126_09.24.2025