

## Legislation Details

**File #:** 24-253      **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.: 2023-001003-(3)  
Permit No.: Minor CDP RPPL2023001410, Variance RPPL2023001417, Lot Line Adjustment RPPL2023001914  
APN: 4457-013-063; 4457-013-064  
Address: 2643 Corral Canyon Road, Malibu CA 90265  
Location: Malibu Creek Watershed (Dry Creek)  
USGS Quad: Malibu Beach  
Applicant: Arfakhashad Munaim  
Biologist: Jacqueline Bowland Worden, SWCA Environmental Consultants  
DRP Planner: Tyler Montgomery  
DRP Biologist: Karla Moreno

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, deck, retaining walls, and landscaping/hardscaping on two lots totaling 34.91 acres. As part of the project, the two lots, APN 4457-013-063 (14.79 acres) and APN 4457-013-064 (20.12 acres), would be merged with a lot line adjustment. Because the project would be developed less than 50 feet from a mapped significant ridgeline, a variance is required. The proposed single-family residence would have a floor area of 5,897 square feet with an 810-square-foot attached garage on a building site of 14,588 square feet. A total of 1,545 cubic yards (“CY”) of grading is proposed—1,535 CY cut, 10 CY fill, 1,525 CY export. The residence would be accessed from Corral Canyon Road, a 40-foot-wide public road and designated scenic route to the east, by a new paved driveway with a length of 250 feet and a width of between 15 and 20 feet. The subject parcel is surrounded by single-family residences, vacant land, and open space to the north, south, and west and open space to the east. ERB review is required, as area proposed for development partially within a mapped H2 Habitat. Land use designation is RL40, Rural Land—1 dwelling unit/40 acres maximum; Zoning is R-C-40, Rural Coastal—40-Acre Minimum Lot Area. The Santa Monica Mountains LCP maps the project site as 1.72 acres H3 Habitat, 28.08 acres H2 Habitat, and 5.11 acres H1 Habitat. No remapping is proposed. The residence and all other appurtenant development are proposed within H3 and H2 Habitat. In total, 0.15 acres of direct development, 0.01 acres of irrigated fuel modification, and 3.54 acres of non-irrigated fuel modification would occur within H2 Habitat (2.08 acres on site, 1.46 acres off site). There would also be 0.50 acres of non-irrigated fuel modification within a mapped H1 Quiet Zone (100-200 feet from H1 Habitat).

Resources: H1 Habitat, Oak Woodland, Southern California Black Walnut, Catalina Mariposa Lily, Dry Creek Watershed

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Biological Assessment 6/5/2024, 2. Architectural Plans, 3. Grading Plans 9/26/2022, 4. Fuel Modification Plans, 5. ERB Recommendations 2023-001003

Date	Ver.	Action By	Action	Result
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