

REPORT TO THE HEARING OFFICER

DATE ISSUED: April 10, 2025

HEARING DATE: April 22, 2025 AGENDA ITEM: 10

PROJECT NUMBER: 2017-003699-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
RPPL2017008418

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 21653 Saddle Peak Road, Topanga

OWNER: Moltisanti Trust

APPLICANT: Martin Rasmussen

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2017-003699-(3), Minor CDP Number RPPL2017008418 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

PROJECT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2017008418 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Minor CDP for construction of a new 2,825-square-foot single-family residence, a 688-square-foot detached garage, and an onsite wastewater treatment system (“OWTS”) in the R-C-10 (Rural Coastal—10 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810. On-site habitat is also proposed to be remapped, resulting in 0.83 acres of H3 Habitat, 4.09 acres of H2 Habitat, and 1.55 acres of H1 Habitat.

B. Project

The applicant requests a Minor CDP to construct a 2,825-square-foot, 18-foot-tall single-family residence on the southwestern edge of 6.45-acre parcel (“Project Site”) in the Santa Monica Mountains Coastal Zone (“Project”). The Project also includes a 688-square-foot detached garage, lengthening of an existing 20-foot-wide shared driveway by 30 feet, a patio, associated retaining walls, hardscaping, and installation of a new OWTS. The Project would result in a total of 733 cubic yards of grading (492 cubic yards of cut, 241 cubic yards of fill, 251 cubic yards of export) and a total building site area of 9,990 square feet, all proposed on an existing graded pad. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is necessary for any project requiring review by the Environmental Review Board (“ERB”) (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). Thus, a Minor CDP is required for all the activities involved with this request.

The property is irregularly shaped and consists mostly of sloping terrain, with steeper slopes located on its eastern portion. An existing graded pad of approximately 10,000 square feet is located on its far western portion. On-site vegetation consists of legally cleared areas on the far western portion of the Project Site, native chaparral on the southeastern portion, oak woodland following a drainage course from the central to northeastern portions, and laurel sumac scrub on the remainder of the Project Site. The lot is accessed from Saddle Peak Road, a 60-foot-wide limited secondary highway and designated scenic route to the north, by an existing paved 20-foot-wide shared driveway with a length of 750 feet. As part of the Project, the driveway would have one corner made less sharp for Fire Department access, which would result in its lengthening by approximately 30 feet. Single-family residences are located to the north, south, east, and west of the Project Site, while vacant land is located to the east. The existing cleared areas, graded pad, and driveway were legally developed as part of Parcel Map 20845 and Conditional Use Permit (“CUP”) 89-325, which approved the underlying subdivision and its hillside management plan in 1998.

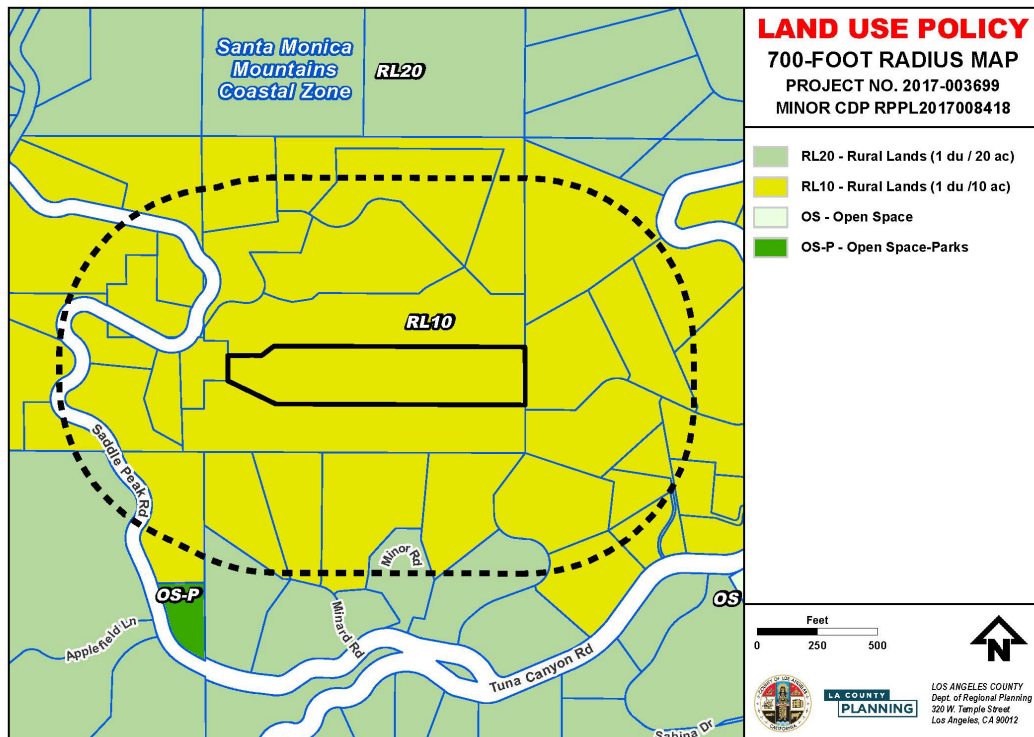
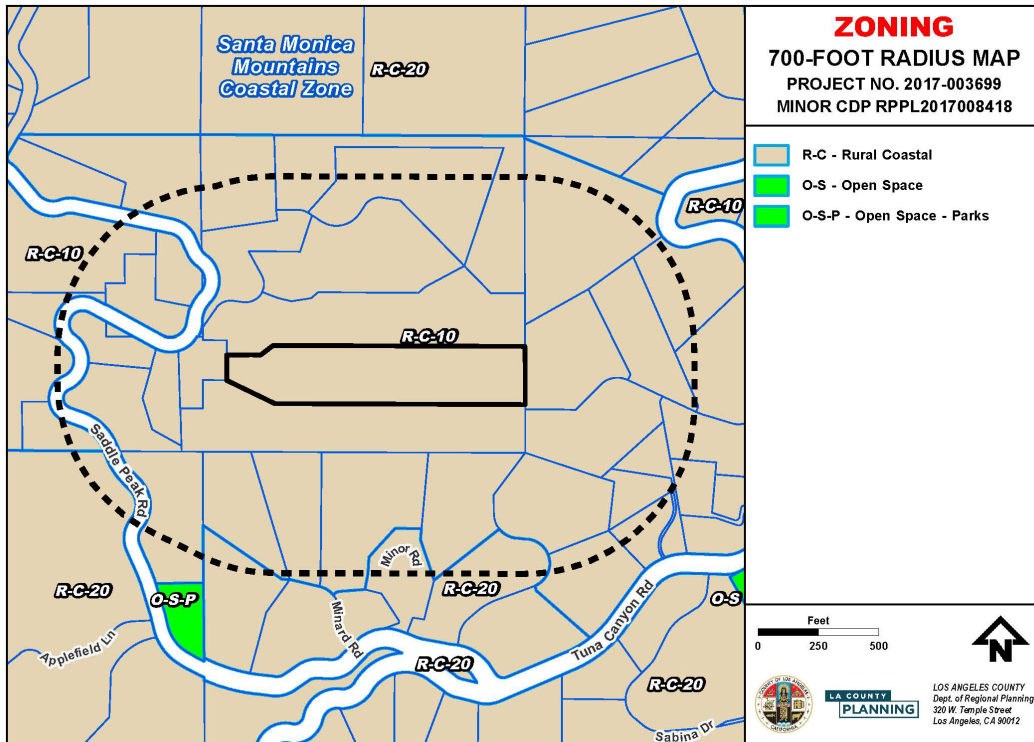
The Project Site includes areas mapped as H1 Habitat (1.39 acres), H2 Habitat (3.36 acres) and H3 Habitat (0.99 acres) within the Santa Monica Mountains Land Use Plan (“LUP”). However, the ERB has proposed remapping that results in 0.83 acres of H3 Habitat, 4.09 acres of H2 Habitat, and 1.55 acres of H1 Habitat. In general, areas mapped as H3 Habitat include previously cleared and/or graded areas on the southwestern portion of the Project Site. Laurel sumac scrub and chaparral areas on the central and southeastern portions of the Project Site are mapped as H2 Habitat, while oak woodland habitat on the central and northeastern portions of the Project Site are mapped as H1 Habitat.

The residence is proposed for a location on the southwestern corner of the Project Site, with a building site area completely within an existing graded pad and H3 Habitat. If the habitat remapping recommended by ERB is accepted, the Project would result in fuel modification affecting 1.44 acres of H2 Habitat (0.79 acres irrigated, 0.65 acres non-irrigated). Development within the H1 Habitat Buffer Zone would total 0.06 acres of non-irrigated fuel modification. All other fuel modification and all direct development would be within H3 Habitat.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL10 (Rural Land—1 dwelling unit per 10 acres maximum)	R-C-10 (Rural Coastal—10 Acre Minimum Required Lot Area)	Vacant land
NORTH	RL10	R-C-10	Single-family residences, vacant land
EAST	RL10	R-C-10	Vacant land
SOUTH	RL10, RL20 (Rural Land—1 dwelling unit per 20 acres maximum)	R-C-10, R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)	Single-family residences, vacant land
WEST	RL10	R-C-10	Single-family residences, vacant land



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
8281	A-1-1 (Light Agricultural—1 Acre Minimum Required Lot Area)	10/02/1962
ZCO-20140055	R-C-10	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Parcel Map 20845, CUP 89-325	Created underlying parcel; approved driveway and on-site grading	Recorded 11/16/1998
Certificate of Compliance and Lot Line Adjustment 101,731	Adjusted lot lines to current configuration	Recorded 09/30/1999

ANALYSIS

A. Land Use Compatibility

The Project is a request to construct a new single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project would comply with all applicable development standards for residences in the LIP, including those related to OWTS standards, building site area, habitat categories, height restrictions, and native tree preservation. For further details on this compliance, see the “Zoning Ordinance Consistency” section below or the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable. The Project is also substantially similar to other single-family residences in the immediate area. Therefore, the Project would be in conformity with the certified Local Coastal Program and is not expected to negatively affect the surrounding community. Indeed, its square footage (2,825 square feet) is substantially less than that of all other residences in the vicinity.

B. Neighborhood Impact

The neighborhood impact of the Project is likely to be minimal, as it would consist of one 2,825-square-foot single-family residence. The tallest portions of the structure would be 18 feet above grade. The proposed location of the Project, which is immediately adjacent to an existing driveway, is within the existing fuel modification zones of residences to the south and west.

The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk. It has a smaller floor area

(2,825 square feet) than many other residences within a 700-foot radius, and its 9,990-square-foot building site area is less than the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I). Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed on comparable (or larger) pads to the north, south, and west.

The Project is unlikely to result in substantial growth due to additional infrastructure. Utilities are already provided to neighboring single-family residences to the north, south, and west, and the existing private access road would not require widening or extension beyond its current terminus.

C. Design Compatibility

The Project Site is visible from Saddle Peak Road, a designated scenic highway to the north. As a result, per County Code Section 22.44.2000, the Project Site is within a Scenic Resource Area (“SRA”). Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The design of the residence would meet all of these standards, as indicated by the applicant’s submitted elevations, story poles, and grading plans.

The proposed location is the most appropriate site for development, as it would be located within H3 Habitat on the southwestern edge of the Project Site, on an existing graded pad immediately adjacent to an existing paved driveway and within the existing 200-foot fuel modification radius for residences to the south and west. This factor limits the grading and fuel modification that would otherwise be required for development of such a steep and densely vegetated Project Site. No landscaping is proposed, and the Project’s lighting plan proposes only minimal outdoor light sources, and all of these would be required to comply with the shielding requirements of the LIP (County Code Section 22.44.1270).

While the proposed location of the residence would be entirely within H3 Habitat, areas of fuel modification located 200 feet to the north, east, and west are designated as H2 and H3 Habitat. H1 Habitat, consisting of undisturbed oak woodland to the east, is more than 200 feet and would thus not be subject to fuel modification, per the plan approved by the Fire Department.

Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence would be located in H3 Habitat, some fuel modification would be located within H2 Habitat. Although the residence is not large and would be located as far as possible from H2 Habitat, the relatively small area of the existing graded pad within H3 Habitat (200 feet by

100 feet) and mandated fuel modification makes this encroachment unavoidable. As a result, 1.44 acres of fuel modification would occur within H2 Habitat. A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources. Greater detail on this review may be found in the “Environmental Review Board (ERB) Comments” section below.

While the entirety of Project development would be H2 or H3 Habitat, a small area of fuel modification (0.05 acres) would be within H1 Habitat Buffer Zone (0-100 feet from H1 Habitat). Fuel modification would also occur within the H1 Quiet Zone (100-200 feet from H1 Habitat); however, non-irrigated fuel modification is an allowed use within the H1 Quiet Zone (County Code Section 22.44.1890.E). Per the requirements of the LIP, development—including fuel modification—may only be permitted within the H1 Habitat Buffer when it is the minimum development necessary to make use of the property, when there is no other feasible building site location, and when a maximum width is provided between development and H1 Habitat so that no H1 Habitat would be significantly degraded (County Code Sections 22.44.1890.D and 22.44.1890.E). The Project’s proposed location on the southwestern edge of the Project Site is the most appropriate site for development because it is the farthest feasible distance from mapped H1 Habitat to the east. Further, the design of the residence places habitable structures on the western portion of the graded pad, which provides for the smallest required fuel modification within H1 Habitat Buffer Zone. Therefore, Staff’s opinion is that the existing H3 Habitat area on the southwestern edge of the Project Site on the existing graded pad is the most appropriate location for development. Due to the proximity of H1 Habitat, any attempt to develop the Project Site without fuel modification in the H1 Habitat Buffer Zone would render approximately half of the existing graded pad (about 4,200 square feet) unusable (see Exhibit G – Informational Maps).

The Project would result in 1.44 acres of fuel modification within the H2 Habitat (0.79 acres irrigated, 0.65 acres non-irrigated). These impacts must be mitigated through either habitat restoration (on site or off site) or a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County no longer has a current valid Resource Conservation Program (“RCP”). Therefore, a draft condition requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but prior to grading and construction.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings with these policies can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.44.850. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 3 - New Construction or Conversion of Small Structures and Class 4 - Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and improvements to an access driveway.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 733 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. Environmental Review Board (ERB) Comments and Recommendations

ERB review of the Project was required per County Code Section 22.44.1840 because the Project Site is located within 200 feet of H2 Habitat. The applicant's biological analysis was reviewed by the Staff Biologist, who then submitted a recommendation that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, screening of the Project Site and staking of grading limits, preparing surveys and restoration plans for nesting birds and native trees, and runoff control measures. At its meeting on June 23, 2023, the ERB found that the Project, as modified, would not have an impact on biological resources. No habitat on the Project Site was proposed for remapping. All of the ERB's recommended modifications have been included within the Project's draft conditions (Exhibit D – Conditions). The minutes from the ERB meeting of June 23, 2023, are also attached (Exhibit F – ERB Minutes).

B. County Department Comments and Recommendations

1. The Department of Parks & Recreation, in a letter dated October 10, 2018, recommended that the Project proceed to a public hearing without conditions.
2. The Fire Department, in a letter dated October 19, 2018, recommended that the Project proceed to a public hearing without conditions.
3. The Department of Public Works, in a letter dated November 8, 2018, recommended that the Project proceed to a public hearing without conditions.
4. The Department of Public Health, in a letter dated January 16, 2019, recommended that the Project proceed to a public hearing without conditions.

All of the letters cited above are attached to this report (Exhibit I – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

D. Public Comments

Staff has not received any public comments regarding the Project at this time.

