



**PROJECT NUMBER**  
PRJ2020-002005-(3)

**HEARING DATE**  
06/06/2023

**REQUESTED ENTITLEMENTS**  
Minor Coastal Development Permit No.  
RPPL2020006315

## PROJECT SUMMARY

---

**OWNER / APPLICANT**

Don Reith

---

**MAP/EXHIBIT DATE**

02/23/2022

---

**PROJECT OVERVIEW**

Minor Coastal Development Permit for the construction of a 2,740-square-foot single-family residence, detached 400-square-foot garage, 322-square-foot carport, and new onsite wastewater treatment system (OWTS) in the in the Santa Monica Mountains Coastal Zone. The residence would have a maximum height of 18 feet above grade, and a total of 1,900 cubic yards ("c.y.") of grading would occur 1,500 c.y. cut, 400 c.y. fill, 900 c.y. export). The project would also include minimal hardscape, landscaping, and a 100-foot-long driveway. The total building site would be 7,840 square feet on a 0.72-acre parcel. An existing graded pad and drainage structures were legally developed on the project site as part of Tract Map 45168 in 1990.

---

**LOCATION**

25755 Piuma Road, Monte Nido

---

**ACCESS**

Piuma Road, a 60-foot-wide public road, immediately to the south

---

**ASSESSORS PARCEL NUMBER(S)**

4456-012-031

---

**SITE AREA**

0.72 acres

---

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Local Coastal Program

---

**PLANNING AREA**

Santa Monica Mountains

---

**LAND USE DESIGNATION**

RV (Rural Village—Monte Nido)

---

**ZONE**

R-C-1 (Rural Coastal—1 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 and 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)
  - 22.44.1750 (R-C Zone Development Standards)

---

**CASE PLANNER:**

Tyler Montgomery

---

**PHONE NUMBER:**

(213) 974-0051

---

**E-MAIL ADDRESS:**

tmontgomery@planning.lacounty.gov