

PROJECT SUMMARY

OWNER / APPLICANT

Sam Afghani / Matt Gifani

MAP/EXHIBIT DATE

09/16/2016 (Revised 02/17/2022)

PROJECT OVERVIEW

Major Coastal Development Permit for construction of a new 5,390-square-foot single-family residence, a detached 725-square-foot carport, driveway, hardscape, and a new onsite wastewater treatment system (OWTS) on the northern portion of a 9.9-acre parcel. The residence and all other structures would have a maximum height of 18 feet above grade, and a total of 5,182 cubic yards ("CY") of grading – 2,204 CY cut, 387 CY fill, 1,817 CY to be exported, as well as 2,563 CY overexcavation and recompaction of the underlying pad. The total building site would be approximately 9,383 square feet. Environmental habitat categories H1, H2, and H3 are located on the site, although no new development, other than an access driveway, would occur within H1 habitat. The new 20-foot-wide access driveway would have a length of 294 feet.

LOCATION

25740 Mulholland Highway, Calabasas

ACCESS

Mulholland Highway, an 80-foot-wide public parkway and designated scenic highway to the north, via a shared 1,200-foot-long private driveway

ASSESSORS PARCEL NUMBER(S)

4455-017-024

SITE AREA

9.9 acres

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

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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