Report

Reviewed By:

Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	ERB Minutes (6/23/23)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Environmental Determination

PROJECT CONSULTANTS

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SURVEYOR:
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4229 KINGFISHER ROAD
CALABASAS, CA. 91302
818-591-8709



MOLTI SANTI RESIDENCE

21653 SADDLE PEAK ROAD

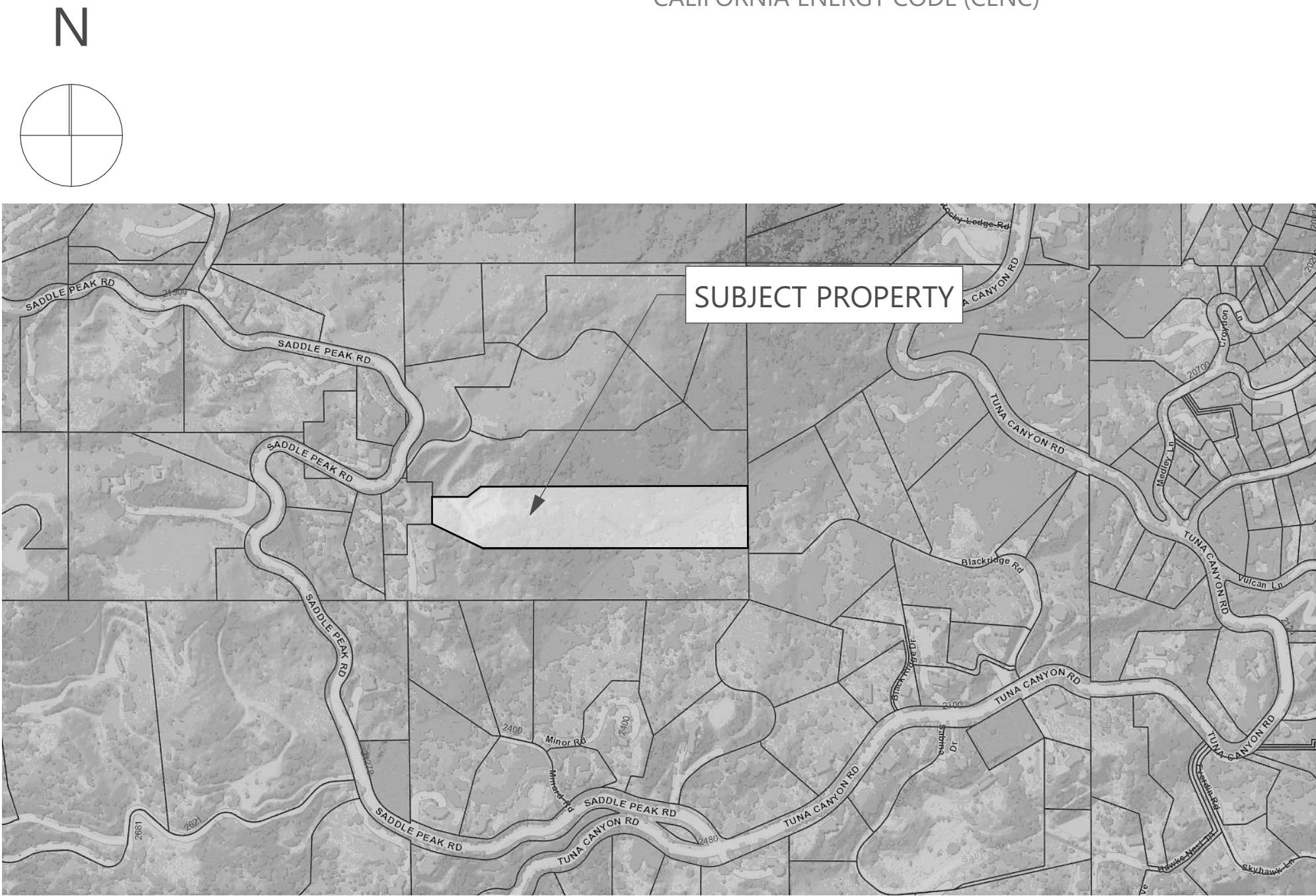
CITY OF TOPANGA, CA. 90290
APN 4448-019-043

No new landscape is proposed or irrigation required. Fuel modification only where necessary

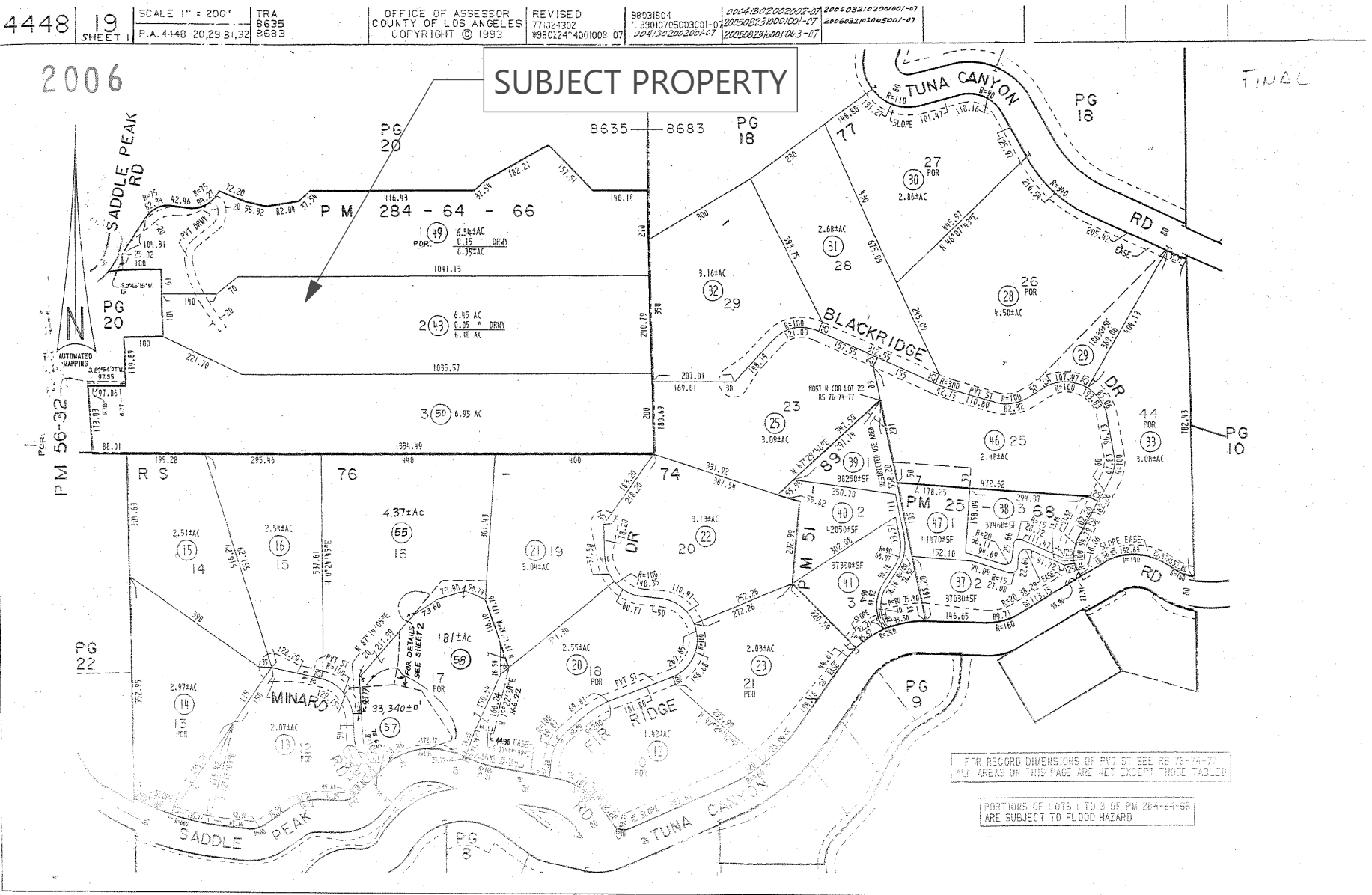
PROJECT BUILDING CODE DATA

OCCUPANCY GROUP: R-3 / U-1 (SINGLE FAMILY)
TYPE OF CONSTRUCTION: VB, SPRINKLERED
FIRE ZONE: VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)
BUILDING CODES:
- 2022 CALIFORNIA RESIDENTIAL, BUILDING, PLUMBING, MECHANICAL,& ELECTRICAL CODES
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE
DEFERRED SUBMITTALS:
RESIDENTIAL FIRE SPRINKLER (NFPA 13D)
PREFABRICATED STAIR SYSTEMS
PHOTOVOLTAIC SOLAR PANELS

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND CALIFORNIA ENERGY CODE (CENC)



1 VICINITY MAP
NOT TO SCALE



2 ASSESSOR MAP
NOT TO SCALE

PLAN SET INDEX

A-0.1	COVER SHEET
A-1.1	SURVEY
A-1.2	TOPO MAP
A-1.3	SITE PLAN
A-1.4	FIRE ROAD ACCESS
A-1.5	FIRE ACCESS
A-2.1	ROOF PLAN
A-2.2	FLOOR PLAN
A-2.3	FOUNDATION PLAN
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-3.3	SECTIONS
A-3.4	SECTIONS
C-1.0	TITLE SHEET
C-2.0	EXISTING SITE PLAN
C-3.0	DRIVEWAY & DWELLING GRADING PLAN
C-3.1	ROADWAY WIDENING & GRADING PLAN
C-4.0	DRAINAGE PLAN
EC-1.0	EROSION CONTROL PLAN
EC-2.0	EROSION CONTROL DETAILS
FM-1	FUEL MODIFICATION PLAN
PK	PHOTOS KEY

PROJECT STATISTICS

21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

LEGAL DESCRIPTION:

P M 284-64-66 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 1 & P M 284-64-66 LOT 2

ASSESSORS PARCEL NUMBER: **4448-019-043**
ZONING: R-C-10 (RURAL COASTAL)

GROSS LOT AREA: **6.45 ACRES** (281,080 SQ. FT.)
EASEMENT: 0 SQ.FT.
NET LOT AREA: **6.45 ACRES** (281,080 SQ. FT.)

PROPOSED BUILDING HEIGHT: **18'-0" MAX.**
DEVELOPMENT AREA: **9,522 SQ.FT.**

PROPOSED SQUARE FOOTAGE:

DETACHED GARAGE: 688 SQ.FT.
SINGLE FAMILY RESIDENCE: 2,825 SQ.FT.
TOTAL: 3,513 SQ.FT.

PROPERTY LINE SETBACKS:

FRONT YARD SETBACK: 55'-6" (20' REQ.)
EAST SIDE YARD SETBACKS: 967'-9" (5' REQ.)
WEST SIDE YARD SETBACKS: 151'-5" (5' REQ.)
REAR YARD SETBACK: 89'-4" (15' REQ.)

GRADING EARTHWORK QUANTITIES:

CUT: 491.9 CU.YD.
FILL: 241.3 CU.YD.
TOTAL: 733.2 CU.YD.
IMPORT: 0
EXPORT: 250.6 CU.YD.

RESILIENT DESIGN LLC

(562) 608-7108
info@resilientdesignllc.net



DESIGNER

MOLTI SANTI

CLIENT

COVER SHEET

LAYOUT NAME

MOLTI SANTI RESIDENCE
21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

4448-019-043

APN

0	08/12/2022	DB
1	10/06/2022	DB
2	11/16/2022	DB
3	04/07/2023	DB
4	09/10/2024	DB

NOT FOR CONSTRUCTION

REVISIONS

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY RESILIENT DESIGN LLC (RDL) FOR THIS PROJECT ARE INSTRUMENTS OF RDL'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND RDL SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF RESILIENT DESIGN LLC.

NOTES

A-0.1

SHEET 1 OF 22

NO

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SURVEY OF PARCEL 1 AND 2 OF VESTING
PARCEL MAP NO. 20845 AS PER MAP ON FILE IN
BOOK 284 PAGES 64 THROUGH 66 INCLUSIVE OF
PARCEL MAPS, RECORDS OF SAID COUNTY.

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE
PROFESSIONAL LAND SURVEYOR'S ACT AT THE
REQUEST OF CEDRIC BALLEE JANUARY 2016.

LARRY D. PEARSON L.S. 4449
EXP. 9/30/17

THE BASIS OF BEARINGS FOR THIS SURVEY IS
IS THE N/S CENTERLINE OF SECTION 24 T.1 S.
R. 17 W., S.B.M. SHOWN AS N 0°45'15"W PER
PARCEL MAP NO. 7633 P.M.B. 216-66-67
RECORDS OF SAID COUNTY.

THE PURPOSES OF THIS MAP IS TO COMPLY
WITH SECTION 8762 (b)(2)(5) OF THE
PROFESSIONAL LAND SURVEYOR'S ACT.

- INDICATES FOUND MOUNUMENTS AS NOTED.
- INDICATES SET 2" I.P. W/TAG LS 4449
FLUSH UNLESS OTHERWISE NOTED.

[illegible]

D. 2" I.P. W/TAG SUR.
CONC. FLUSH 1' S.E.
WIRE FEN. COR. CTR. SEC. 24
ER RS 28-27, RS 168-56
ND RS 213-10

FD. 1" I.P. W/TAG LACO ENGR.
DN. 1.5' AT EAST EP TUNA CYN.
ON SEC. LINE
PER CEFB 3109-215

1/16 COR. EST.
BY PRORATION

SEC CO
REC. DIV
WEST A
3108-12

FD. 2" I.P. W/TAG
C.W. COOK UP 1'
IN CONC. FOR N.E. COR.
OF THE S.W. 1/4 OF THE
N.E. 1/4 OF SEC. 24 PER
RS 76-74-77

FD.2" IP W/ CE TAG
DN. 0.6 AT S'LY.
EP PI PER CEFB
3414-110

FD. IN 2000 GRADED OUT
SINCE THEN

FD. 2" I.P. W/TAG
L.A.CO. ENGR. DN.
1.0' AT W'LY. EP
P.I. PER CEFB
3414-110

$R=100.02'$
 $\Delta=102^{\circ}54'34''$
 $L=188.38'$
 $T=137.44'$

Diagram illustrating a survey traverse starting from a ROAD intersection. Key measurements include:

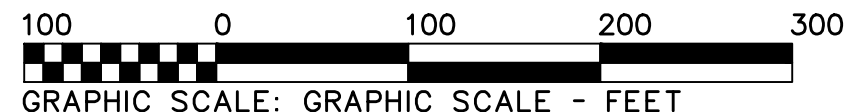
- Bearing: $N\ 93^{\circ}\ 20'\ E$
- Distances: $39.92'$, $15.00'$
- Note: PAR. 1 P.M. 284-64/66

E'LY. LINE LLA REC. 9-30-199.
AS INST. NO. 99-1871510

DETAIL

DETAIL

SCALE 1"= 100'



info@resilientdesignllc.net



DESIGNER

MOLTI SANTI

SURVEY

LAYOUT NAME

MOLTI SANTI RESIDENCE

4448-019-043

APN

0	08/12/2022	DB
1	10/06/2022	DB
2	11/16/2022	DB
3	04/07/2023	DB
4	09/10/2024	DB

NOT FOR CONSTRUCTION

REVISIONS

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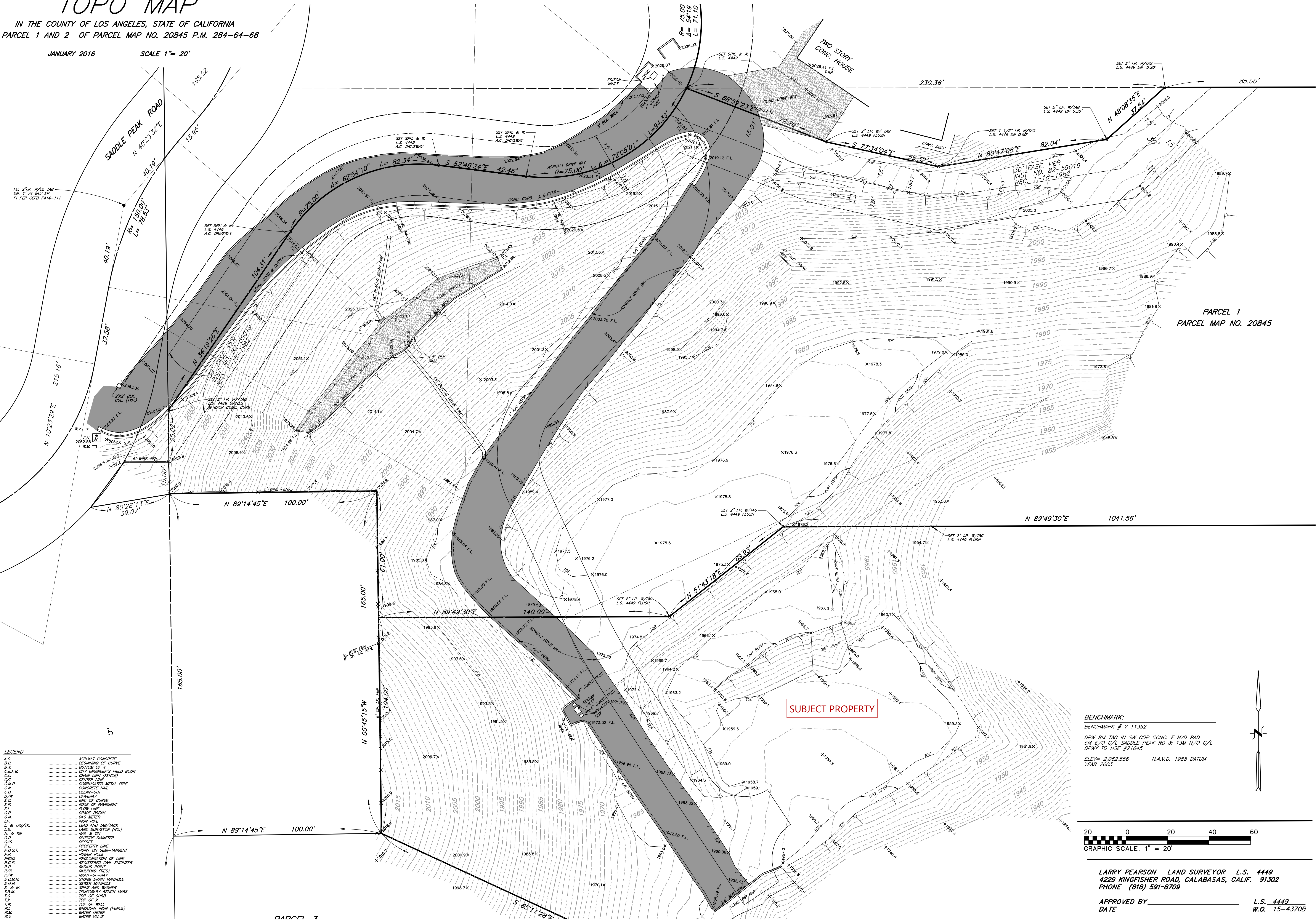
A-1.1

SHEET 2 OF 22

NO.

TOPO MAP
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
PARCEL 1 AND 2 OF PARCEL MAP NO. 20845 P.M. 284-64-66

JANUARY 2016 SCALE 1"= 20'



LEGEND

A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE
B.F.B.	BOTTOM OF FIELD BOOK
C.F.B.	CITY ENGINEER'S FIELD BOOK
C.L.	CHAIN LINK (FENCE)
C.L.	CENTER LINE
C.M.P.	CORRUGATED METAL PIPE
C.N.	CONCRETE MAIL
C.O.	CLEAN-OUT
D.W.	DRIVEWAY
E.C.	END OF CURVE
E.P.	EDGE OF PAVEMENT
F.L.	FLOW LINE
G.B.	GRADE BREAK
G.M.	GAS METER
I.P.	IRON PIPE
L. & TAG/TK.	LEAD AND TAG/TACK
N. & TIN	LAND SURVEYOR (NO.)
O.D.	OUTSIDE DIAMETER
O.P.	OFFSET
P.L.S.T.	PROPERTY LINE
P.P.	POINT ON SEMI-TANGENT
P.R.	POWER POLE
P.R.O.	PROLONGATION OF LINE
R.C.E.	REGISTERED CIVIL ENGINEER
R.P.	RADIUS POINT
R.P.R.	RAILROAD (TIES)
S.M.H.	SEWER MANHOLE
S. & W.	SEWER AND WASH
T.B.M.	TEMPORARY BENCHMARK
T.C.	TOP OF CURB
T.K.	TOP OF WALL
T.W.	WROUGHT IRON (FENCE)
W.M.	WATER METER
W.V.	WATER VALVE



DESIGNER
CLIENT
TOPO MAP
LAYOUT NAME

MOLTI SANTI RESIDENCE
21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

4448-019-043

0	08/12/2022	DB
1	10/06/2022	DB
2	11/16/2022	DB
3	04/07/2023	DB
4	09/10/2024	DB

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REVISIONS

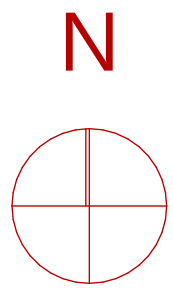
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NOTES

LARRY PEARSON LAND SURVEYOR L.S. 4449
4229 KINGFISHER ROAD, CALABASAS, CALIF. 91302
PHONE (818) 591-8709

APPROVED BY
DATE

L.S. 4449
W.O. 15-43708



*OWTS per STRATA -
TECH. INC. 2017 Plans.
Work Order: 276815-A

NOTES	
01	MicroSeptecES-12 AWTS with U-V disinfection & traffic rated slab per installation plans*
02	5'x 32'x 5' cap present seepage pit*
03	5'x 48'x 5' cap future seepage pit*
04	Proposed Fire Hydrant

R = 75.00'
Δ = 62°54'10"
L = 82.34'

R = 75.00'
Δ = 72°05'01"
L = 94.36'

S 68°59'23"E 72.20'

S 77°34'04"E 55.32'

N 80°47'08"E 82.04'

30' EASE PER
INST. NO. 82-59019
REC. 1-18-1982

Great Room	1,133
Garage	688
Music Studio	598
Bedroom #1	569
Bedroom #2	525
	3,513 ft²

N 00°45'15"W 61.00'

N 89°49'30"E 140.00'

N 00°45'15"W 104.00'

151'-5"

S 65°11'28"E 221.63'

N 51°43'18"E 89.93'

N 89°49'30"E 1041.56'

967'-9"

SUBJECT PROPERTY

1

SITE PLAN

SCALE: 1" = 20'

RESILIENT DESIGN LLC

(562) 608-7108

info@resilientdesignllc.net



DESIGNER

MOLTI SANTI

CLIENT

SITE PLAN

LAYOUT NAME

MOLTI SANTI RESIDENCE

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NOTES

A-1.3

SHEET 4 OF 22

NO.

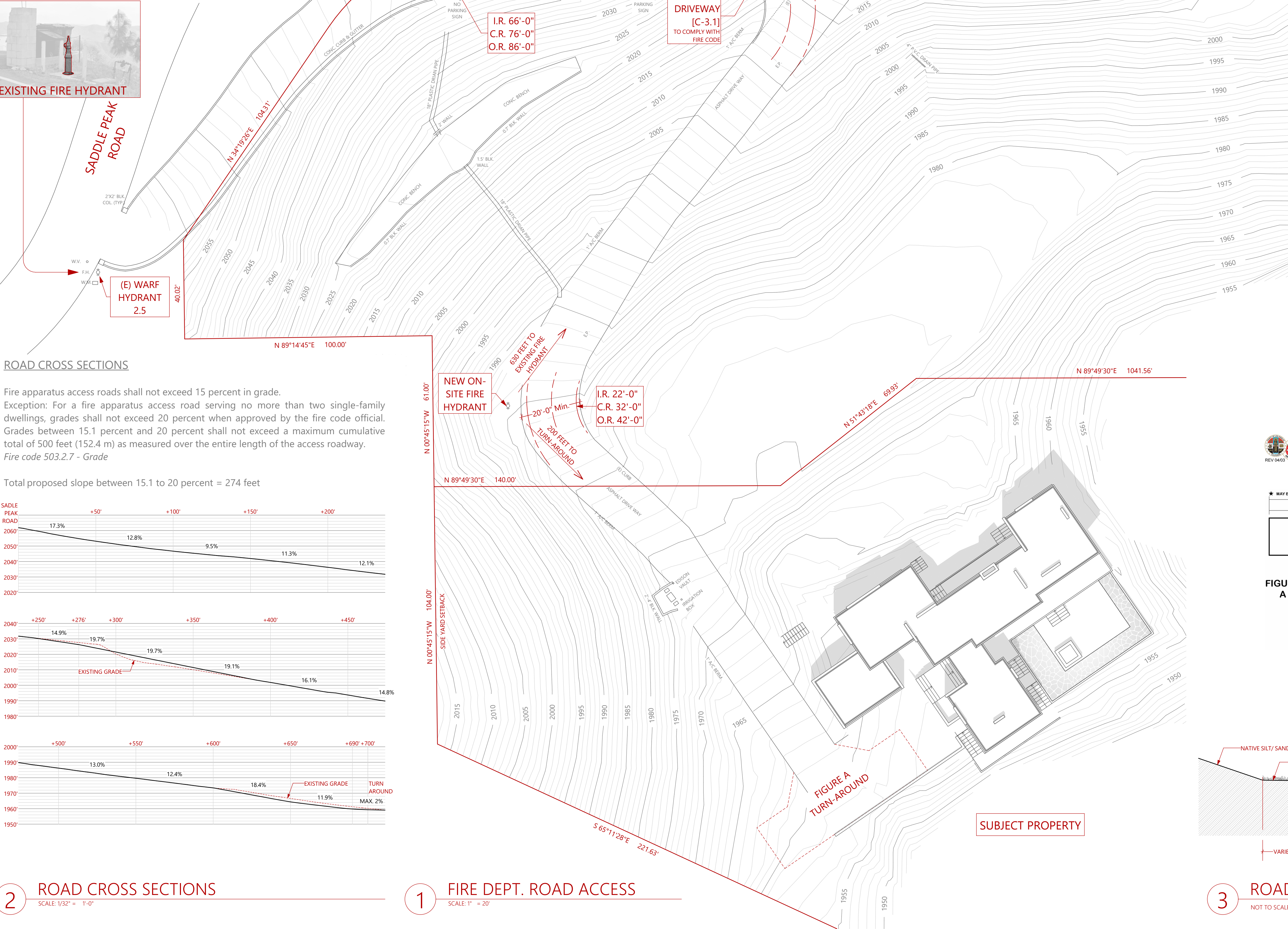
FIRE HYDRANT

When any portion of a proposed structure exceeds the allowable distances from a public hydrant, via fire apparatus access, on-site hydrants shall be provided. The spacing distance between on-site hydrants shall be 300 to 400 feet (91.44 to 121.92 m). All on-site hydrants shall be installed a minimum of 50 feet (7,620 mm) from a structure or protected by a two-hour firewall.

The required fire flow is based on the following calculation:
-Type of construction per the Building Code Type: VB
-VHFHSZ: Yes
-Size of lot (acres): 6.45 acres
Fire flow based on the fire-flow calculation area: 750 gpm
Reduction for fire sprinklers (maximum 50%): 0 gpm
Total fire-flow required: 750 gpm
C.I.2215



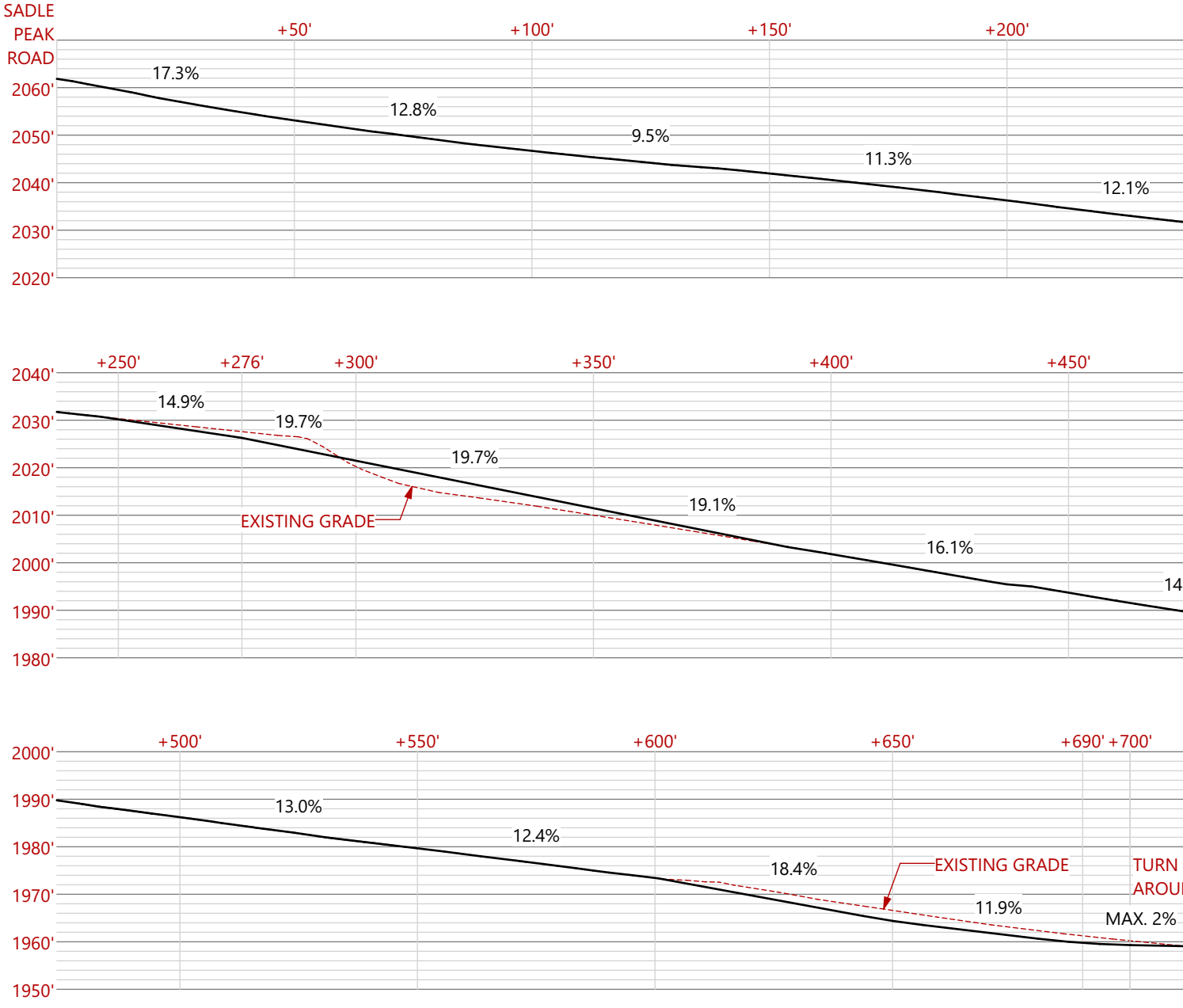
EXISTING FIRE HYDRANT



ROAD CROSS SECTIONS

Fire apparatus access roads shall not exceed 15 percent in grade.
Exception: For a fire apparatus access road serving no more than two single-family dwellings, grades shall not exceed 20 percent when approved by the fire code official. Grades between 15.1 percent and 20 percent shall not exceed a maximum cumulative total of 500 feet (152.4 m) as measured over the entire length of the access roadway.
Fire code 503.2.7 - Grade

Total proposed slope between 15.1 to 20 percent = 274 feet



2 ROAD CROSS SECTIONS

SCALE: 1/32" = 1'-0"

1 FIRE DEPT. ROAD ACCESS

SCALE: 1" = 20'

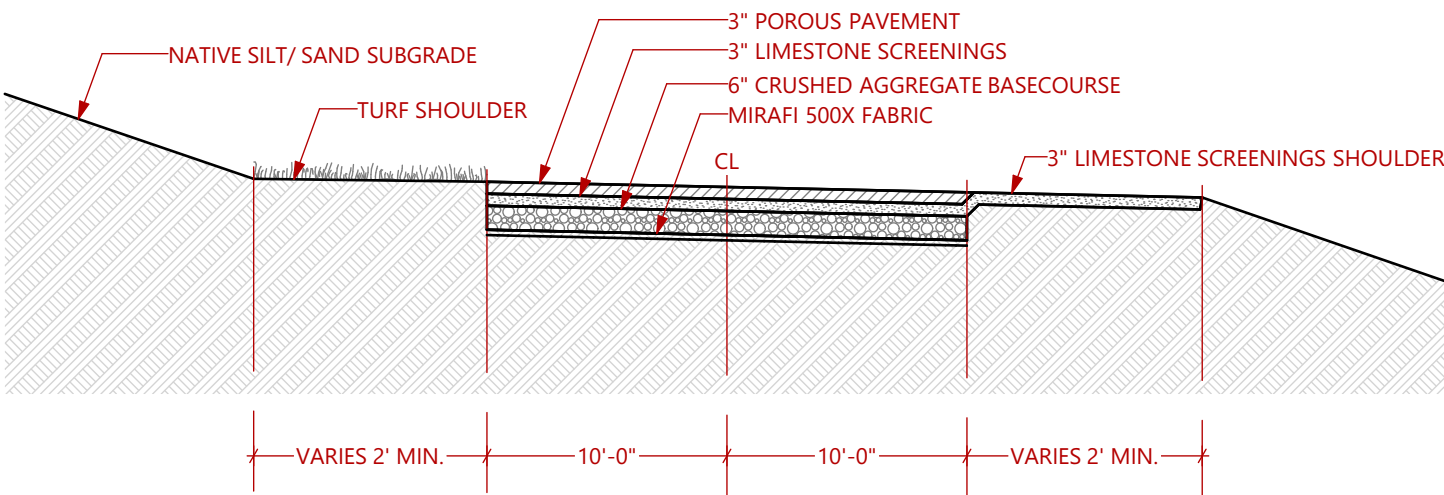
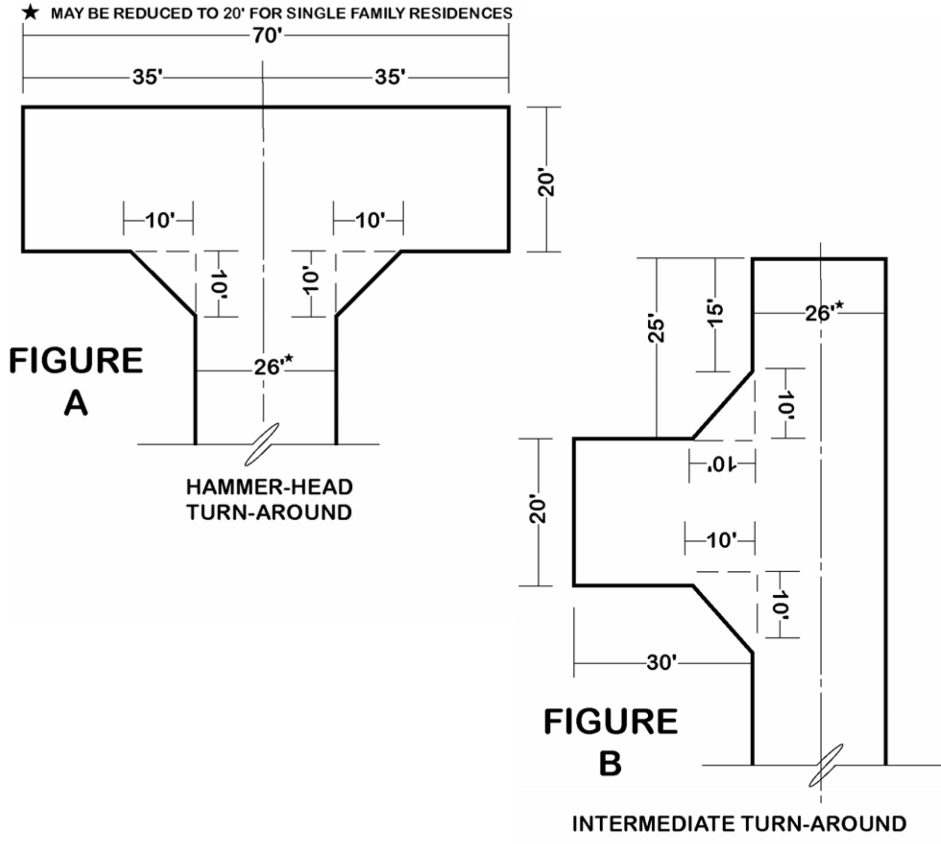
ACCESS DRIVE: Fire Department Notes

