



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NUMBER R2009-01980
RCUP 200900146 RVAR 200900011

PUBLIC HEARING DATE 1/19/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Jorge and Maria Del Barrio	OWNER Jorge and Maria Del Barrio	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The applicant seeks a conditional use permit (CUP) to retroactively authorize the conversion of a guest house into a second dwelling unit through the unpermitted addition of a kitchen. Because the property lacks public sewer and water connections, a CUP is required. The applicant also seeks a variance to allow a side-yard setback of less than 35 feet (17'-4"), which is required within the A-1-10 zone in the Santa Monica Mountains North Area Community Standards District (CSD). The legal nonconforming status of this setback expired upon the unpermitted expansion of the structure. A 2,500-square-foot single-family residence also exists on the project site.

REQUIRED ENTITLEMENTS
A conditional use permit to add a second unit without public sewer or water, and a variance to allow less than a 35-foot side yard setback for said unit

LOCATION/ADDRESS
 31350 Mulholland Highway, Malibu,

SITE DESCRIPTION
 The site plan depicts an existing 2,500-square-foot single-family residence and attached carport located on the southeastern portion of the property, which is accessed by a curvilinear 1,300-foot asphalt and gravel driveway to Mulholland Highway to the north. The residence has property line setbacks of more than 90 feet in all directions. The property also contains a 550-square-foot guest house on its northern portion, located to the east of the main driveway. The structure has a front yard setback of 40 feet and side-yard setbacks of 95 feet and 17'-4", respectively. The guest house contains an unpermitted kitchen, which effectively reclassifies it as a second dwelling unit.

ACCESS A driveway from Mulholland Highway, to the north	ZONED DISTRICT The Malibu
ASSESSORS PARCEL NUMBER 4464-008-053	COMMUNITY Santa Monica Mountains North Area
SIZE 5.3 Acres	COMMUNITY STANDARDS DISTRICT Santa Monica Mountains North Area

	EXISTING LAND USE	EXISTING ZONING
Project Site	Single-family residence and guest house	A-1-10 (Light Agricultural--10-acre min. lot size)
North	Single-family residences, Vacant land	A-1-20 (Light Agricultural--20-acre min. lot size); A-1-2 (Light Agricultural--2-acre minimum lot size)
East	Single-family residences, Vacant land	A-1-10 (Light Agricultural--10-acre min. lot size)
South	Single-family residences, Vacant land	A-1-10 (Light Agricultural--10-acre min. lot size); A-1-5 (Light Agricultural--5-acre min. lot size)
West	Single-family residences, Vacant land	A-1-10 (Light Agricultural--10-acre min. lot size)

GENERAL PLAN/COMMUNITY PLAN N10 (1 dwelling unit / 10-acres max.)	LAND USE DESIGNATION	MAXIMUM DENSITY 0.1 dwelling units per acre
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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