



**PROJECT NUMBER** 2018-001052-(3) **HEARING DATE** 09/17/2024

**REQUESTED ENTITLEMENTS**  
Minor Coastal Development Permit (“Minor CDP”) No. RPPL2018003788

## PROJECT SUMMARY

**OWNER / APPLICANT**  
Robert and Joanita Birkmeyer / Matt Jewett

**MAP/EXHIBIT DATE**  
2/7/2024

### PROJECT OVERVIEW

Minor CDP to authorize the construction of a 4,765-square-foot, 17-feet-and-10-inch-tall single-family residence, an attached 473-square-foot garage, and an attached 425-square-foot carport, an onsite wastewater treatment system, a swimming pool, hardscaping, and landscaping (“Project”) on a 4.5-acre lot in the Santa Monica Mountains Coastal Zone. The Project also proposes 2,607 cubic yards of total grading (1,109 cubic yards of cut, 406 cubic yards of fill, 1,092 cubic yards of removal and recompaction, and 703 cubic yards of export) on a total building site area of 9,940 square feet. An existing private driveway connects to Sequit Drive, a 30-foot-wide public street, approximately 335 feet to the east. Approximately 4.29 acres of the Project Site is currently mapped as H3 Habitat and 0.21 acres is mapped as H1 Habitat. The Project proposes remapping of approximately 0.54 acres of H3 Habitat to H2 Habitat, 0.16 acres of H1 Habitat to H3 Habitat, and 0.15 acres of H3 Habitat to H1 Habitat. This would result a Project Site that consists of 3.66 acres of H3 Habitat, 0.54 acres of H2 Habitat, and 0.20 acres of H1 Habitat. Under the proposed remapping, approximately 0.34 acres of H2 Habitat to the north and south of the residence would be impacted by fuel modification.

**LOCATION**  
2909 Sequit Drive, Malibu

**ACCESS**  
An existing driveway to Sequit Drive, 335 feet to the east

**ASSESSORS PARCEL NUMBER(S)**  
4457-023-003

**SITE AREA**  
4.5 acres

**GENERAL PLAN / LOCAL PLAN**  
Santa Monica Mountains Local Coastal Program

**PLANNING AREA**  
Santa Monica Mountains

**LAND USE DESIGNATION**  
RL40 (Rural Land—One dwelling unit per 40 gross acres)

**ZONE**  
R-C-40 (Rural Coastal—40-Acre Minimum Required Lot Area)

**PROPOSED UNITS** 1 dwelling unit  
**MAX DENSITY/UNITS** 1 dwelling unit

**COMMUNITY STANDARDS DISTRICT**  
None

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption—New Construction or Conversion of Small Structures  
Class 4 Categorical Exemption – Minor Alterations to Land

### KEY ISSUES

- Consistency with the 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)
  - 22.44.1340.B (Santa Monica Mountains LIP standards for OWTS)
  - 22.44.1750 (R-C Zone Development Standards)

**CASE PLANNER:**  
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