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with 503.6 and an unobstructed vertical clearance "clear to sky". Fire apparatus turn-around provides vehicular access to within 150 feet of all portions of the exterior building walls. *Fire code 503.2.1*
2. Grade breaks shall not exceed the maximum angle of approach or departure for fire department apparatus, which should not exceed 10 percent in 10 feet.
3. Provide a certification prepared by a licensed civil engineer that the driveway complies with los angeles county public works details and has the ability to support a 37.5 ton fire department apparatus load.
4. Private access driveways having a grade of 10% or greater with a maximum cross-slope of 5% shall have a paved surface measuring 20 feet from flow line to flow line. the paving shall be consistent with the standard of the county of los angeles department of public works.
5. The slope within the fire apparatus turn-around shall be 2% for drainage.
6. Provide a minimum unobstructed width if 20 feet, exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance "clear to sky" fire department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. *Fire code 503.1.1 & 503.2.1*
7. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus (see #3) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. *Fire code 503.2.3*
8. Fire department vehicular access roads shall be provided with a 32 foot centerline turning radius. *Fire code 503.2.4*
9. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved fire department turnaround. *Fire code 503.2.5*



COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
REV 04/03

FIRE APPARATUS TURNAROUND STANDARD
PUMPER



3 ROADWAY SECTION

NOT TO SCALE

RESILIENT DESIGN LLC

(562) 608-7108
info@resilientdesignllc.net



DESIGNER

MOLTI SANTI

CLIENT

FIRE ROAD ACCESS

LAYOUT NAME

MOLTI SANTI RESIDENCE
21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

4448-019-043

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NOTES

A-1.4

SHEET 5 OF 22

NO.

SECURITY GATE:

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. Construction of gates shall be of materials that allow manual operation by one person.

AUTOMATIC FIRE SPRINKLER:

Automatic fire sprinkler system as set forth by *Building Code 903 and Fire Code 903*. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

STAIRWAYS:

Walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. *Building Code 1009.6.3*

DRAFT HYDRANT:

New swimming pools and spas, 5,000 gallon (18,925 L) or greater capacity, constructed or installed in a fire hazard severity zone shall have a drain and discharge line connected to a draft hydrant in accordance with the Los Angeles County Plumbing Code, Title 28.

Exceptions:

- Swimming pools constructed or installed with the bottom of the pool more than 15 feet below the proposed draft hydrant connection elevation, measured vertically, need not be provided with a draft hydrant system.
- Properties that have a properly spaced fire hydrant capable of flowing a minimum of 1,250 Gallons per Minute (GPM) (15,141.6 L/min) for one hour, may be exempted.

FIGURE A
TURN-AROUND

CLEARANCE OF BRUSH AND
VEGETATIVE GROWTH SHALL BE
MAINTAINED PER FIRE CODE 325.

(N) CONCRETE STEPS 6" RISE/ 15" RUN
MIN 5' WIDE/ CLEAR TO THE SKY

NOTE :
FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE
AWAY FROM THE FOUNDATION A MINIMUM OF 5% (2%
FOR IMPERVIOUS SURFACES) FOR A MINIMUM
DISTANCE OF 10 FEET.

CLEARANCE OF BRUSH AND
VEGETATIVE GROWTH SHALL BE
MAINTAINED PER FIRE CODE 325.

(N) CONCRETE STEPS 6" RISE/ 15" RUN
MIN 5' WIDE/ CLEAR TO THE SKY

GRAVEL FOOTPATH AT 2% GRADE
MIN. 5' WIDE/ CLEAR TO THE SKY

CLEARANCE OF BRUSH AND
VEGETATIVE GROWTH SHALL BE
MAINTAINED PER FIRE CODE 325.

TOTAL LENGTH = 295'-0" HOSE LAY
147'-6" ON BOTH DIRECTION TO THE
TURN-AROUND / DRIVEWAY

150'-0" WALKWAY
FROM
TURNAROUND

150'-0" WALKWAY
FROM DRIVEWAY

CLEARANCE OF BRUSH AND
VEGETATIVE GROWTH SHALL BE
MAINTAINED PER FIRE CODE 325.

PROPERTY LINE - S 65°11'28"E - 221.63'

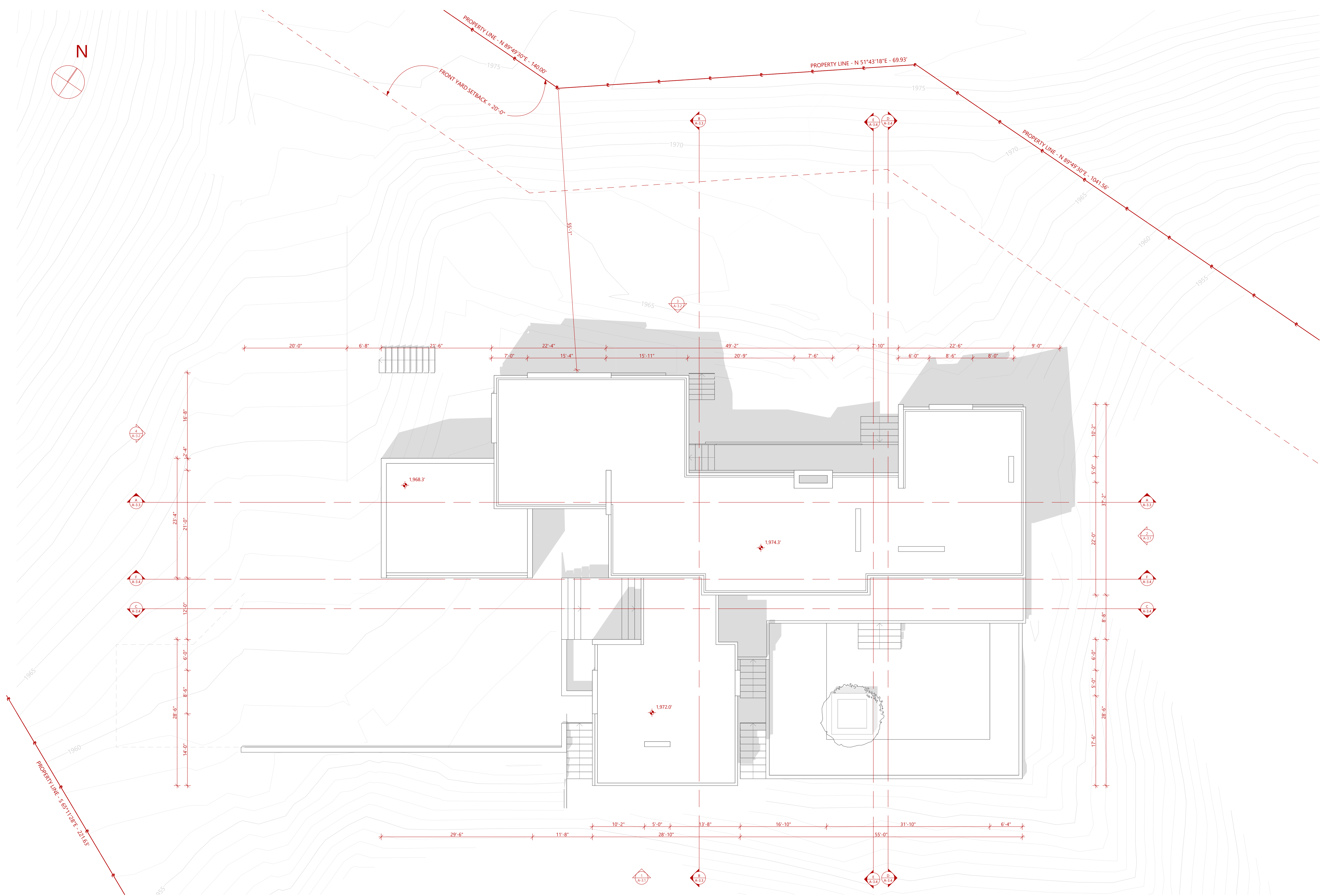
PROPERTY LINE - N 89°49'30"E - 140.00'

PROPERTY LINE - N 51°43'18"E - 69.93'

PROPERTY LINE - N 89°49'30"E - 1041.56'



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1

ROOF PLAN

SCALE: 1/8" = 1'-0"

RESILIENT DESIGN LLC

(562) 608-7108

info@resilientdesignllc.net



DESIGNER

MOLTI SANTI

CLIENT

ROOF PLAN

LAYOUT NAME

MOLTI SANTI RESIDENCE
21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

4448-019-043

APR

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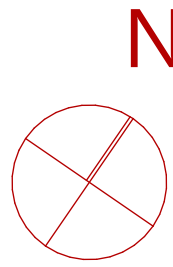
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NOTES

A-2.1

SHEET 7 OF 22

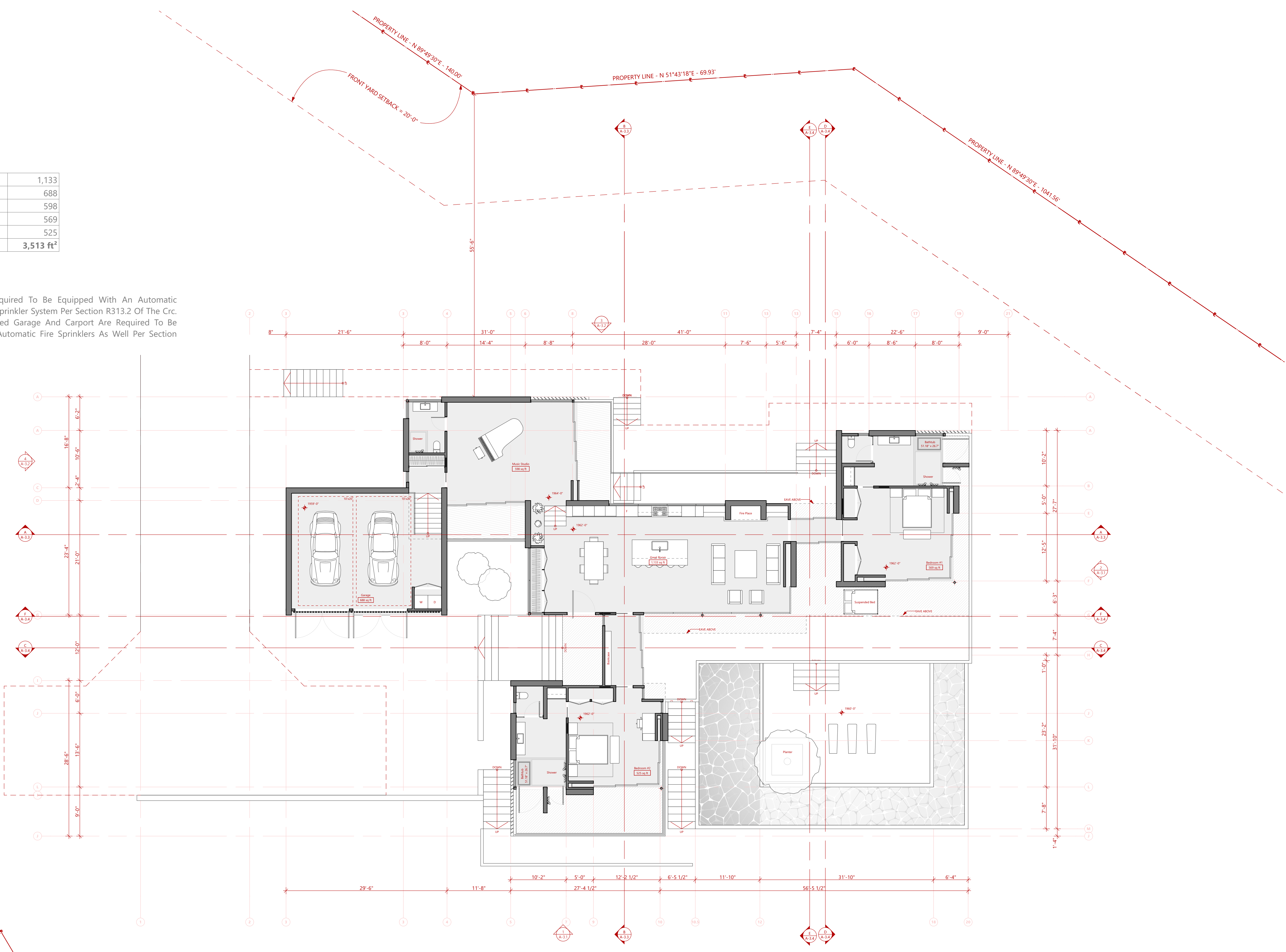
NO.



Great Room	1,133
Garage	688
Music Studio	598
Bedroom #1	569
Bedroom #2	525
	3,513 ft²

FIRE SPRINKLER

Residence Is Required To Be Equipped With An Automatic Residential Fire Sprinkler System Per Section R313.2 Of The Crc. Proposed Attached Garage And Carport Are Required To Be Equipped With Automatic Fire Sprinklers As Well Per Section 309.6 Of The Crc.



1

FLOOR PLAN

SCALE: 1/8" = 1'-0"

RESILIENT DESIGN LLC

(562) 608-7108

info@resilientdesignllc.net



DESIGNER

MOLTI SANTI

CLIENT

FLOOR PLAN

LAYOUT NAME

MOLTI SANTI RESIDENCE
21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

4448-019-043

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NOTES

A-2.2

SHEET 8 OF 22

NO



DESIGNER

MOLTI SANTI

CLIENT

FOUNDATION PLAN

LAYOUT NAME

MOLTI SANTI RESIDENCE

21653 SADDLE PEAK ROAD, TOPANGA, CA. 90290

4448-019-043

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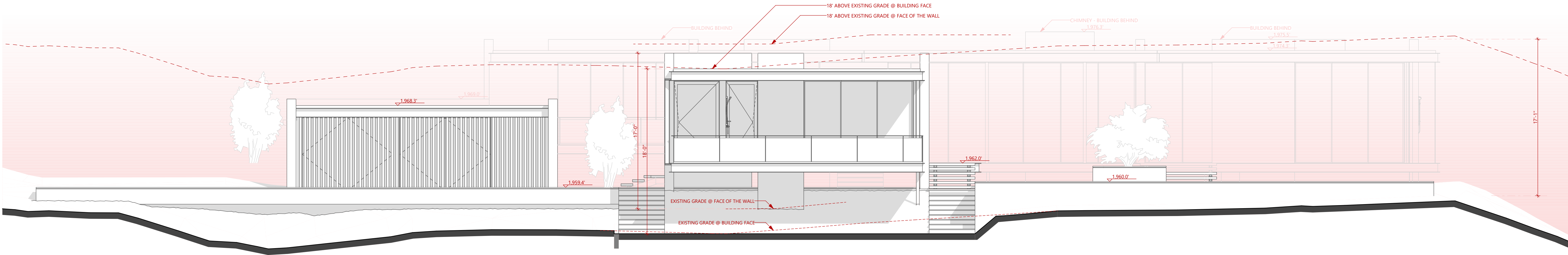
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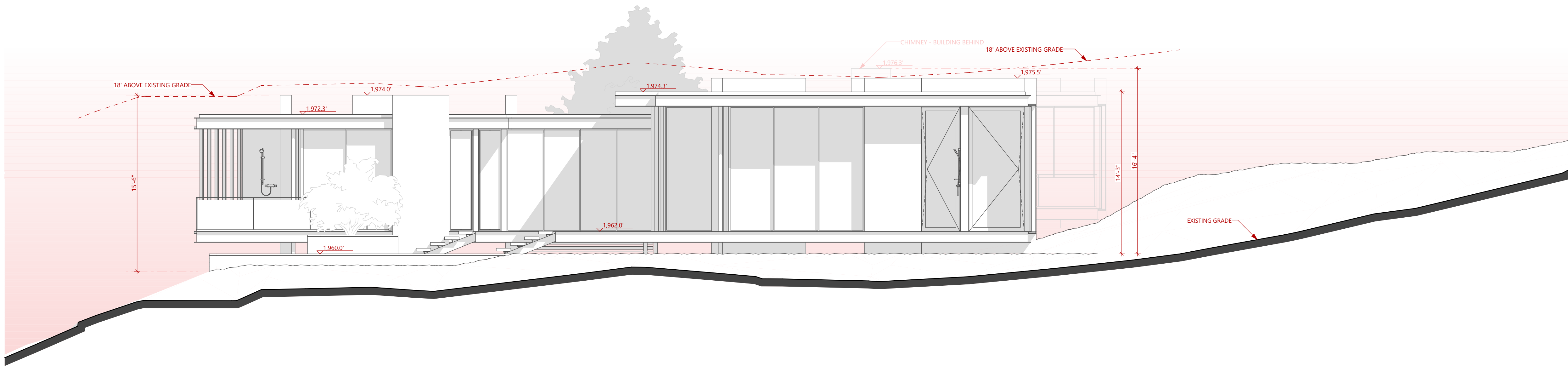
A-2.3

SHEET 9 OF 22

NO.



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



DESIGNER

MOLTI SANTI

CLIENT

ELEVATIONS

LAYOUT NAME

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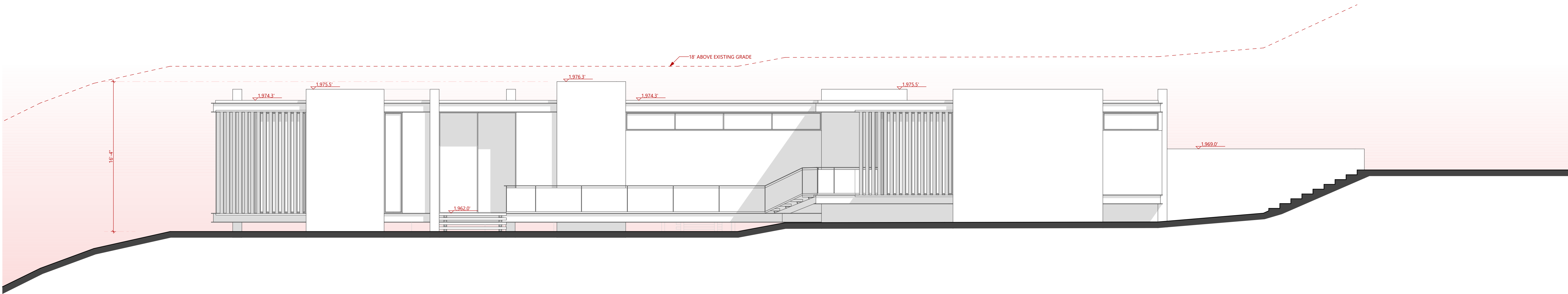
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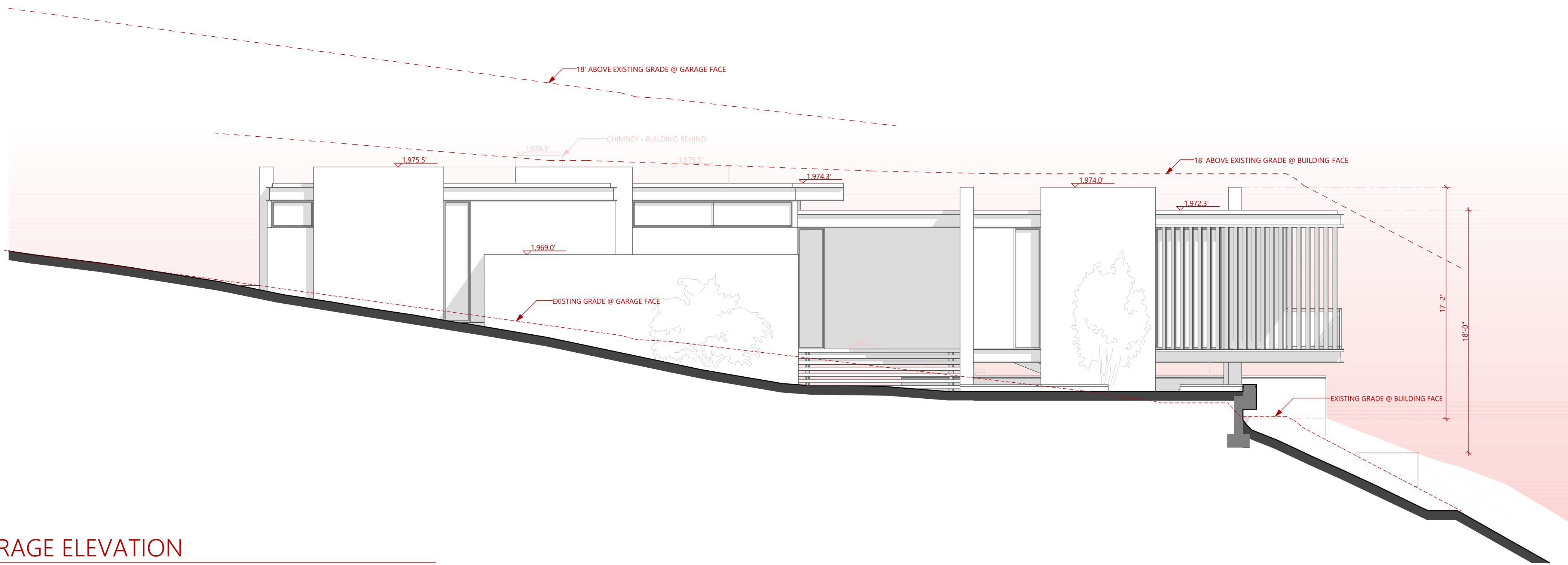
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SHEET 10 OF 22

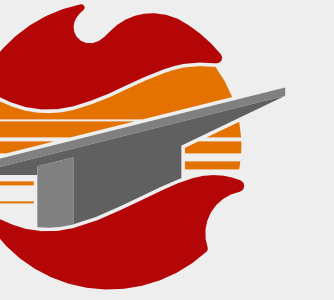
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3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"



DESIGNER

MOLTI SANTI

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ELEVATIONS

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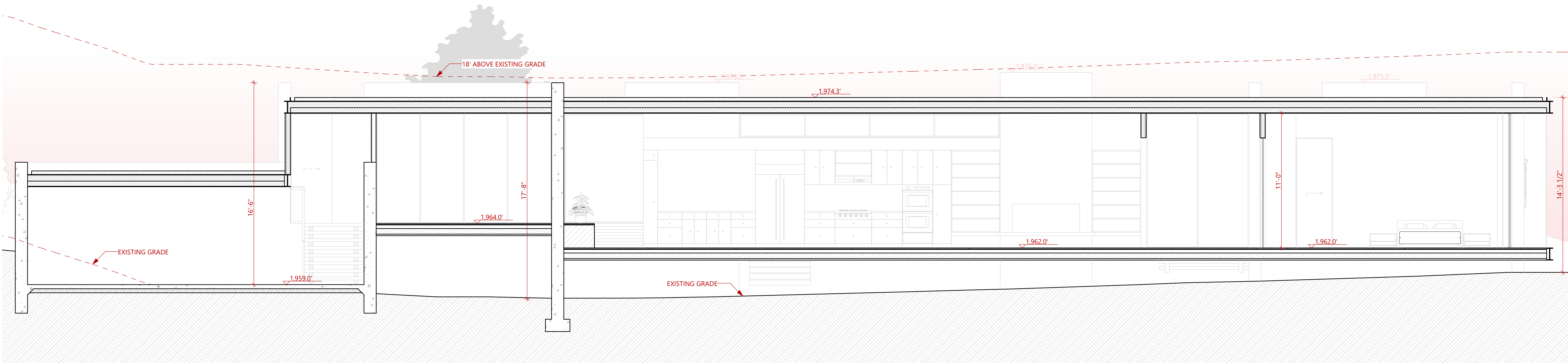
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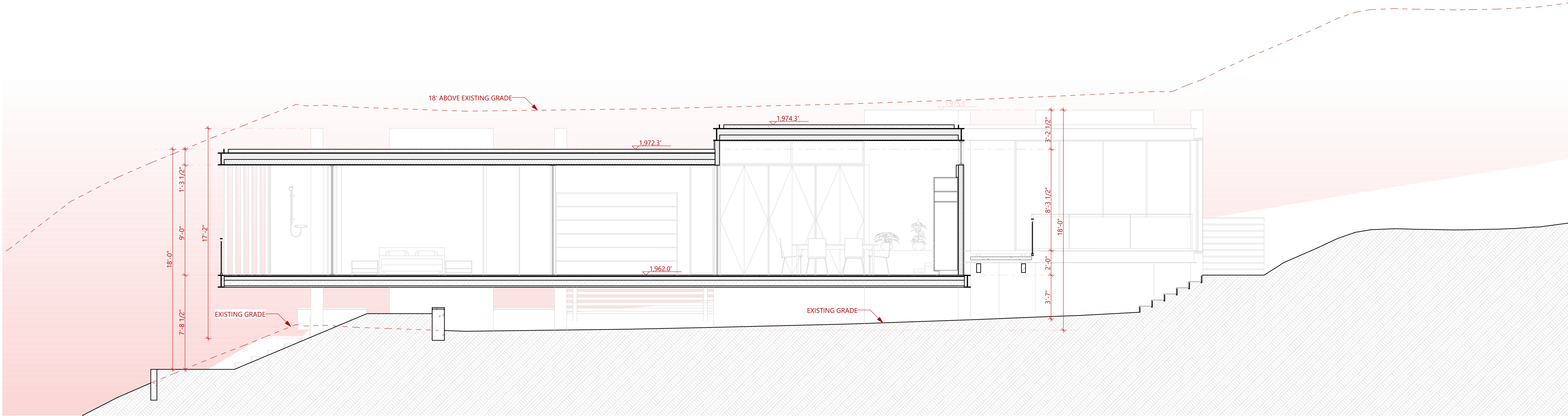
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NOTES

A-3.2



A SOUTH SECTION
SCALE: 1/4" = 1'-0"



B EAST SECTION
SCALE: 1/4" = 1'-0"



DESIGNER

MOLTI SANTI

CLIENT

SECTIONS

LAYOUT NAME

MOLTI SANTI RESIDENCE
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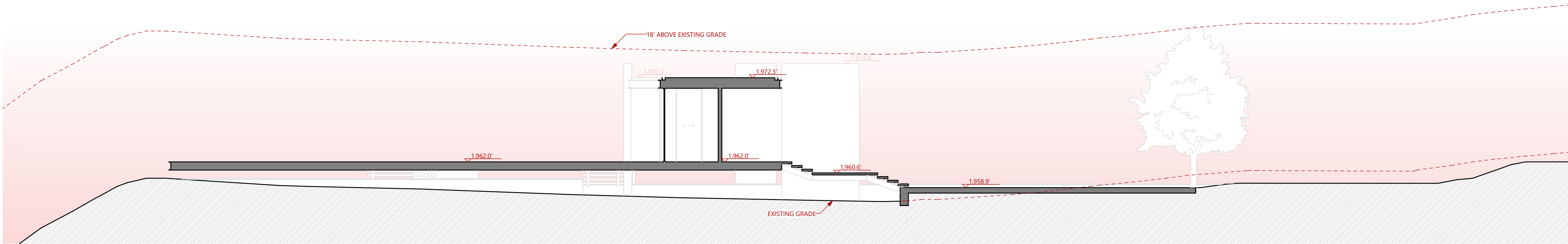
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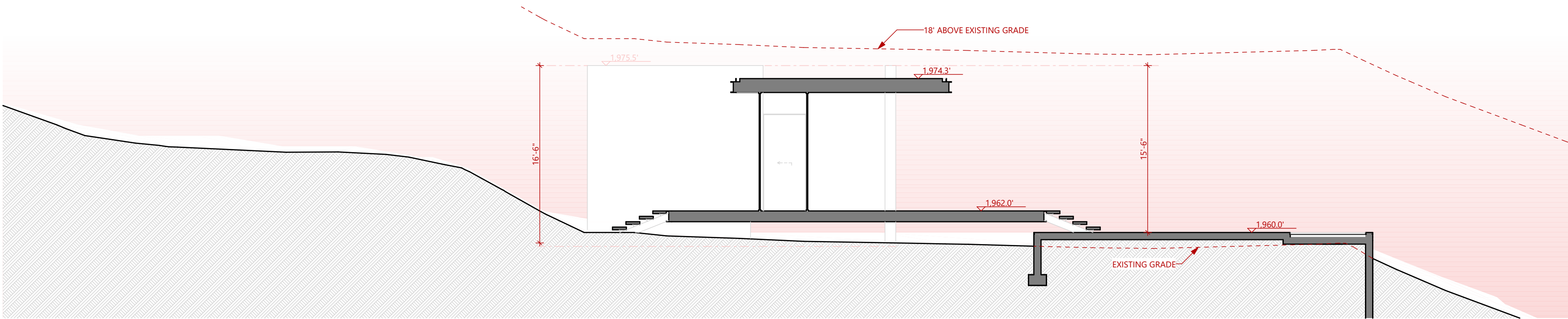
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NOTES

A-3.3



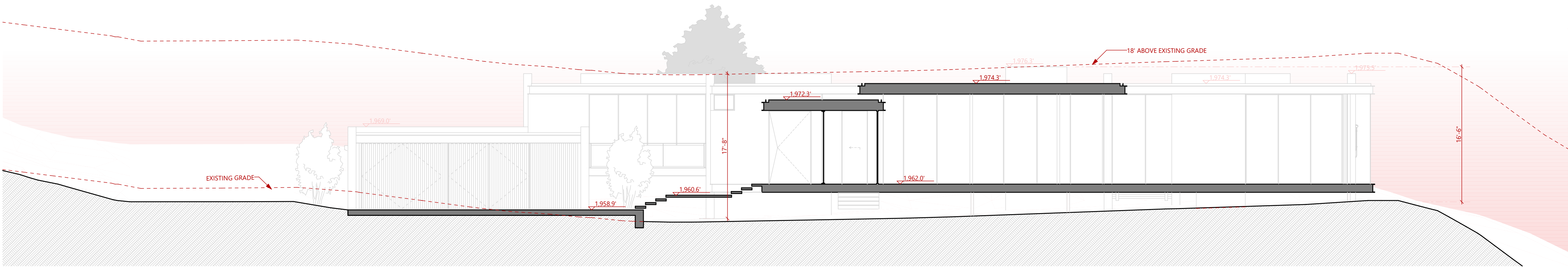
C NORTH SECTION
SCALE: 1/8" = 1'-0"



D WEST SECTION
SCALE: 1/8" = 1'-0"



E EAST SECTION
SCALE: 1/8" = 1'-0"



F SOUTH SECTION
SCALE: 1/8" = 1'-0"



DESIGNER

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1	10/06/2022	DB
2	11/16/2022	DB
3	04/07/2023	DB
4	09/10/2024	DB

NOT FOR CONSTRUCTION

REVISIONS

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY RESILIENT DESIGN LLC FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND RDL SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF RESILIENT DESIGN LLC.

NOTES

A-3.4

SHEET 13 OF 22

NO.

**PROJECT NUMBER**

2017-003699-(3)

HEARING DATE

04/22/2025

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit ("Minor CDP") No.
RPPL2017008418

PROJECT SUMMARY

OWNER / APPLICANT

Molti Santi Trust/Martin Rasmussen

MAP/EXHIBIT DATE

09/10/2024

PROJECT OVERVIEW

Minor CDP for the construction of a 2,825-square-foot single-family residence, a 688-square-foot detached garage, and a new onsite wastewater treatment system (OWTS) on a 6.45-acre lot in the Santa Monica Mountains Coastal Zone. The residence would have a maximum height of 18 feet above grade and a total of 733 cubic yards ("c.y.") of grading would occur (492 cy cut, 241 cy fill, 251 cy export). The lot would be accessed from Saddle Peak Road, a 60-foot-wide limited secondary highway and designated scenic route to the north, by an existing paved 20-foot-wide shared driveway with a length of 750 feet. The driveway would have one corner made less sharp, which would result in its lengthening by approximately 30 feet. The total building site area would be 9,990 square feet. The Santa Monica Mountains Local Coastal Program maps the project site as 0.99 acres of H3 Habitat, 3.36 acres of H2 Habitat, and 1.39 acres of H1 Habitat. However, the Environmental Review Board ("ERB") has proposed remapping resulting in 0.83 acres of H3 Habitat, 4.09 acres of H2 Habitat, and 1.55 acres of H1 Habitat. If this remapping is accepted, the Project would result in fuel modification affecting 1.44 acres of H2 Habitat (0.79 acres irrigated, 0.65 acres non-irrigated) and 0.05 acres of H1 Habitat Buffer Zone.

LOCATION

21653 Saddle Peak Road, Topanga

ACCESS

Saddle Peak Road, a 60-foot-wide limited secondary highway to the north, by an existing paved 20-foot-wide shared driveway with a length of 750 feet.

ASSESSORS PARCEL NUMBER(S)

4448-019-043

SITE AREA

6.45 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL10 (Rural Land—1 dwelling unit/10 acres maximum)

ZONE

R-C-10 (Rural Coastal—10 Acre Minimum Lot Area)

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 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)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2017-003699-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017008418**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on February 25, 2025 in the matter of Project No. 2017-003699-(3), Minor Coastal Development Permit No. RPPL2017008418 (“Minor CDP”).
2. **HEARING PROCEEDINGS.** [RESERVED]
3. **ENTITLEMENT(S) REQUESTED.** The applicant, Martin Rasmussen (“Permittee”), requests a Minor CDP to construct a new 2,825-square-foot single-family residence, a 688-square-foot detached garage, and an onsite wastewater treatment system (OWTS) with 733 cubic yards of grading (“Project”) on a 6.45-acre property located at 21653 Saddle Peak Road, Topanga, in the Santa Monica Mountains Coastal Zone (“Project Site”). As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board (“ERB”), resulting in approximately 0.83 acres of H3 Habitat, 4.09 acres of H2 Habitat, and 1.55 acres of H1 Habitat.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is a request to construct a new single-family residence, accessory structures, and improvements, including a new OWTS, in the R-C-10 (Rural Coastal—10 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), an Administrative CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). The Project proposes 733 cubic yards of grading (492 cubic yards cut, 241 cubic yards fill, 251 cubic yards export). Thus, a Minor CDP is required for all the activities involved with this request.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land—One dwelling unit per 10 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-10. Pursuant to County Code Section 22.44.1750, a single-family

residence and its accessory structures is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, which the Project does, and for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260).

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 6.45 gross acres in size and consists of one legal lot. The property is irregularly shaped and consists mostly of sloping terrain, with steeper slopes located on its eastern portion. An existing graded pad of approximately 10,000 square feet and a 20-foot-wide, 160-foot-long paved access driveway is located on its western portion. These were developed legally as part of Parcel Map 20845 and Conditional Use Permit 89-325, which were approved in 1998. On-site vegetation consists of previously cleared areas on the far western portion of the Project Site, native chaparral on the southeastern portion, oak woodland following a drainage course from the central to northeastern portions, and laurel sumac scrub on the remainder of the Project Site. The Project Site includes areas mapped as H1 Habitat (1.39 acres) H2 Habitat (3.36 acres) and H3 Habitat (0.99 acres) within the Santa Monica Mountains Land Use Plan ("LUP"). However, the ERB has proposed remapping that results in 0.83 acres of H3 Habitat, 4.09 acres of H2 Habitat, and 1.55 acres of H1 Habitat. In general, areas mapped as H3 Habitat include previously cleared and/or graded areas on the southwestern portion of the Project Site. Laurel sumac scrub and chaparral areas on the central and southeastern portions of the Project Site are mapped as H2 Habitat, while oak woodland habitat on the central and northeastern portions of the Project Site is mapped as H1 Habitat.

B. Site Access

The lot would be accessed from Saddle Peak Road, a 60-foot-wide (paved width of 25 feet) limited secondary highway and designated scenic route to the north, by an existing paved 20-foot-wide shared driveway with a length of 750 feet. As part of the Project, a portion of the driveway on the parcel immediately to the north would be lengthened by approximately 30 feet in order to meet the standards for Fire Department access.

C. Site Plan

The Permittee proposes the construction of a 2,825-square-foot single-family residence on the southwestern edge of the 6.45-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade and would be terraced into a downward slope. A paved rear patio and on-site fire department turnaround are also proposed. A total of 733 cubic yards of earth is proposed (492 cubic yards of cut, 241 cubic yards of fill, 251 cubic yards of export). The Project would also include retaining walls and stairways on a total building site of approximately 9,990 square feet. A new OWTS with two seepage pits would be located 20 feet to the southwest of the residence. Drainage structures are also

proposed to the northwest of the residence. The Project would not require any fuel modification within H1 Habitat, as all H1 Habitat is outside of the 200-foot fuel modification radius per the approved Fire Department plan. If the recommended habitat remapping is approved, the Project would result in 1.44 acres of fuel modification within the H2 Habitat (0.79 acres irrigated, 0.65 acres non-irrigated), and 0.05 acres of fuel modification within the H1 Habitat Buffer Zone (0-100 feet from H1 Habitat).

8. **PUBLIC COMMENTS.** Staff did not receive any public comments regarding the Project as of the date of the Report to the Hearing Officer.

9. **AGENCY RECOMMENDATIONS.**

- A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated October 10, 2018.
- B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with no conditions in a letter dated October 18, 2018.
- C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with no conditions in a letter dated November 8, 2018.
- D. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated January 19, 2019.
- E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on June 23, 2023. The ERB conditions have been included within the Project's conditions of approval.

10. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed and case materials were available on LA County Planning's website. On January 23, 2025, a total of 49 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the

Project includes a proposal to construct a new single-family residence, associated infrastructure, and improvements to an access driveway.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 733 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL10 land use designation is intended for

single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted under this designation.

13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an existing graded pad on the southwestern portion of the Project Site, immediately adjacent to an existing paved access driveway and within the brush clearance zones of adjacent single-family residences to the south and west. This location will avoid the need to remove large areas of native vegetation and grade large volumes of earth. It is also the location that is farthest from H1 Habitat on the central portion of the Project site, and it will avoid all development, including fuel modification, within H1 Habitat.

Conservation & Open Space Element

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is within a Scenic Resource Area, as it is visible from Saddle Peak Road to the north, which is a designated scenic highway. The tallest portions of the structure would be the 18 feet above, and the majority of the Project's grading (733 cubic yards) would be associated with necessary improvements to the access driveway to the north. The proposed location of the Project, which is immediately adjacent to an existing paved access driveway, is within the existing fuel modification zones of residences to the south and west. The Project would be compatible with the rural character as well as other single-family residences in the vicinity and compares favorably to them in terms of height and bulk. It has a smaller floor area (2,825 square feet) than many other residences within a 700-foot radius, and its 9,990-square-foot building site area is less than the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I).

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-10 zoning classification as a single-family residence—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. A Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, a Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). Since the Project requires ERB review and proposes 733 total cubic yards of grading, a Minor CDP is required instead of an Administrative CDP.
15. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards.
16. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence within an SRA in the Santa Monica Mountains Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.
17. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.
18. **BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, screening the Project Site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and runoff control measures. At its meeting on June 23, 2023, the ERB found that the Project, as modified, would not have an impact on biological resources. All of the

ERB's recommended modifications have been included within the Project's conditions of approval.

19. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed grading is estimated to be 733 cubic yards (492 cubic yards cut, 241 cubic yards fill, 251 cubic yards export), the majority of which would be associated with necessary improvements to the access driveway to the north. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
20. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-10 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, two covered parking spaces would be provided within a 688-square-foot detached garage.
22. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. No fences or separate walls are proposed.
23. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,990 square feet is less than the maximum building site area of 10,000 square feet. There is no expansion of the underlying graded pad, which was previously approved as part of Parcel Map 20845 and Conditional Use Permit 89-325 in 1998.
24. **SCENIC RESOURCE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040, which refers to the standards for an SRA. The Project Site is visible from Saddle Peak Road, a designated scenic route. As a result, per Section 22.44.2000 of the County Code, the Project Site is within a Scenic Resource Area. Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilizing materials and colors compatible with the surrounding landscape, breaking up structural mass, and minimizing grading and retaining walls. The design of the residence would meet all of these standards, as indicated by the submitted elevations, story poles, and grading plans.

25. HABITAT CATEGORIES. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. While the proposed location of the residence would be entirely within H3 Habitat, areas of ancillary development and fuel modification located 200 feet in all directions are designated as H2 Habitat. H1 Habitat, consisting of undisturbed oak woodland to the east, is more than 200 feet away and would not be subject to fuel modification, per the preliminary fuel modification plan approved by the Fire Department. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the residence is relatively small and would be located as far as possible from H1 Habitat, the relatively small area of the of H3 Habitat (200 feet by 100 feet) and mandated fuel modification makes this encroachment unavoidable. As a result, 0.72 acres of fuel modification would occur within H2 Habitat. A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources.

While the entirety of Project development would be H2 or H3 Habitat, some fuel modification (0.05 acres) would be within an H1 Habitat Buffer Zone (0-100 feet from H1 Habitat). Per the requirements of the LIP (County Code Sections 22.44.1890.D and 22.44.1890.E), development may be permitted within the H1 Habitat Buffer when all of the following apply:

- a. The Project Site is on a lawfully created parcel;
- b. The development is the minimum necessary to provide the landowner a reasonable economic use of the property, and in no case shall it exceed the maximum standards provided in County Code Sections 22.44.1910 and 22.44.1920;
- c. There is no other feasible alternative building site location that can avoid the H1 Habitat Buffer or H1 Quiet Zone;
- d. The maximum feasible buffer width is provided between the development and the H1 Habitat area;
- e. The development is sited and designed to prevent impacts that would significantly degrade H1 Habitat; and
- f. All feasible mitigation measures have been provided to minimize adverse environmental effects.

The Project's proposed location on the southwestern edge of the Project Site is the most appropriate site for development because it is the farthest feasible distance from mapped H1 Habitat to the north. Further, the design of the residence places habitable structures on the western portion of the graded pad, which provides for the smallest required fuel modification within H1 Habitat Buffer Zone. Therefore, the western portion of the existing H3 Habitat area on the southwestern edge of the Project Site is the most appropriate location for development. Due to the proximity of H1 Habitat, any attempt to develop the Project Site without fuel modification in the H1 Habitat Buffer Zone would render approximately half of the existing graded pad (about 4,200 square feet) unusable.

The Project would result in 1.44 acres of fuel modification within the H2 Habitat (0.79 acres irrigated, 0.65 acres non-irrigated). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

26. **ONSITE WASTEWATER TREATMENT SYSTEM (“OWTS”) STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree or within 150 feet of any stream.
27. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.
28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.
30. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

31. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and section 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorical Exemption specifically pertains to the proposed fuel modification and grading.

ADMINISTRATIVE FINDINGS

32. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed development is in conformity with the certified local coastal program.
- B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017008418**, subject to the attached conditions.

ACTION DATE: April 22, 2025

MG:RG:TM
04/10/25

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2017-003699-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017008418**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new 2,825-square-foot single-family residence and a 688-square-foot detached garage located on a 6.45-acre property in the Santa Monica Mountains Coastal Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts

necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$448.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **June 23, 2025**.
15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

- a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;
- b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and
- c. If approved by the County as an amendment to the CDP or a new CDP:
 - i. Planting of native vegetation and other restoration activities;
 - ii. Construction and maintenance of public hiking trails;
 - iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

- 17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 9,990 square feet.
- 18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
- 19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
 - a. Lighting allowance
 - i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site.

This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

- iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:
 - (a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and
 - (b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);
 - iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).
 - b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat area buffer. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
 - c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.
20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e. rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.
21. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During

the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.

22. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.
23. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.
24. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
25. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the

initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

- c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.
- d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
- e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

26. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
27. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.
 - a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.
 - c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
28. The Project shall provide mitigation for 1.44 acres of fuel modification within the H2 Habitat through the Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a Habitat Impact Fee or restoration pursuant to County Code Section 22.44.1950. Pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, grading or construction for the Project. As an alternative to payment of the Habitat Impact Fee, the Director may require restoration as mitigation instead of reliance on the RCP pursuant to County Code Section 22.44.1950.A, and the Project shall provide mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading or construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to grading or construction for any portion of the Project. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.
29. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the

text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

30. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
31. Plumbing shall be prohibited within the detached garage.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.

THE PROPOSED DEVELOPMENT REPRESENTS A
COMPLETION OF AN APPROVED SUBDIVISION.

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THE PROPOSED DEVELOPMENT IS ADJACENT TO
A SCENIC ROADWAY BUT NOT NEAR SEA OR
SHORELINE.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 3 day of MAY 2017 at MALIBU, CA.

Signed VITUS [Signature]

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of January 23, 2023

Present:

ERB Members

Margot Griswold (Chair)
Nicholas Alegria
Daniel Cooper
Danielle LeFer
Cameron Robertson (Alternate)

Regional Planning Staff

Joseph Decruyenaere, Senior Biologist
Tyler Montgomery, Planner
Iris Chi, ERB coordinator

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. No hybrid meeting protocol announced. Welcoming Daniel Cooper as new ERB member.

PART II: APPROVAL OF MINUTES

4. Approval of minutes from September 19, 2022 ERB meeting. Motion to approve by Griswold/seconded by Alegria. Unanimous consent to approve the minutes.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

ERB Comments:

- ERB asked if there is a landscaping palette. Applicant representative said no landscaping is proposed. ERB asked to include standard landscaping requirements in case applicant will move forward with landscaping. Staff biologist will include in biologist recommendations.
- Materials used will be concrete and metal for the space under the house. Fire does not have a problem as long as vents are covered.
- Green roof is proposed. ERB asked if there is a plant palette for the green roof. Applicant to refer to the standard restrictions for landscaping plan.
- ERB would like onsite water capture to use for green roof irrigation. Applicant to consider how green roof will be maintained and irrigated.

ERB Motion:

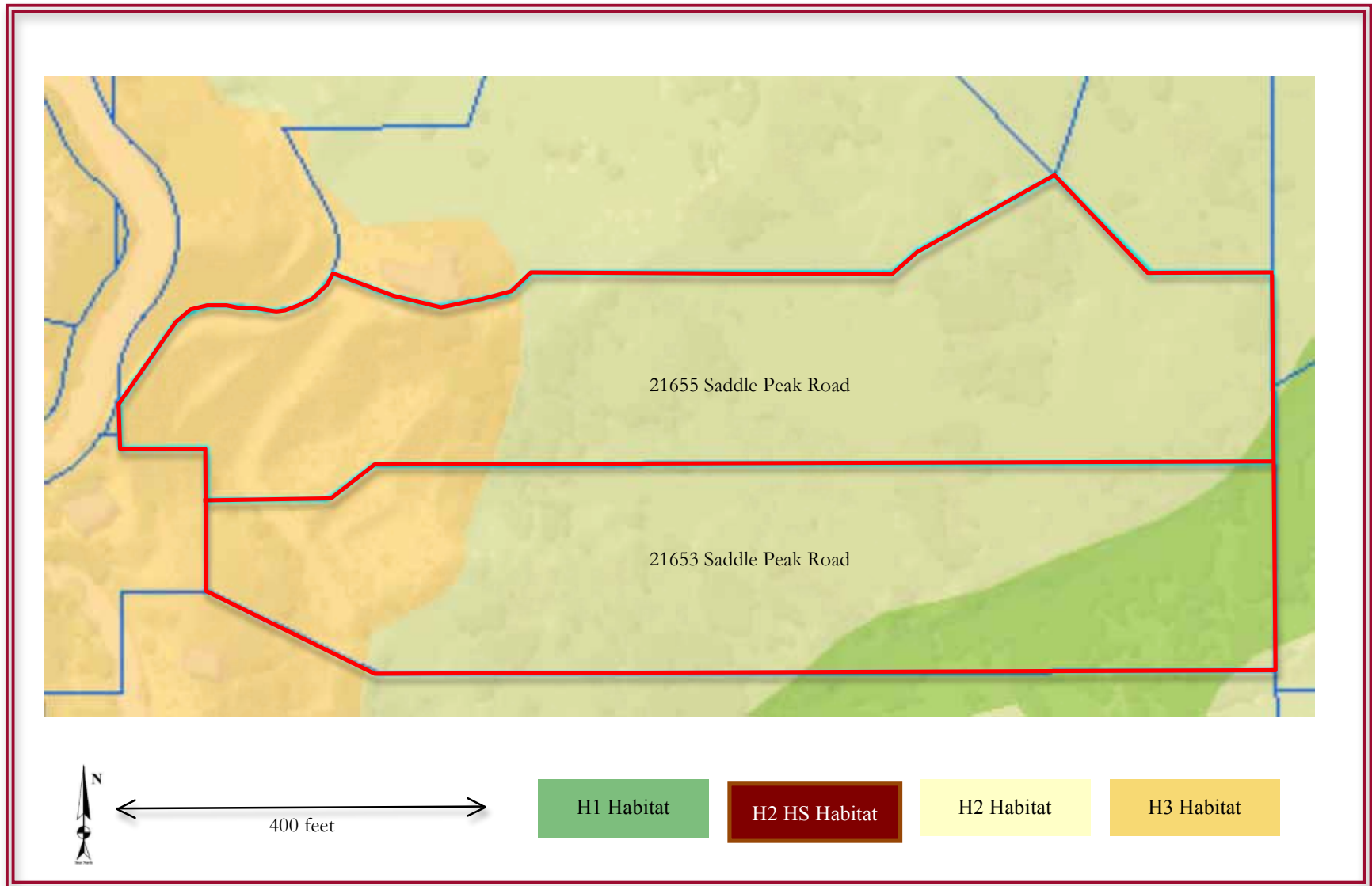
- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including a recommendation to include standard landscaping requirements and onsite water capture to use for green roof irrigation.

