

**PROJECT NUMBER**

R2005-01452-(3)

HEARING DATE

September 24, 2025

REQUESTED ENTITLEMENTS

Variance No. RVAR-200900001

PROJECT SUMMARY

OWNER / APPLICANT

CMI Corporate Marketing, Inc. / Cory Isaacson

MAP/EXHIBIT DATE

9/26/2016

PROJECT OVERVIEW

This is an appeal of the Hearing Officer's approval of June 24, 2025. Variance to authorize the construction of a 4,000-square-foot, 16-foot-tall single-family residence, an attached 585-square-foot three-car garage, an onsite wastewater treatment system, a swimming pool, hardscaping, and landscaping ("Project") within 50 feet of a mapped significant ridgeline on a 4.9-acre lot in the Santa Monica Mountains North Area. The Project is proposed on an existing graded pad of approximately 20,000 square feet, which was legally developed between 2004 and 2009. No additional grading is proposed. An existing 20-foot-wide, 1,315-foot-long private driveway traverses two other parcels and connects to Topanga Canyon Boulevard, a 70-foot-wide state highway (SR-27) and designated scenic route, to the south. The southernmost portion of the existing driveway (665 linear feet) is paved, while the northern portion (650 linear feet) would be paved as part of the Project. A complete application for the Project was filed in 2009; therefore, the Project will be evaluated under the standards of the 2000 Santa Monica Mountains North Area Land Use Plan and the 2009 version of the Santa Monica Mountains North Area Community Standards District ("CSD").

LOCATION

2354 Topanga Canyon Boulevard, Topanga

ACCESS

Topanga Canyon Boulevard, a 70-foot-wide state highway one-half mile to the south, via a private driveway traversing two other parcels

ASSESSORS PARCEL NUMBER(S)

4434-013-002

SITE AREA

4.9 acres

GENERAL PLAN / LOCAL PLAN

2000 Santa Monica Mountains North Area Plan

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

N5 (Mountain Land 5 – One dwelling unit per five gross acres maximum density)

ZONE

A-1-5 (Light Agricultural – 5-Acre Minimum Required Lot Area)

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 dwelling unit

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area (2009)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption—New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the 2000 Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code from 2009:
 - 22.24.110 (A-1 Zone Development Standards)
 - 22.44.133 (Santa Monica Mountains North Area CSD Standards)
 - 22.56.330 (Variance Burden of Proof)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov