

**PROJECT NUMBER**

2019-003283-(3)

HEARING DATE

June 18, 2024

REQUESTED ENTITLEMENT(S)

Minor Coastal Development Permit No. RPPL2019005771

Variance No. RPPL2019005776

Environmental Plan No. 2021000702

PROJECT SUMMARY

OWNER / APPLICANT

George Ghazarian and Emily Thieme / George Ghazarian

MAP/EXHIBIT DATE

04/03/2020

PROJECT OVERVIEW

A Minor Coastal Development Permit ("MCDP") to authorize the construction of a 2,365-square-foot, 18-foot-tall single-family residence with a detached 360-square-foot garage on a two-acre property located at 2140 Stunt Road (Assessor's Parcel Number 4455-041-001) in the unincorporated community of the Santa Monica Mountains Coastal Zone ("Project Site"). The MCDP would also authorize the encroachment into the protected zones of two native Laurel Sumac trees by the required fuel modification through raising the canopy and thinning of crown for fire safety requirements. In addition, a Variance is required for construction of a driveway access greater than 300 feet. A total of 1,746 cubic yards of earth (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, 682 cubic yards over excavation and recompacting) would be graded. A re-mapping of the Biological Resources habitat categories is also being requested. The Project would be located within mapped H2 and H3 habitat categories.

LOCATION

2140 Stunt Road, Calabasas

ACCESS

Private driveway easement off Stunt Road

ASSESSORS PARCEL NUMBER(S)

4455-041-001

SITE AREA

2.0 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

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

ZONE

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

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 dwelling unit

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP)

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)
 - 22.44.1150 (Santa Monica Mountains Variance Burden of Proof)
 - 22.44.1750 (R-C Zone Development Standards)
 - 22.44.1920 (Area-Specific Development Standards-Biological Resources)
 - 22.44.1920 (Area-Specific Development Standards-Scenic Resource Areas)

CASE PLANNER:

Shawn Skeries

PHONE NUMBER:

(213) 893-7042 or (213) 974-0051

E-MAIL ADDRESS:

sskeries@planning.lacounty.gov