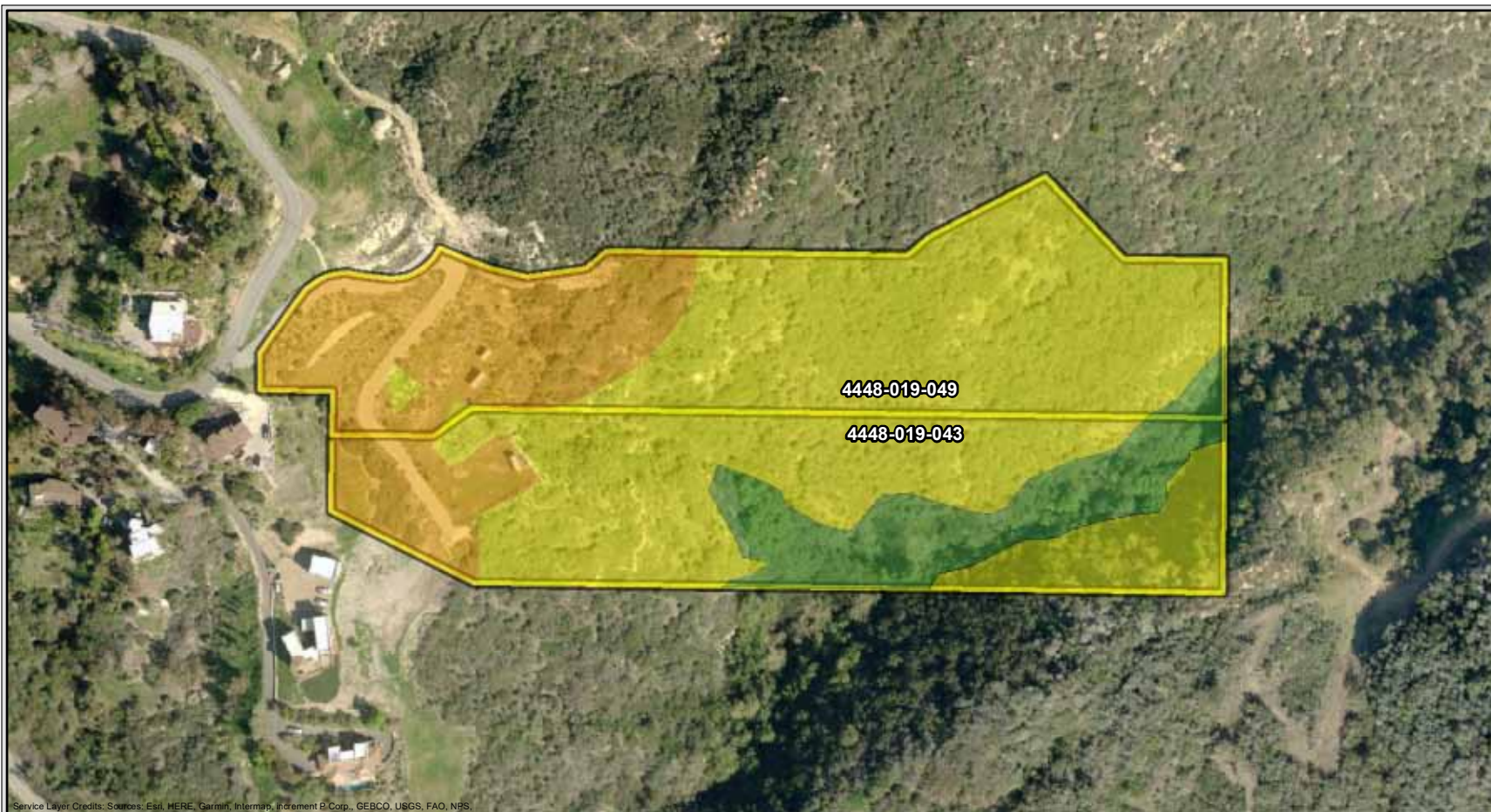
Motion/Second by Griswold/LeFer, Vote – Ayes: unanimous

PART V: PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, February 27, 2023.

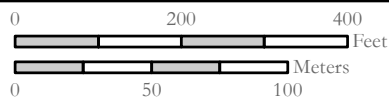




Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

Legend

- H1 Habitat (1.67 acres)
- H2 Habitat (8.43 Acres)
- H3 Habitat (3.21 Acres)
- Project Parcels



Coordinate System: NAD 1983 UTM Zone 11N
Projection: Transverse Mercator

Forde
BIOLOGICAL
CONSULTANTS

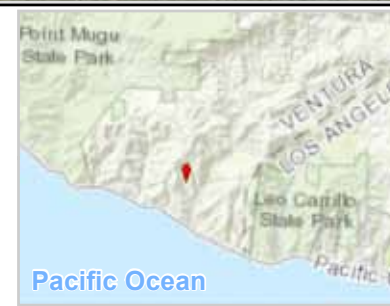


Exhibit P - Site-Specific Habitat Category Map w/ Site Plan Overlays (Approximate)

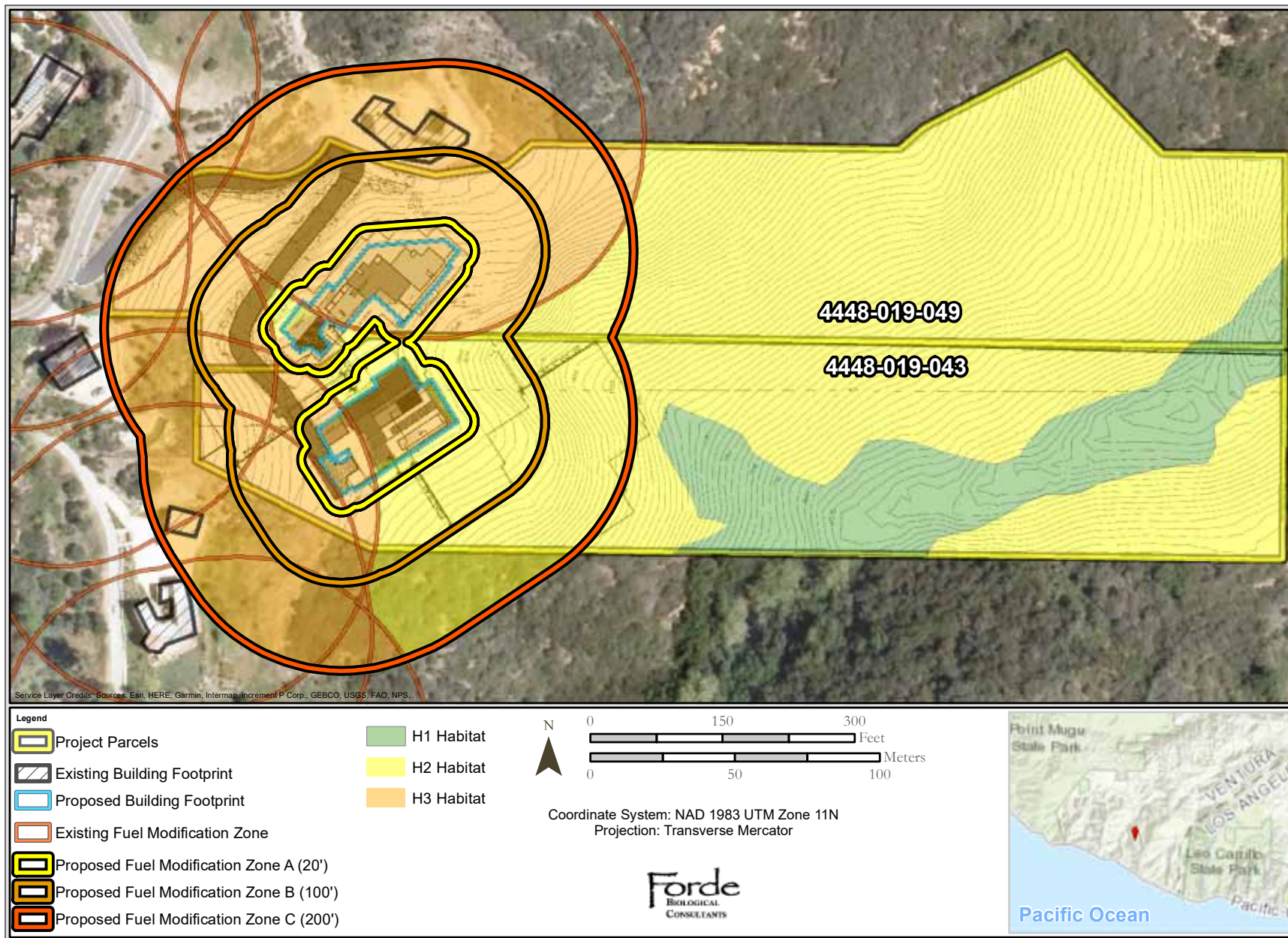
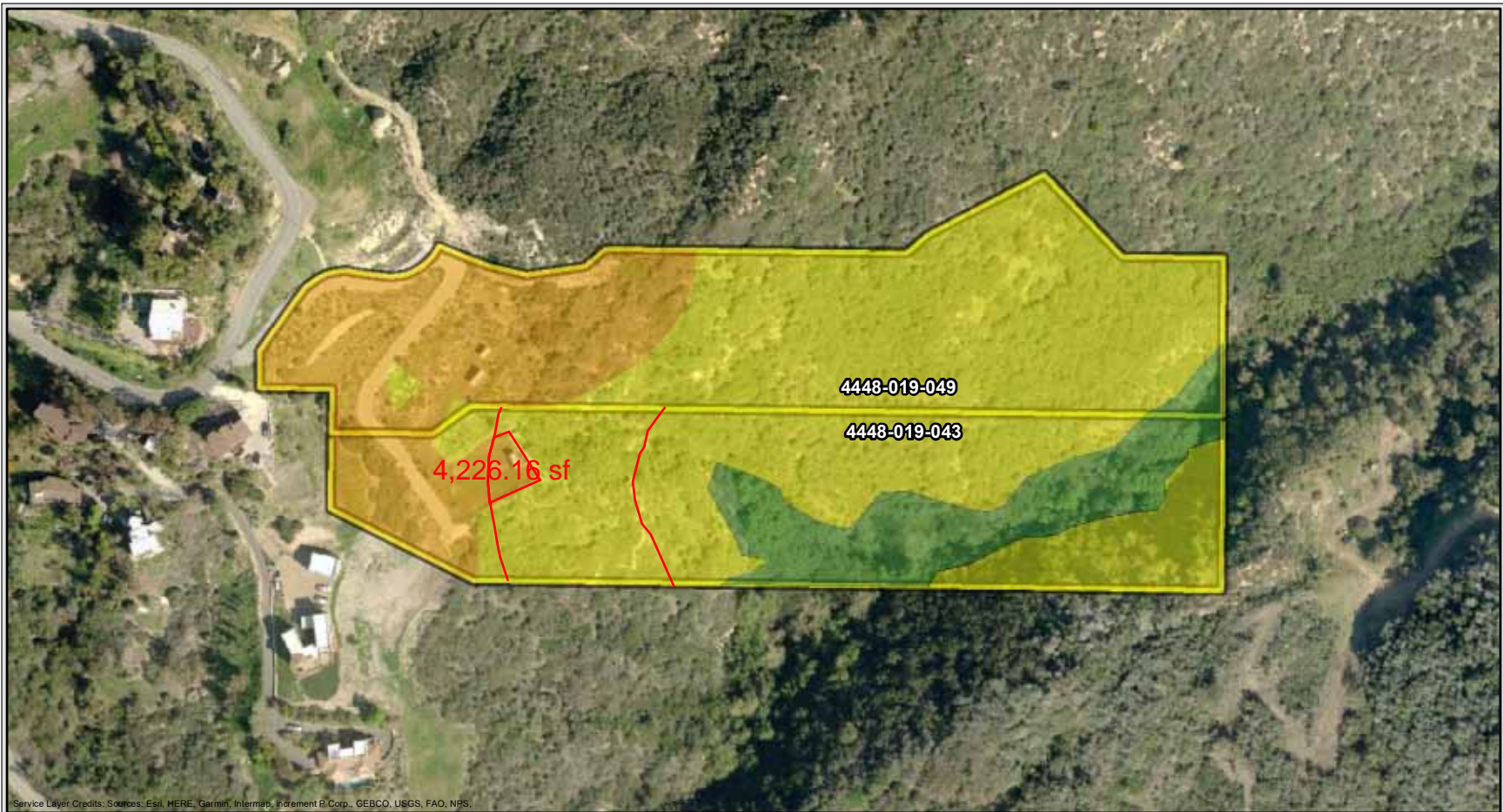


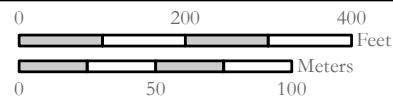
Exhibit Q - Site-Specific Habitat Category Map w/ Site Plan Overlay and Existing Fuel Modification Zones (Approximate)



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NRS,

Legend

- H1 Habitat (1.67 acres)
- H2 Habitat (8.43 Acres)
- H3 Habitat (3.21 Acres)
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Coordinate System: NAD 1983 UTM Zone 11N
Projection: Transverse Mercator

Forde
BIOLOGICAL
CONSULTANTS

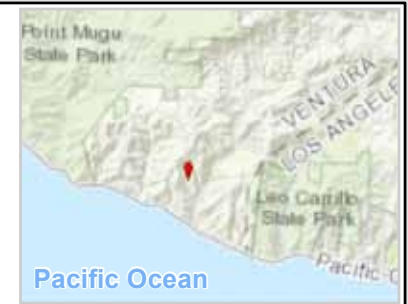
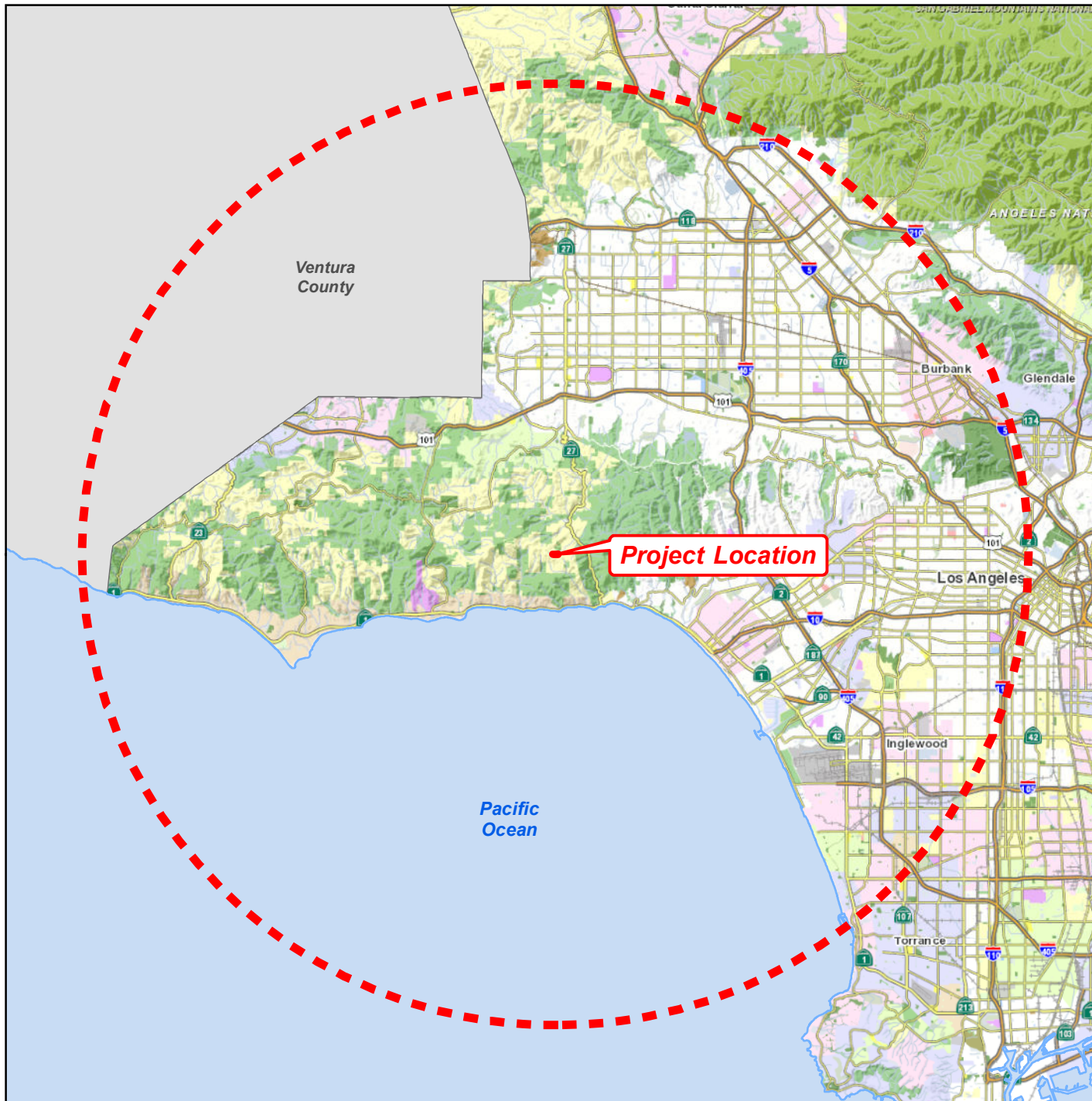


