

Legislation Details

**File #:** 24-252      **Version:** 1      **Name:**  
**Type:** Project      **Status:** New Business  
**File created:** 10/17/2024      **In control:** Environmental Review Board (ERB)  
**On agenda:** 11/18/2024      **Final action:**

**Title:** Project No.: 2017-003698-(3)  
 Permit No.: Minor CDP RPPL2017008419  
 APN: 4448-019-049  
 Address: 21655 Saddle Peak Road, Topanga CA 90290  
 Location: Topanga Canyon Watershed  
 USGS Quad: Topanga  
 Applicant: Martin Rasmussen  
 Biologist: Andrew Forde, Forde Biological Consultants  
 DRP Planner: Tyler Montgomery  
 DRP Biologist: Joe Decruyenaere

The Applicant proposes the construction of an 18-foot-tall single-family residence, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, swimming pool, retaining walls, and landscaping/hardscaping on a 6.8-acre lot. The proposed single-family residence would have a floor area of 2,005 square feet with an 859-square-foot detached garage on a building site of 9,055 square feet. A total of 686 cubic yards (“CY”) of grading is proposed—45 CY cut, 641 CY fill, 596 CY export. The lot would be accessed from Saddle Peak Road, a 60-foot-wide limited secondary highway and designated scenic route to the north, by an existing paved 20-foot-wide shared driveway with a length of 700 feet. The driveway would have one corner made less sharp, which would result its lengthening by approximately 30 feet. The subject parcel is surrounded by single-family residences to the north and west and vacant land and open space to the south and east. ERB review is required, as area proposed for development is less than 200 feet from mapped H2 Habitat. Land use designation is RL10, Rural Land—1 dwelling unit/10 acres maximum; Zoning is R-C-10, Rural Coastal—10-Acre Minimum Lot Area. The Santa Monica Mountains LCP maps the project site as 1.98 acres H3 Habitat, 4.8 acres H2 Habitat, and 0.02 acres H1 Habitat. However, it is proposed to be remapped, resulting in 2.39 acres H3 Habitat, 4.31 acres H2 Habitat, and 0.11 acres H1 Habitat. The residence and all other appurtenant development are proposed within H3 Habitat, although 0.59 acres of non-irrigated fuel modification would occur within H2 Habitat (0.12 acres on site, 0.47 acres off site).

Resources: H1 Habitat, Stipa/Melica Grassland, Topanga Canyon Watershed

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ERB Recommendations, 2. Bio Assessment 10-30-2020, 3. Revised Impact Table 12-8-23, 4. Architectural Plans 5-2-23, 5. Civil Plans 7-25-23, 6. Approved Prelim Fuel Mod Plan 11-7-23

Date	Ver.	Action By	Action	Result
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