



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

PROJECT NO. R2008-00315-(3)
VARIANCE NO. 200900010

RPC MEETING DATE March 17, 2010	CONTINUED TO
AGENDA ITEM	
PUBLIC HEARING DATE March 17, 2010	

APPLICANTS Philip & Dawn Fine	OWNERS Philip & Dawn Fine	REPRESENTATIVE Cary Gepner
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REQUEST
Variance: To authorize the expansion of an existing deck within the required 20-foot front yard setback of a single-family residence in the R-1-10,000 (Single Family Residence; 10,000 square-foot minimum lot size) zone.

LOCATION/ADDRESS 1557 Topanga Skyline Drive, within the Topanga Canyon Community Standards District (CSD)	ZONED DISTRICT The Malibu
ACCESS From Topanga Skyline Drive, to the east	COMMUNITY Malibu Coastal Zone
	EXISTING ZONING R-1-10,000 (Single Family Residence; 10,000 square-foot minimum lot size)

SIZE 1.9 acres	EXISTING LAND USE Single-family residence	SHAPE Irregular	TOPOGRAPHY Sloping
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SURROUNDING LAND USES & ZONING	
North: Vacant land, Single-family residences—R-1-10,000 (Single Family Residence; 10,000 square-foot min. lot size)	East: Vacant land, Single-family residences—R-1-10,000 (Single Family Residence; 10,000 square-foot min. lot size)
South: Vacant land, Single-family residences—R-1-10,000 (Single Family Residence; 10,000 square-foot min. lot size)	West: Vacant land, Single-family residences—R-1-10,000 (Single Family Residence; 10,000 square-foot min. lot size)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Malibu Coastal Plan	4 (Rural Land II)	1 dwelling unit per 5 acres	See Staff Analysis

ENVIRONMENTAL STATUS
 Class 3 Categorical Exemption – Small Structures

DESCRIPTION OF SITE PLAN
 The applicant proposes to demolish an existing 130 square-foot stairway and deck—appurtenant to a 2,093 square-foot single-family residence—and replace it with a stairway and deck of approximately 260 square feet. The existing deck was legally constructed within the required 20-foot front yard setback for the R-1-10,000 zone through the granting of a yard modification. However, the Topanga Canyon Community Standards District (CSD)—adopted in 1990 and modified in 2002—requires that a variance be issued for all deviations from a zone’s development standards. Because the existing deck is being enlarged, a variance application is required.

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