

**PROJECT NUMBER**

R2014-03698-(3)

HEARING DATE

October 30, 2024

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit No. 201400019
 Environmental Assessment No. RPPL2020009798

PROJECT SUMMARY

OWNER / APPLICANT

Thousand Peaks, LLC / Raymond Tran

MAP/EXHIBIT DATE

10/13/2021

PROJECT OVERVIEW

This is an appeal of the Hearing Officer’s approval of July 24, 2024. Minor Coastal Development Permit to authorize the construction of a 10,803-square-foot, 18-foot-tall single-family residence, an attached 644-square-foot two-car garage, an OWTS, a pool with a pool deck, hardscaping, and landscaping on the central portion of a vacant 11.2-acre lot in the Santa Monica Mountains Coastal Zone. The Project also proposes the removal of 15 native trees (14 western cottonwoods and one coast live oak) and encroachment into the protected zones of eight native trees (seven western cottonwoods and one coast live oak) as well as 3,694 cubic yards of total grading (3,658 cubic yards cut, 36 cubic yards fill, 3,622 cubic yards export) on a total building site area of 8,925 square feet. A new 295-foot-long, 20-foot-wide paved driveway would access Thousand Peaks Road, a private road to the northeast. Environmental habitat categories H2 and H3 are located on the site. Most of the Project development, including fuel modification, would be within H3 Habitat. However, approximately 0.7 acres of H2 Habitat would be affected by fuel modification.

LOCATION

24600 Thousand Peaks Road, Calabasas

ACCESS

Thousand Peaks Road, a private road to the northeast, connecting to Dry Canyon Cold Creek Road, a 50-foot-wide public road, approximately 85 feet to the east

ASSESSORS PARCEL NUMBER(S)

4455-052-002

SITE AREA

11.2 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

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

ZONE

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

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 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 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

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov