



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

**PROJECT NO. R2007-01394-(3)**

**CASE NO. RCUP 200800050-(3)  
 RENV 200900032-(3)**

RPC/HO MEETING DATE	CONTINUE TO
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AGENDA ITEM
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PUBLIC HEARING DATE <b>July 15, 2009</b>
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<b>APPLICANT</b> Montenido Lake Vista	<b>OWNER</b> Mr. Bruce Martin	<b>REPRESENTATIVE</b> Ms. Marny Randall
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<b>REQUEST</b> Conditional use permit to authorize an adult residential facility for up to 12 persons in an A-1-1 zone (Light Agriculture – One Acre Minimum Required Area)
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<b>LOCATION/ADDRESS</b> 28855 Lake Vista Drive, Agoura
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<b>ACCESS</b> Lake Vista Drive	<b>ZONED DISTRICT</b> The Malibu
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<b>ASSESSORS PARCEL NUMBER</b> 4462-034-003	<b>COMMUNITY</b> Santa Monica Mountains North Area
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<b>SIZE</b> 40,946	<b>COMMUNITY STANDARDS DISTRICT</b> Santa Monica Mountains North Area CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Adult Residential Facility for 6 persons	A-1-1 (Light Agriculture - One Acre Minimum Required Area)
North	Vacant, Residential/Business	A-1-1 (Light Agriculture – One Acre Minimum Required Area)
East	Malibu Creek State Park, Single Family Residences	O-S (Open Space) A-1-5 (Light Agriculture – Five Acre Minimum Required Area)
South	Single Family Residences, Vacant Land	R-1-1 (Single Family Residence-One Acre Minimum Required Area)
West	Single Family Residences	R-R-1 (Resort and Recreation – One acre Minimum Required Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Monica Mountains North Area Plan	N1-Nonurban 1	1 Dwelling Unit Per Acre	See Staff Analysis

<b>ENVIRONMENTAL DETERMINATION</b> Negative Declaration
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<b>PROJECT DESCRIPTION</b> A conditional use permit is requested to authorize an adult residential facility for 12 persons in an A-1-1 zone (Light Agriculture- One Acre Minimum Required Area). The property is developed with a 6-bedroom single family residence with accessory structures, which are used as a by-right group home for 6 persons. The request is to increase the number of the group home residents from six to twelve. No new construction is proposed.
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<b>KEY ISSUES</b>
<ul style="list-style-type: none"> <li>Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.</li> <li>Satisfaction of Section 22.44.113 of Title 22 of the Los Angeles County Code, Santa Monica Mountains North Area CSD requirements.</li> <li>Satisfaction of Section 22.24.110 of Title 22 of the Los Angeles County Code, A-1 (Light Agriculture) zone Development Standards.</li> <li>Consistency with the Santa Monica Mountains North Area Plan.</li> </ul>

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

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