



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

PROJECT NUMBER

R2012-01555

HEARING DATE

May 20, 2015

REQUESTED ENTITLEMENTS

Variance No. 201200004
 Conditional Use Permit No. 201200144
 Environmental Assessment No. 201200263

PROJECT SUMMARY

OWNER / APPLICANT

William Carrier

MAP/EXHIBIT DATE

2/24/2014

PROJECT OVERVIEW

The project seeks authorization for construction of two residences each with a bed and breakfast facility on two contiguous parcels under the same ownership with one private access road. The parcels are 3.06 acres and 5.62 acres in area and the structures are being located on existing graded pads. The bed and breakfasts will each have five guestrooms with one parking space provided per guestroom. The project requires a variance because one of the structures encroaches a maximum of 11.5 feet and two accessory structures encroach a maximum of 5.5 feet into the protected 50-foot vertical area of a designated significant ridgeline. The project requires a CUP because it is located in a hillside management area and seeks authorization for bed and breakfast uses.

LOCATION

1820 & 1832 N. Topanga Canyon Blvd.

ACCESS

N. Topanga Canyon Blvd

ASSESSORS PARCEL NUMBER(S)

4434-010-019; 4434-010-020

SITE AREA

8.68 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountain North Area Plan

ZONED DISTRICT

Malibu

LAND USE DESIGNATION

N5 - Mountain Lands 5 (1 du/5 ac max)

ZONE

A-1-5

PROPOSED UNITS

2

MAX DENSITY/UNITS

1 unit / 5 acres

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountain North Area

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.215 (Hillside Management and Significant Ecological Area – Additional Regulations)
 - 22.56.290 (Variance Burden of Proof)
 - 22.44.133 (Santa Monica Mountain North Area CSD requirements)
 - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:

Adrine Arakelian

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

aarakelian@planning.lacounty.gov