

**PROJECT NUMBER**

PRJ2019-000833

**HEARING DATE**

November 18, 2025

**REQUESTED ENTITLEMENT(S)**Minor Coastal Development Permit ("Minor CDP") No.  
RPPL202001110

Variance No. RPPL2022005027

## PROJECT SUMMARY

**OWNER / APPLICANT**

Miriam Colin Hoff / Neelima Gadicherla

**MAP/EXHIBIT DATE**

December 28, 2024

**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 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

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