



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
 R2012-00182-(3)      May 7, 2013

**REQUESTED ENTITLEMENTS**  
 Oak Tree Permit No. 201200005  
 Plot Plan No. 201200084  
 Environmental Assessment No. 201200084

# PROJECT SUMMARY

**OWNER / APPLICANT**

Leonard Werbin

**MAP/EXHIBIT DATE**

August 20, 2012

**PROJECT OVERVIEW**

The project is a request for an Oak Tree Permit to allow the encroachment into the protected zone of 22 oak trees for the construction of a driveway for a single-family residence. In 1992, land was graded and cleared to build a driveway and encroached into the protected zone of 14 oak trees. A Notice of Violation was issued on October 12, 1993, and the site has remained undeveloped since that time. The subject property was purchased by new owners in 2009. A Yard Modification Permit was approved on September 12, 2012, and a single-family residence is a permitted use in the Light Agricultural Zone. The Oak Tree Permit addresses the past encroachments to the 14 oak trees, as well as potential future encroachments to all 22 oak trees on the site that may occur during construction activities to complete the single-family residence.

**LOCATION**

27600 Country Glen Rd., Santa Monica Mtns.  
 North Area

**ACCESS**

Country Glen Rd.

**ASSESSORS PARCEL NUMBER(S)**

2063008013

**SITE AREA**

40 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains North Area Plan

**ZONED DISTRICT**

The Malibu

**LAND USE DESIGNATION**

N20 – Mountain Lands 20

**ZONE**

A-1-20 (Light Agriculture – 20 Acre Minimum required)

**PROPOSED UNITS**

1

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Santa Monica Mountains North Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 4 Categorical Exemption – Minor Alterations to Land

**KEY ISSUES**

- Yard Modification approved on September 12, 2012. Plot Plan for single-family residence requires a ministerial approval and will be completed upon approval of the oak tree permit.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)

**CASE PLANNER:**

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