



PROJECT NUMBER **HEARING DATE**

2018-004229-(3)

03/26/2024

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit No.
RPPL2024000683

PROJECT SUMMARY

OWNER / APPLICANT

Delphine 9 LLC / Paul Boghossian

MAP/EXHIBIT DATE

07/28/2021

PROJECT OVERVIEW

Minor Coastal Development Permit for the construction of a new 9,021-square-foot single-family residence, an attached 872-square-foot carport, a swimming pool, driveway, hardscape, retaining walls, a 502-square-foot open cabana, and a new onsite wastewater treatment system (OWTS) on the eastern portion of a 10-acre parcel. The residence would have a maximum height of 30 feet above grade, and a total of 1,196 cubic yards ("CY") of grading – 330 CY cut, 113 CY fill, as well as 596 CY overexcavation and recompaction of the underlying pad. The total building site would be approximately 14,800 square feet. An existing building pad was graded as part of the underlying Tract Map (TR 51634), and approximately 7.6 acres of the western portion of the lot—outside of the project site—was dedicated as restricted use area for open space. Habitat categories H1, H2, and H3 are located on the site. All development would occur within H3 Habitat, with the exception of 0.19 acres of fuel modification within H2 Habitat. A new 20-foot-wide access driveway would have a length of 60 feet. This Minor CDP was previously known as Major CDP No. RPPL2018006646.

LOCATION

2025 Delphine Lane, Calabasas

ACCESS

Delphine Lane, a 58-foot-wide private and future street to the east

ASSESSORS PARCEL NUMBER(S)

4455-060-009

SITE AREA

10 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL20 (Rural Land—1 dwelling unit/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)

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

CASE PLANNER:

Tyler Montgomery

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