



**PROJECT NUMBER** PRJ2023-001003  
**HEARING DATE** March 17, 2026

**REQUESTED ENTITLEMENT(S)**  
Minor Conditional Use Permit No. RPPL2023001410  
Variance No. RPPL2023001417  
Lot Line Adjustment No. RPPL2023001914

## PROJECT SUMMARY

**OWNER / APPLICANT** Suzanne and Jeffrey Lekson / Arfakhashad Munaim  
**MAP/EXHIBIT DATE** November 8, 2024

### PROJECT OVERVIEW

The applicant requests a Minor CDP for proposed construction of a 5,897-square-foot, two-story single-family residence with a maximum height of 18 feet. Other proposed improvements include an 810-square-foot detached garage, swimming pool, partially covered deck, a 282-foot-long driveway with a hammerhead turnaround, and a new onsite wastewater treatment system (“OWTS”). The applicant also requests a Variance for development within 50 feet (vertical or horizontal) of a mapped significant ridgeline, and Lot Line Adjustment to merge two lots to allow an increase the allowed building site area (“BSA”) from 10,000 square feet to 20,000 square feet. Two Southern California black walnut trees are proposed to be removed.

**LOCATION** 2643 Corral Canyon Road  
**ACCESS** Corral Canyon Road

**ASSESSORS PARCEL NUMBER(S)** 4457-013-063 and 4457-013-064  
**SITE AREA** 34.9 acres

**GENERAL PLAN / LOCAL PLAN** Santa Monica Mountains Local Coastal Program  
**PLANNING AREA** Santa Monica Mountains

**LAND USE DESIGNATION** RL 40 (Rural Land 40 – One dwelling unit per 40 acres maximum density)  
**ZONE** R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area)

**PROPOSED UNITS** 1  
**MAX DENSITY/UNITS** 1 DU/40 AC  
**COMMUNITY STANDARDS DISTRICT** Santa Monica Mountains Coastal Zone

### 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 Los Angeles County General Plan and Santa Monica Mountains Coastal Zone
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Chapter 22.44.810 (Permit Required – Minor CDP)
  - Chapter 22.44.1150 (Variances)
  - Chapter 22.44.2040.B (Development Standards – Significant Ridgelines and Other Ridgelines)
  - Chapter 22.44.680 (Lot Line Adjustments)
  - Chapter 22.44.640 A and B. (Land Divisions)
  - Chapter 22.44.1910.I (Land Planning and Development Standards)

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