



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. 87-527-(3)
MINOR MODIFICATION TO
CONDITIONAL USE PERMIT NO. 87527

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE	

APPLICANT De Anza Properties	OWNER De Anza Properties	REPRESENTATIVE Sikand Engineering
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REQUEST
Conditional Use Permit. To modify condition number nine (9) of Conditional Use Permit (CUP) 87527, which permitted the construction of a neighborhood commercial center and 110 single-family residences. The CUP was originally approved by the Board of Supervisors on January 17, 1995.

LOCATION/ADDRESS West side of Las Virgenes Road, between Brittany Court and Mont Calabasas Drive, unincorporated Calabasas. ACCESS Las Virgenes Road, from the east.	ZONED DISTRICT The Malibu
	COMMUNITY Santa Monica Mountains North Area
	EXISTING ZONING C-2-DP (Neighborhood Business, Development Program)

SIZE 5 acres	EXISTING LAND USE Vacant land	SHAPE Irregular	TOPOGRAPHY Slightly sloping
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SURROUNDING LAND USES & ZONING North: Vacant land—O-S (Open Space)	East: Multi-family residences—City of Calabasas
South: Vacant land, Shopping center—O-S (Open Space); City of Calabasas	West: Single-family residences—R-1-1 (Single-family Residence, 1-acre minimum lot size)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Monica Mountains North Area Plan	C (Commercial)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 Addendum to Environmental Impact Report, originally approved January 17, 1995 (see attached).

DESCRIPTION OF MODIFICATION
 The purpose of the requested condition modification is to achieve consistency with the development requirements of the City of Calabasas, which is currently proposing to annex the project site. The proposed conditions also intend to implement a design that achieves aesthetic harmony with the adjacent hillside residences of Mont Calabasas and to set standards for improvement of an on-site trail easement connecting to the Santa Monica Mountains National Recreation Area.

KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor