



**PROJECT NUMBER**      **HEARING DATE**  
 2019-000010-(3)      May 28, 2024

**REQUESTED ENTITLEMENTS**  
 Minor Coastal Development Permit Nos.  
 RPPL2019000016, RPPL2019000017,  
 RPPL2019000018, RPPL2019000019  
 Environmental Assessment No. RPPL2023001199

## PROJECT SUMMARY

**OWNER / APPLICANT**

Green Hills Associates, Inc. / Isaac Zachary

**MAP/EXHIBIT DATE**

12/7/2018 (Revised 6/18/2021)

**PROJECT OVERVIEW**

The applicant proposes the construction of four new single-family residences on four adjacent parcels, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4— would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping:

**LOT 1 (RPPL2019000016):** The proposed single-family residence on a 1.0-acre parcel would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards (“CY”) of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil.

**LOT 2 (RPPL2019000017):** The proposed residence on a 1.2-acre flag lot would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut, 1,888 CY fill, balanced on site) due to the need for soil recompaction.

**LOT 3 (RPPL2019000018):** The proposed residence on a 10.1-acre flag lot would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut, 2,215 CY fill, balanced on site) due to the need for soil recompaction.

**LOT 4 (RPPL2019000019):** The proposed residence on a 3.8-acre flag lot would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,895 square feet. 4,758 CY of grading is proposed (2,379 CY cut, 2,379 CY fill, balanced on site) due to the need for soil recompaction.

The project site is immediately adjacent to Mulholland Highway, a designated scenic highway, to the south. An existing 20-foot-wide 450-foot-long paved driveway accessing Lots 1 through 4 would have a Fire Department turnaround added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 12 oak trees. The Project Site consists of habitats mapped as H2 and H3. Of the proposed new disturbance of H2 Habitat, 0.9 acres would be from direct development, while 2.5 acres would be from fuel modification activities.

**LOCATION**

24937 Mulholland Highway, Calabasas

**ACCESS**

Mulholland Highway, a 100-foot-wide public parkway to the south

**ASSESSORS PARCEL NUMBER(S)**

4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047

**SITE AREA**

16.1 acres total (1.0 acres, 1.2 acres, 10.1 acres, and 3.8 acres, respectively)

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Local Coastal Program

**PLANNING AREA**

Santa Monica Mountains

**LAND USE DESIGNATION**

RL20 (Rural Land—20 dwelling units/acre maximum)

**ZONE**

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

**PROPOSED UNITS**

1 dwelling unit

**MAX DENSITY/UNITS**

1 dwelling unit

**COMMUNITY STANDARDS DISTRICT**

None

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

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**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)
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**CASE PLANNER:**

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