



**PROJECT NUMBER**  
PRJ2022-001058-(3)

**HEARING DATE**  
February 20, 2024

**REQUESTED ENTITLEMENT(S)**  
Minor Conditional Use Permit No. RPPL2022003019

## PROJECT SUMMARY

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### OWNER / APPLICANT

Aref Bhuiya (Owner) / Rick Moraga (Applicant)

### MAP/EXHIBIT DATE

4/20/22

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### PROJECT OVERVIEW

Retroactively authorize construction of a second floor, 785-square-foot storage room above a reconstructed garage. The garage was destroyed in the 2018 Woolsey Fire and is associated with an existing 6,516-square-foot single-family residence.

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### LOCATION

2325 Sierra Creek Road

### ACCESS

Sierra Creek Road

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### ASSESSORS PARCEL NUMBER(S)

2058-024-006

### SITE AREA

1.44 Acres

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### GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

### PLANNING AREA

Santa Monica Mountains

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### LAND USE DESIGNATION

RL5 (Rural Land—One dwelling unit/5 acres maximum)

### ZONE

R-R-5 (Resort and Recreation—5 Acre Minimum Required Lot Area)

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### PROPOSED UNITS

1

### MAX DENSITY/UNITS

1

### COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area

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### ENVIRONMENTAL DETERMINATION (CEQA)

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

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### KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
    - Section 22.336.080.E (Zone Specific Development Standards)
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### CASE PLANNER:

William Chen, Senior Planner

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