

**PROJECT NUMBER**

2019-000010-(3)

HEARING DATE

July 23, 2025

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit Nos.
RPPL2019000016, RPPL2019000017,
RPPL2019000018, RPPL2019000019
Environmental Assessment No. RPPL2023001199

PROJECT SUMMARY

OWNER / APPLICANT

Green Hills Associates, Inc. / Isaac Zachary

MAP/EXHIBIT DATE

December 7, 2018 (Revised December 19, 2024)

PROJECT OVERVIEW

This is an appeal of the Hearing Officer's approval of May 6, 2025. The applicant proposes the construction of four new single-family residences on four adjacent parcels, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4—would be developed with an 18-foot-tall single-family residence and an attached garage, as well as a new onsite wastewater treatment system (“OWTS”) with seepage pits, a deck/patio, a swimming pool, retaining walls, and landscaping/hardscaping:

LOT 1 (RPPL2019000016): The proposed residence on a 1.0-acre lot would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,983 square feet. 4,338 cubic yards (“CY”) of grading is proposed (2,169 CY cut and 2,169 CY fill, balanced on site) due to the need for soil recompaction.

LOT 2 (RPPL2019000017): The proposed residence on a 1.2-acre flag lot would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut and 1,888 CY fill, balanced on site) due to the need for soil recompaction.

LOT 3 (RPPL2019000018): The proposed residence on a 10.1-acre flag lot would have 3,291 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut and 2,215 CY fill, with 584 CY export) due to the need for soil recompaction.

LOT 4 (RPPL2019000019): The proposed residence on a 3.8-acre flag lot would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,898 square feet. 4,850 CY of grading is proposed (2,717 CY cut and 2,133 CY fill, balanced on site) due to the need for soil recompaction.

The Project Site is immediately adjacent to Mulholland Highway, a designated scenic highway, to the south. An existing 20-foot-wide 450-foot-long paved driveway accessing Lots 1 through 4 would have a Fire Department turnaround added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 12 oak trees. The Project Site consists of habitats mapped as H2 and H3. Of the proposed new disturbance of H2 Habitat, 0.43 acres would be from direct development, while 2.67 acres would be from fuel modification activities.

LOCATION

24937 Mulholland Highway, Calabasas

ACCESS

Mulholland Highway, a 100-foot-wide public parkway to the south

ASSESSORS PARCEL NUMBER(S)

4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047

SITE AREA

16.1 acres total (1.0 acres, 1.2 acres, 10.1 acres, and 3.8 acres, respectively)

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL20 (Rural Land 20—1 dwelling unit per 20 acres maximum density)

ZONE

R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)

PROPOSED UNITS

4 dwelling units

MAX DENSITY/UNITS

4 dwelling unit

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
 - Satisfaction of the following Sections 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 Local Implementation Program Standards for OWTS)
 - 22.44.1750 (R-C Zone Development Standards)
-

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov