



PROJECT NUMBER R2011-01126-(3)
HEARING DATE February 5, 2025
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

This is an appeal of the Hearing Officer’s approval of October 22, 2024. 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:

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