

**PROJECT NUMBER** **HEARING DATE**

2018-000819-(3)

April 2, 2024

REQUESTED ENTITLEMENTSMinor Coastal Development Permit No.
RPPL2020007063

PROJECT SUMMARY

OWNER / APPLICANT

Joel Cichowski and Claudia Reisenberger

MAP/EXHIBIT DATE

5/28/2021

PROJECT OVERVIEW

Minor Coastal Development Permit to authorize the construction of a 1,340-square-foot, 12'-1"-tall single-family residence, detached 1,200-square-foot, 16'-11"-tall two-car garage, workshop, and storage room, OWTS, swimming pool, deck, hardscaping, and landscaping on a vacant 1.7-acre lot in the Santa Monica Mountains Coastal Zone. The Project also proposes 939 cubic yards of total grading (601 cubic yards cut, 338 cubic yards fill, 263 cubic yards export) on a total building site area of 5,422 square feet. New driveway construction would consist of 75 feet of new driveway and the widening of 198 linear feet of existing driveway. An existing private driveway connects to Callon Drive, a 50-foot-wide public street, approximately 500 feet to the north. Environmental habitat categories H2 and H3 are located on the site. No new direct development or fuel modification would affect H2 Habitat on the Project Site. However, approximately 0.55 acres of H2 Habitat to the east would be impacted by off-site brush clearance.

LOCATION

20662 Callon Drive, Topanga

ACCESS

An existing private driveway connecting to Callon Drive, 500 feet to the north

ASSESSORS PARCEL NUMBER(S)

4441-010-006

SITE AREA

1.7 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL20 (Rural Land—1 dwelling units/20 acres maximum)

ZONE

R-C-20 (Rural Coastal—20 Acre Min. Lot Area)

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 dwelling unit

COMMUNITY STANDARDS DISTRICT

None

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 Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.1340.B (Santa Monica Mountains LIP standards for OWTS)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:

Tyler Montgomery

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