



PROJECT NUMBER 2017-006506-(3) **HEARING DATE** October 22, 2024

REQUESTED ENTITLEMENTS
Minor Coastal Development Permit (“Minor CDP”) No. RPPL2017009778
Variance No. RPPL2024004250

PROJECT SUMMARY

OWNER / APPLICANT
Inlight Holding LLC / Nicole Farnoush

MAP/EXHIBIT DATE
12/15/2020 (architectural); 3/4/2023 (civil)

PROJECT OVERVIEW

Minor CDP for the construction of a 5,022-square-foot single-family residence, an 800-square-foot attached garage, and a new onsite wastewater treatment system (OWTS) on a 5.2-acre lot in the Santa Monica Mountains Coastal Zone. A Variance is also required for an access driveway more than 300 feet in length. The residence would have a maximum height of 30 feet above grade and a total of 2,410 cubic yards (“CY”) of grading would occur (595 CY cut, 625 CY fill, 1,190 CY excavation and recompaction, 30 CY import). The lot is accessed by Coralglen Drive, a 30-foot-wide private road that traverses the property, becoming a 30-foot-wide public road immediately to the north. The existing paved width of the road would be increased from 10 feet to 20 feet for a length of approximately 740 feet, 550 feet of which would be on the property itself. The total building site area would be 9,996 square feet. The Santa Monica Mountains Local Coastal Program maps the project site as 3.8 acres of H3 Habitat and 1.4 acres of H1 Habitat. However, the Environmental Review Board (“ERB”) has proposed remapping resulting in 1.9 acres of H3 Habitat, 2.7 acres of H2 Habitat, and 0.6 acres of H1 Habitat.

LOCATION
2826 Coralglen Drive, Malibu

ACCESS
Coralglen Drive, a private road traversing the property (paved width 10 feet) that becomes a 30-foot-wide public road immediately to the north of the property.

ASSESSORS PARCEL NUMBER(S)
4457-023-007

SITE AREA
5.2 acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains Local Coastal Program

PLANNING AREA
Santa Monica Mountains

LAND USE DESIGNATION
RL40 (Rural Land—1 dwelling unit/40 acres maximum)

ZONE
R-C-40 (Rural Coastal—40 Acre Minimum Lot Area)

PROPOSED UNITS N/A **MAX DENSITY/UNITS** 1 dwelling unit

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 3—New Construction or Conversion of Small Structures, Class 4—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)
 - 22.44.1150 D (Santa Monica Mountains Variance Burden of Proof)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:
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