

PROJECT SUMMARY**OWNER / APPLICANT**

Miriam Colin Hoff / Neelima Gadicherla

PROJECT NUMBER

PRJ2019-000833

HEARING DATE

November 18, 2025

REQUESTED ENTITLEMENT(S)Minor Coastal Development Permit ("Minor CDP") No. RPPL202001110
Variance No. RPPL2022005027**PROJECT OVERVIEW**

Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence ("Project"), including adding 1,407 square feet ("SF") to the 2,354-SF residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000-gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, and a new an onsite wastewater treatment system ("OWTS"), and widening of a 1,200-foot-long access driveway. A Variance is required for widening an existing driveway that exceeds 300 feet in length. Playground equipment, outdoor stairs, a greenhouse, landscaping, and a temporary dwelling unit—all of which were unpermitted—will be removed. Grading associated with these improvements includes 679 cubic yards cut; 480 cubic yards fill; 790 cubic yards of over-excavation, removal and compaction and 199 cubic yards export; for a total of 1,949 cubic yards of grading. A previous single-family residence on the property was destroyed in the 2018 Woolsey Fire, and a CDP Exemption for reconstruction of the residence has already been approved.

LOCATION

1714 Decker School Lane, Malibu

ACCESS

Decker School Lane

ASSESSORS PARCEL NUMBER(S)

4472-029-020

SITE AREA

9.79 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

ZONED DISTRICT

The Malibu

PLANNING AREA

SANTA MONICA MOUNTAINS

LAND USE DESIGNATION

RL40 (Rural Lands 40 (1 dwelling unit per 40 acres)

ZONE

R-C-40 (Rural Coastal – 40-acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

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 Santa Monica Mountains Local Coastal Program
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.44.810 (Permit Required)
 - Section 22.44.850 (Application – Burden of Proof)
 - Section 22.44.860 (Application – Types of Coastal Development Permits and Review Procedures)
 - Section 22.44.1240.B (Vegetation Management and Landscaping)
 - Section 22.44.1260 (Grading)
 - Section 22.44.1750 (R-C Rural Coastal Zone)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov