



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER R2009-00128
RCUP 200900005

PUBLIC HEARING DATE 1/12/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT James McGlothlin	OWNER David Hamre & Nicole Hammacher	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The applicant seeks authorization to construct a 3,900-square-foot single-family residence and an attached 555-square-foot garage on an 8,173-square-foot (0.19-acre) parcel. The property is zoned A-1-5 (Light Agricultural--5-acre min. lot size) and is located at 771 Latigo Canyon Road within the Santa Monica Mountains North Area Community Standards District (CSD). The property is part of Tract 10544, which is designated as an antiquated subdivision area by the CSD (County Code Sec. 22.44.133.F.1). A conditional use permit (CUP) is required to develop a single-family residence on any parcel located within an antiquated subdivision area that is less than one-half acre and contains any slope of more than 25 percent grade. Because the parcel falls into all of these categories, a CUP is required to construct the residence.

REQUIRED ENTITLEMENTS
A conditional use permit to allow construction of a single-family residence in an antiquated subdivision of the Santa Monica Mountains North Area Plan

LOCATION/ADDRESS
 771 Latigo Canyon Road, Malibu

SITE DESCRIPTION
 The applicant proposes to construct a 4,453 square-foot single-family residence on the northwestern portion of the property, approximately 32 feet from the front property line and 77 feet from the rear property line. 5-foot-wide side-yard setbacks would also be provided. The two-story structure would be located on a slope of more than 25 percent grade (sloping downward from northeast to southwest) and have a maximum structural height of 35 feet. A driveway would take access from Latigo Canyon Road to the northeast, leading to a 555-square-foot attached garage in the structure's second story. A total of 1,956 square feet of impervious surface area would be created (approximately 24 percent of the site).

ACCESS Latigo Canyon Road to the northeast	ZONED DISTRICT The Malibu
ASSESSORS PARCEL NUMBER 4464-010-008	COMMUNITY Santa Monica Mountains North Area
SIZE 0.19 Acres	COMMUNITY STANDARDS DISTRICT Santa Monica Mountains North Area

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant	A-1-5 (Light Agricultural--5-acre min. lot size)
North	Vacant land, single-family residences	A-1-5 (Light Agricultural--5-acre min. lot size)
East	Vacant land, single-family residences	A-1-5 (Light Agricultural--5-acre min. lot size)
South	Vacant land, single-family residences	A-1-5 (Light Agricultural--5-acre min. lot size)
West	Single-family residences	A-1-1 (Light Agricultural--1-acre min. lot size)

GENERAL PLAN/COMMUNITY PLAN Santa Monica Mountains North Area	LAND USE DESIGNATION N5 (Mountain Lands 5)	MAXIMUM DENSITY 1 dwelling unit / 5 acres
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

STAFF CONTACT PERSON: Tyler Montgomery		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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