



PROJECT NUMBER **HEARING DATE**

PRJ2024-001240-(3) N/A

REQUESTED ENTITLEMENT(S)

Administrative Coastal Development Permit (ACDP)
No. RPPL2024001863

PROJECT SUMMARY

OWNER / APPLICANT

Naseem Niktash and Joseph Spangler / Rachel Anderson

MAP/EXHIBIT DATE

April 30, 2024

PROJECT OVERVIEW

ACDP to authorize 16 roof-mounted solar modules and appurtenant equipment, including junction boxes and associated wiring, affixed to an existing single-family residence that has future development restrictions requiring a new CDP for any future development.

LOCATION

4209 Ocean View Drive

ACCESS

Ocean View Drive

ASSESSORS PARCEL NUMBER(S)

4461-016-031

SITE AREA

0.27 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RV (Rural Village)

ZONE

R-C-10,000 (Rural Coastal – 10,000-square-foot Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.44.850 (Santa Monica Mountains Coastal Development Permit Findings)
 - Section 22.44.1560 (Development Standards for Solar Energy Devices)

CASE PLANNER:

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