



**PROJECT NUMBER**      **HEARING DATE**  
 PRJ2024-002738-(3)      May 19, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Minor Coastal Development Permit RPPL2024004097

## PROJECT SUMMARY

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| <b>OWNER / APPLICANT</b><br>John Richard Greene / Nita Mehta | <b>MAP/EXHIBIT DATE</b><br>September 3, 2023 |
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**PROJECT OVERVIEW**  
 Minor Coastal Development Permit to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence pursuant to County Code Section 22.44.1430.

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| <b>LOCATION</b><br>2295 Little Las Flores Road, Topanga | <b>ACCESS</b><br>Little Las Flores Road via Saddle Peak Road |
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| <b>ASSESSORS PARCEL NUMBER(S)</b><br>4448-023-028 | <b>SITE AREA</b><br>2.19 Acres |
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| <b>GENERAL PLAN / LOCAL PLAN</b><br>Santa Monica Mountains Land Use Plan | <b>ZONED DISTRICT</b><br>The Malibu | <b>PLANNING AREA</b><br>Santa Monica Mountains |
|--|-------------------------------------|--|

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| <b>LAND USE DESIGNATION</b><br>RL 10 (Rural Land 10 – One Dwelling Unit Per 10 Acres Maximum Density) | <b>ZONE</b><br>R-C-10 (Rural-Coastal – 10 Acre Minimum Required Lot Area) |
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|                              |                                 |  |
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| <b>PROPOSED UNITS</b><br>N/A | <b>MAX DENSITY/UNITS</b><br>N/A | <b>APPLICABLE STANDARDS DISTRICT(S)</b><br>Santa Monica Mountains Local Implementation Program |
|------------------------------|---------------------------------|--|

**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 4 Categorical Exemption – Minor Alterations to Land

- KEY ISSUES**
- Consistency with the Los Angeles County General Plan and Santa Monica Mountains LUP
  - Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
    - Chapter 22.44.800 (Permit Required)
    - Chapter 22.44.850 (Application – Burden of Proof)
    - Chapter 22.44.1430 (Exploratory Testing)

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| <b>CASE PLANNER:</b><br>Shawn Skeries | <b>PHONE NUMBER:</b><br>(213) 974 - 0051 | <b>E-MAIL ADDRESS:</b><br>sskeries@planning.lacounty.gov |
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