

**PROJECT NUMBER**

2019-003128-(3)

HEARING DATE

May 27, 2025

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit ("Minor CDP") No.
RPPL2019005489

PROJECT SUMMARY

OWNER / APPLICANT

Brian Bright

MAP/EXHIBIT DATE

05/25/2022

PROJECT OVERVIEW

Minor CDP for the construction of an 800-square-foot single-family residence, a water well, and a new onsite wastewater treatment system (OWTS) in the Santa Monica Mountains Coastal Zone. The residence would have a maximum height of 21 feet above grade and a total of 20 cubic yards ("c.y.") of grading would occur (20 c.y. cut, all export). The project would also include minimal hardscape, no landscaping, and a 30-foot-long driveway. The total building site area would be 1,500 square feet on a 2.5-acre parcel. The Santa Monica Mountains Local Coastal Program maps the project site as 1.28 acres of H3 Habitat and 1.22 acres H2 Habitat. However, the Environmental Review Board ("ERB") has proposed remapping resulting in 1.03 acres of H3 Habitat, 0.77 acres of H2 Habitat, and 0.70 acres of H1 Habitat. If this remapping is accepted, the Project would result in fuel modification affecting 0.44 acres of H2 Habitat. There would also be development of 1.98 acres within the H1 Habitat Buffer Zone, consisting of 0.02 acres of direct development and 1.96 acres of fuel modification, and 0.52 acres of development within the H1 Quiet Zone, consisting of 0.03 acres of direct development and 0.49 acres of fuel modification. Direct development within H2 Habitat would consist of 0.01 acres for a water well, while direct development within H1 Habitat would consist of 0.01 acres for a water pipe connecting the residence to the well. All other direct development would be within H3 Habitat. An underground drainage pipe would encroach into the protected zones of two oak trees on the southwestern portion of the Project Site.

LOCATION

20266 Reigate Road, Topanga

ACCESS

Skyhawk Lane, a 20-foot-wide paved private road to the south, which connects to Tuna Canyon Road, scenic highway, approximately 0.35 miles to the west.

ASSESSORS PARCEL NUMBER(S)

4448-011-054

SITE AREA

2.5 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL20 (Rural Land 20—One dwelling unit per 20 acres maximum)

ZONE

R-C-20 (Rural Coastal—20 Acre Minimum Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

One dwelling unit

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 3—New Construction or Conversion of Small Structures, Class 4—Minor Alterations to Land)

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.950 (Coastal Development Permit—Oak Tree Requirements)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:

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