



**PROJECT NUMBER** R2011-01126-(3) **HEARING DATE** September 17, 2024

**REQUESTED ENTITLEMENT(S)**  
Minor Coastal Development Permit No. RCDP-201500036  
Variance Permit No. RPPL2019006788

## PROJECT SUMMARY

---

**OWNER / APPLICANT**

Gary and Jeannine Isbell

---

**MAP/EXHIBIT DATE**

June 2, 2023

---

**PROJECT OVERVIEW**

A Minor CDP for a new two-story, 2,479-square-foot, single-family residence, an attached two-car 526-square-foot garage, an onsite waste treatment system ("OWTS"), 354 cubic yards of fill grading, landscaping and infrastructure. Variance for development of OWTS leach fields within 100 feet of a stream and within 50 feet of oak and native trees.

---

**LOCATION**

25830 Dark Creek Road, Calabasas, CA 91302

**ACCESS**

Dark Creek Road

---

**ASSESSORS PARCEL NUMBER(S)**

4456-011-095

**SITE AREA**

1 Acre

---

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Local Coastal Program

**ZONED DISTRICT**

The Malibu

---

**LAND USE DESIGNATION**

RV – Rural Village

**ZONE**

R-C-1 (Rural Coastal – 1 Acre Minimum Required Lot Area)

---

**PROPOSED UNITS**

1 dwelling unit

**MAX DENSITY/UNITS**

1 dwelling unit

**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 Los Angeles County General Plan
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
    - 22.44.1340.B (Santa Monica Mountains LIP standards for OWTS)
    - 22.44.1750 (R-C Zone Development Standards)
    - 22.44.1800 et seq. (Area Specific Development Standards- Biological)
    - 22.44.1150 (Variance Burdens of Proof)
- 

**CASE PLANNER:**

William Chen, AICP

**PHONE NUMBER:**

(213) 893 - 1090

**E-MAIL ADDRESS:**

wchen@planning.lacounty.gov