Exhibit P - Site-Specific Habitat Category Map w/ Site Plan Overlays (Approximate)

PROJECT NO. 2017-003699
MINOR CDP RPPL2017008418

LA COUNTY
PLANNING

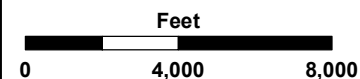
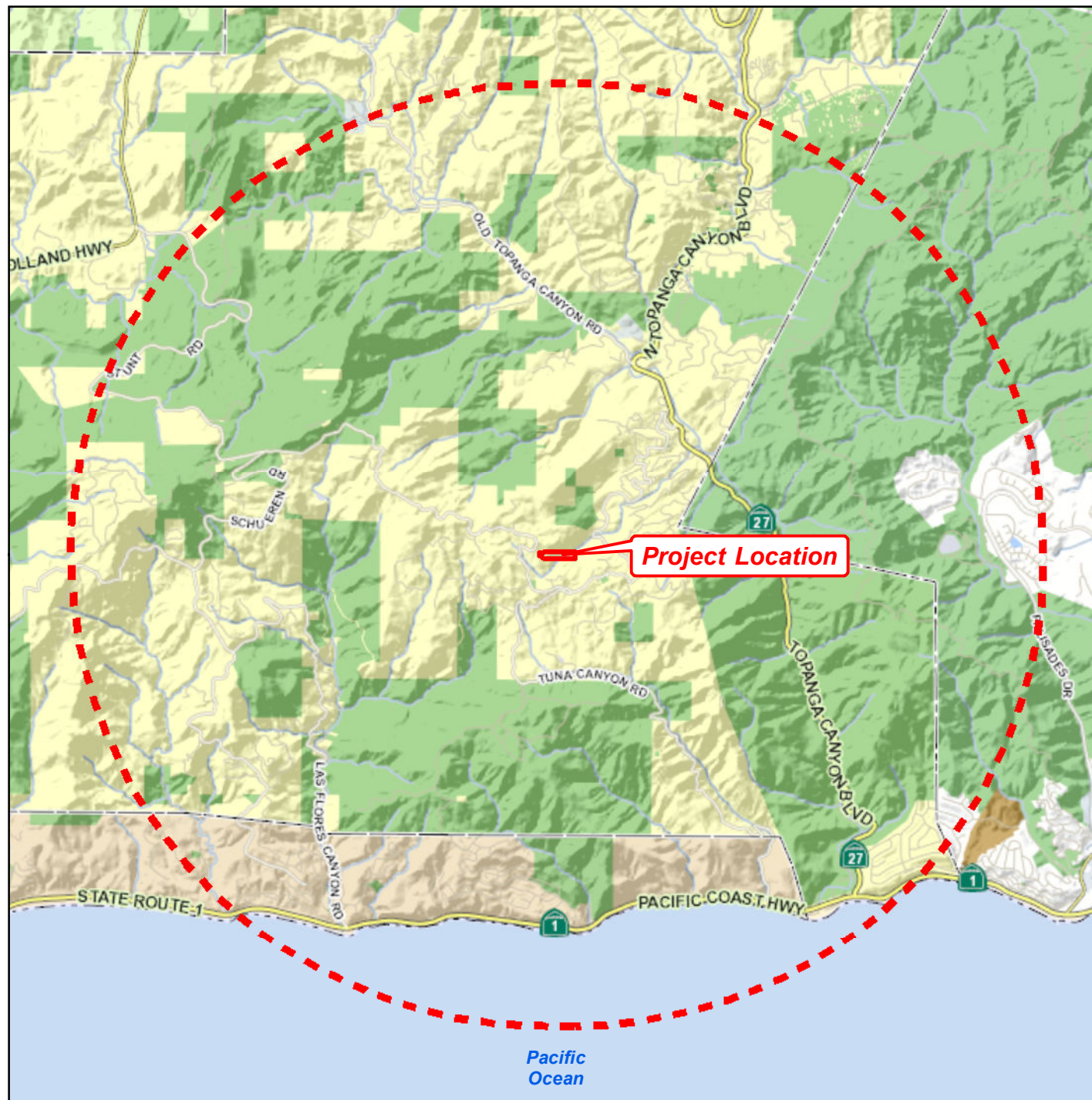
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

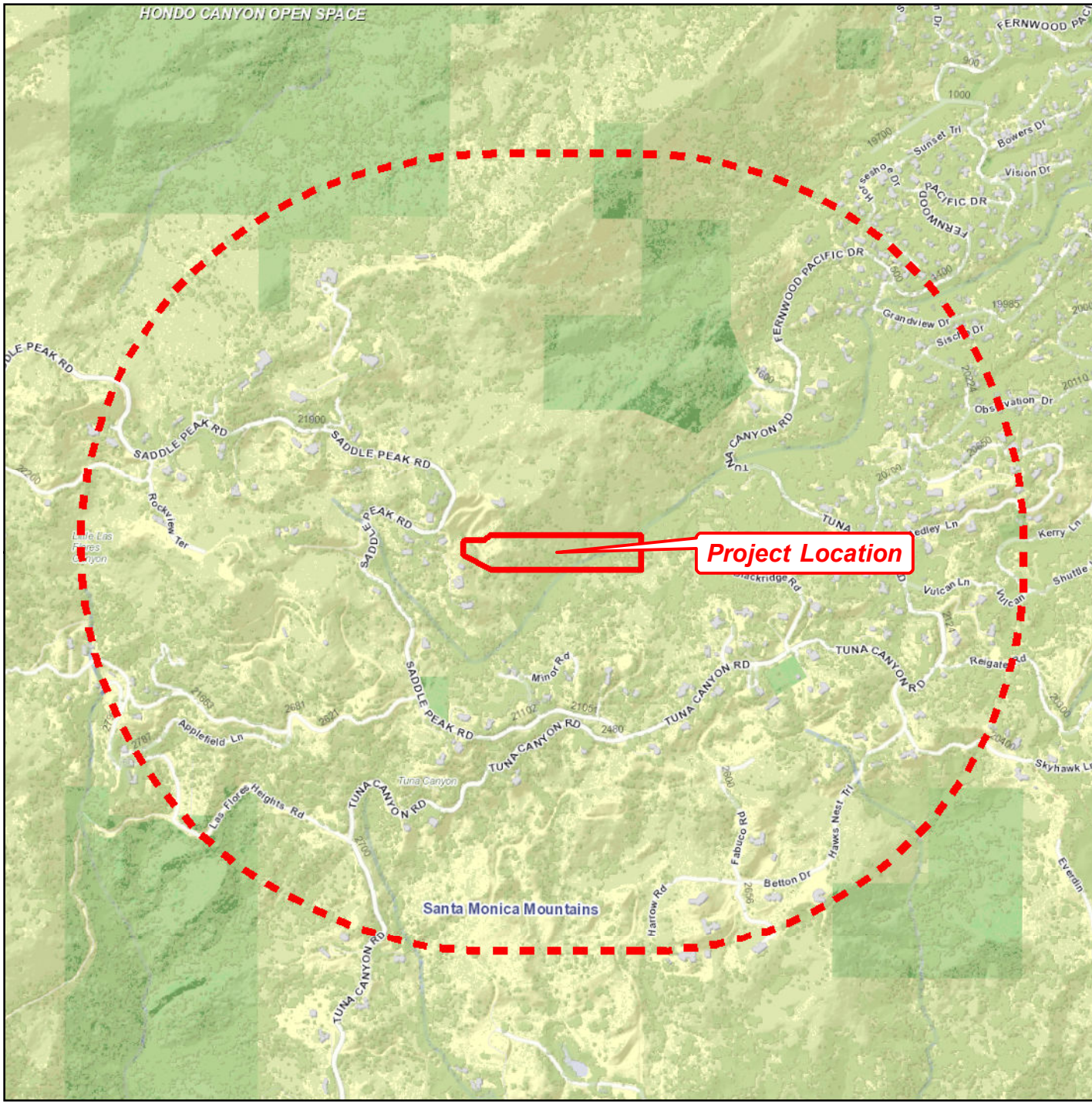
PROJECT NO. 2017-003699

MINOR CDP RPPL2017008418



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS
LOCATOR MAP
PROJECT NO. 2017-003699
MINOR CDP RPPL2017008418



Feet

0 600 1,200

LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

*Santa Monica
Mountains
Coastal Zone*

RL20

RL10

OS-P

OS

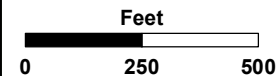
LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. 2017-003699

MINOR CDP RPPL2017008418

-  RL20 - Rural Lands (1 du / 20 ac)
-  RL10 - Rural Lands (1 du / 10 ac)
-  OS - Open Space
-  OS-P - Open Space-Parks



LA COUNTY
PLANNING

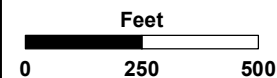
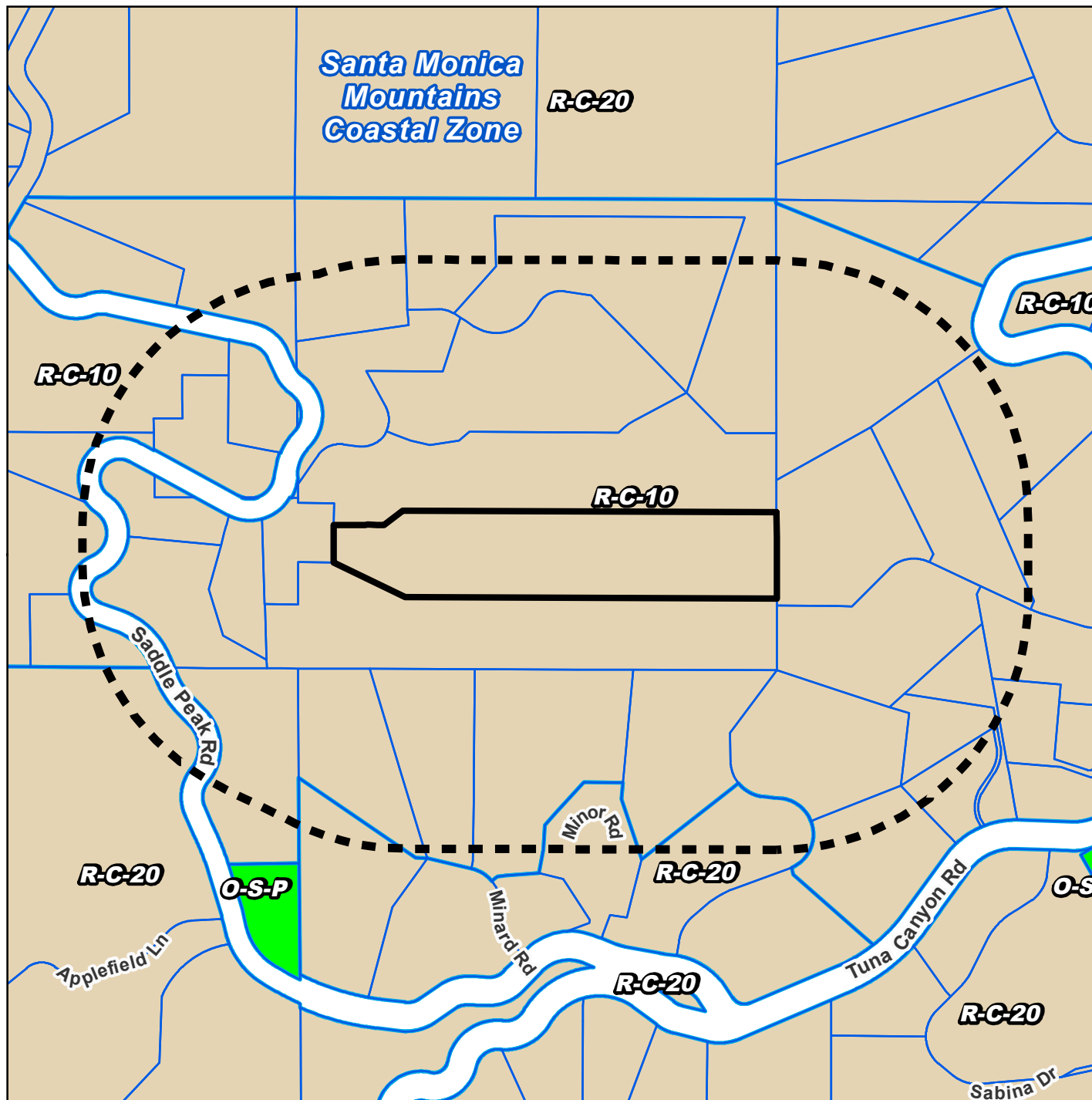
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

*Santa Monica
Mountains
Coastal Zone*

R-C-20

ZONING
700-FOOT RADIUS MAP
PROJECT NO. 2017-003699
MINOR CDP RPPL2017008418

-  R-C - Rural Coastal
-  O-S - Open Space
-  O-S-P - Open Space - Parks



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



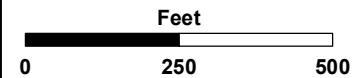
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2017-003699

MINOR CDP RPPL2017008418

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

4448-019-043



VITUS MATARÉ & ASSOCIATES
P.O. BOX 1204
MALIBU, CA 90265
310.317.0700
INFO@VITUSMATARE.COM

N



21653 SADDLE PEAK RD
TOPANGA 90290
PHOTO KEY



* PROPOSED RESIDENCE WILL NOT BE VISIBLE FROM THIS VANTAGE POINT

21653 SADDLE PEAK ROAD
TOPANGA, CA. 90290

VITUS MATARÉ & ASSOCIATES
P.O. BOX 1204
MALIBU, CA 90265





21653 SADDLE PEAK ROAD
TOPANGA, CA. 90290

VITUS MATARÉ & ASSOCIATES
P.O. BOX 1204
MALIBU, CA 90265





* PROPOSED RESIDENCE WILL NOT BE VISIBLE FROM THIS VANTAGE POINT

21653 SADDLE PEAK ROAD
TOPANGA, CA. 90290

VITUS MATARÉ & ASSOCIATES
P.O. BOX 1204
MALIBU, CA 90265





COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION



"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

October 10, 2018

TO: Martin Gies
Department of Regional Planning

FROM: Julie Yom, AICP 
Planning and CEQA Section 

SUBJECT: **RPPL 2017008418**
PROJECT NO. R2017-003699
APN: 4448-019-043

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2017008418
PROJECT NUMBER: 2017-003699

MAP DATE: February 14, 2017
PLANNER: Martin Gies

THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT HAS NO REQUIREMENTS FOR THE PROPOSED COASTAL DEVELOPMENT PERMIT. PLEASE SUBMIT TWO SETS OF ARCHITECTURAL DRAWINGS TO THE FIRE DEPARTMENT ENGINEERING SECTION FOR REVIEW. LISTED BELOW IS THE LOCAL AREA OFFICE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE PROPOSED PERMIT:

Calabasas Office
2660 Agoura Road
Calabasas, CA 91302

Public Counter: 818-880-0341
Fax: 818-880-0345

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

November 8, 2018

TO: Rob Glaser
Zoning Permits Coastal Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

A handwritten signature in black ink, appearing to read "Art Vander Vis", is written over the "FROM:" section of the letter.

PLAN NUMBER: RPPL2017008418
PLAN TYPE: PERMITS AND REVIEWS
WORK CLASS: CDP-SMMLCP-MINOR
PROJECT NAME: 2017-003699
ADDRESS: 21653 SADDLE PEAK ROAD
ASSESSOR'S MAP BOOK 4448, PAGE 19, PARCEL 43
UNINCORPORATED COUNTY AREA OF TOPANGA

Thank you for the opportunity to review the zoning application and site plan for the subject project. The project proposes to build a new single family residence.

- ☒ Public Works has no conditions that need to be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

If you have any other questions or require additional information, please contact Kevin Godoy at (626) 458-5932 or kgodoy@dpw.lacounty.gov.

KG:



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

January 16, 2019

Case: RPPL2017008418

Project: 2017-003699

Planner: Martin Gies

Location: 21653 Saddle Peak Rd., Topanga CA 90290

The Department of Public Health-Environmental Health Division has reviewed the information provided for the new SFR project.

Public Health recommends Departmental clearance for the project.

For any questions regarding the report, please contact Vincent Gallegos of the Land Use Program at vgallegos@ph.lacounty.gov

*Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV*

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 22, 2025
PROJECT NUMBER: 2017-003699-(3)
PERMIT NUMBER(S): Minor Coastal Development Permit
RPPL2017008418
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 21653 Saddle Peak Road, Topanga
OWNER: Moli Santi Trust
APPLICANT: Martin Rasmussen
CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for Categorical Exemptions (Class 3 Exemption, New Construction or Conversion of Small Structures and Class 4 Exemption, Minor Alterations to Land) pursuant to CEQA and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and improvements to an access driveway.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 733 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the County Staff Biologist and the Environmental Review Board ("ERB"). The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 18 feet above grade, is not expected to impact scenic resources such as the designated scenic highway to the north (Saddle Peak Road). It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.