



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462

PROJECT NUMBER R2011-01187
ROAK 201100028 RPP 201100920

PUBLIC HEARING DATE N/A	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Iraj "Roger" Ebrahimi	OWNER Iraj "Roger" Ebrahimi	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The applicant proposes to construct a 6,500-square-foot, two-story single-family residence with an attached garage in the R-R-5 (Resort and Recreation - Five Acre Minimum Required Lot Area) zone. Per the provisions of the Santa Monica Mountains North Area Community Standards District (CSD), a single-family residence is permitted in the R-R-5 zone with a Director's Review (County Code Sec. 22.44.133.E.5). The applicant also requests an oak tree permit to remove one oak tree during construction of the residence (Sec. 22.56, Part 16).

REQUIRED ENTITLEMENTS
Construction of a single-family residence in the R-R-5 (Resort and Recreation - Five Acre Minimum Required Lot Area) zone and the removal of one oak tree

LOCATION/ADDRESS
 29470 Lake Vista Dr., Santa Monica Mountains North Area

SITE DESCRIPTION
 The site plan depicts a 6,500-square-foot, two-story single family residence with an attached garage on a 1.04-acre parcel. One oak tree would be removed during construction of the residence. The residence would have a front-yard setback of 27feet, a rear-yard setback of 91'-6", and side-yard setbacks of 24'-5" and 71'-9", respectively.

ACCESS Lake Vista Drive, to the northeast	ZONED DISTRICT The Malibu
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ASSESSORS PARCEL NUMBER 4464002049	COMMUNITY Santa Monica Mtns. North Area
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SIZE 1.04 Acres	COMMUNITY STANDARDS DISTRICT Santa Monica Mountains North Area
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant land	R-R-5 (Resort and Recreation - Five Acre Minimum Required Lot Area)
North	Single-family residences	A-1-5 (Light Agricultural - Five Acre Minimum Required Lot Area)
East	Vacant land, single-family residences	R-R-5; A-1-5
South	Vacant land	R-R-5; R-1-1 (Single Family Residence - One Acre Minimum Required Lot Area)
West	Single-family residences	R-R-5

GENERAL PLAN/COMMUNITY PLAN Santa Monica Mountains North Area Plan	LAND USE DESIGNATION N5 (Mountain Lands 5)	MAXIMUM DENSITY 0.2
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ENVIRONMENTAL DETERMINATION
 Administrative - Zoning Application

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