



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

2020-000089-(3)

07/16/2024

**REQUESTED ENTITLEMENTS**

Minor Coastal Development Permit No.  
RPPL2020006422

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Martin and Anna Donlon / Arfakhashad Munaim

**MAP/EXHIBIT DATE**

08/02/2022

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**PROJECT OVERVIEW**

Minor Coastal Development Permit for removal of several unpermitted improvements that encroach into the protected zones six oak trees, as well as the retroactive approval of a swimming pool, wooden footbridge, and a 12-foot-wide, 130-foot-long driveway spur that encroaches into the protected zones of nine oak trees, all associated with an existing 6,827-square-foot single-family residence on a 2.5-acre lot. The improvements proposed for removal, which are located to the northwest of the existing residence, include a 1,200-square-foot concrete sports court and a 180-square-foot rock pond. An existing swimming pool to the west of the residence would be retained and approved in its current location, as would the footbridge and driveway spur to the north of the residence. The project site contains H3 and H1 Habitat. The sports court, rock pond, and footbridge are located within H1 Habitat while the driveway spur and swimming pool are located within H1 Habitat Buffer.

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**LOCATION**

26066 Mulholland Highway, Calabasas

**ACCESS**

Mulholland Highway, a 75-foot-wide scenic highway to the north, via a 700-foot-long private driveway

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**ASSESSORS PARCEL NUMBER(S)**

4455-048-010

**SITE AREA**

2.5 acres

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**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Local Coastal Program

**PLANNING AREA**

Santa Monica Mountains

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**LAND USE DESIGNATION**

RL10 (Rural Land—1 dwelling unit/10 acres maximum)

**ZONE**

R-C-10 (Rural Coastal—10 Acre Minimum Required Lot Area)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

1 dwelling unit

**COMMUNITY STANDARDS DISTRICT**

None

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Categorically Exempt (Class 1—Existing Facilities, Class 4—Minor Alterations to Land)

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**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)
    - 22.44.950 (Coastal Development Permit—Oak Tree Requirements)
    - 22.44.1750 (R-C Zone Development Standards)
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**CASE PLANNER:**

Tyler Montgomery

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