



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 4, 2015

TO: Pat Modugno, Chair
Stephanie Pincetti, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian 
Zoning Permits Section

Project No. R2012-01555-(3)-Conditional Use Permit No. 201200144-Conditional Use Permit No.201500066-Variance No. 201200004 - RPC Meeting: June 17, 2015- Agenda Item: 6

The above-mentioned item was continued from the May 20, 2015 hearing date. Staff was asked to revise the project application and separate the project into two separate CUP requests to operate a bed and breakfast establishment on each adjoining property under the same ownership, located at 1820 and 1832 N. Topanga Canyon Blvd.

A CUP is required for operation of a bed and breakfast establishment in the A-1-5 (Light Agriculture) Zone in the Santa Monica Mountains North Area Community Standards District. The project has been revised to include two separate CUP requests, one for each of the two properties to contain a bed and breakfast. Revised findings and conditions for each property are enclosed. Additionally, approval of a variance from the significant ridgeline provisions is required for construction of only the property located at 1832 N. Topanga Canyon Blvd.

Additionally, staff was asked to provide further information on approvals of variances from the significant ridgeline ordinance. To date, only one application for a variance has been approved. An additional six cases are pending, due to staff's request for revisions to the project design. The approved variance had a pre-existing legally graded building pad, was limited to a one-story building height, provided predominantly native vegetative screening, minimized grading, and through project design mitigated aesthetic impacts. Further, the approved project limited further biological resource disturbance to

the site by locating on the graded pad which was already disturbed. The pending projects are also located on existing legally graded pads, and will be reviewed to mitigate aesthetic impacts through similar design measures, limit grading and biological disturbance, and satisfy the burden of proof for the variance and the additional burden of proof for the significant ridgeline ordinance variance.

If you need further information, please contact Adrine Arakelian at (213) 974-6435 or aarakelian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201200144, CONDITIONAL USE PERMIT NUMBER 201500066, AND VARIANCE NUMBER 201200004 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MKK:AAA

Enclosures: Findings and Conditions

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 20, 2015 in the matter of Project No. R2015-01555, consisting of Conditional Use Permit No. 201200144 ("CUP"), and Variance No. 201200004 ("Variance"). (The CUP and Variance are referred to collectively as the "Project Permits.")
2. A duly-noticed public hearing was held on May 20, 2015 before the Commissioners. Commissioners Valadez, Louie, Pincetl, Pedersen, and Modugno were present. The Commission heard a presentation from Regional Planning and testimony from the permittee and members of the public. The permittee testified to the residential character of the design, the aesthetics, the minimal impact of the project, the sustainable elements of the project, the small-scale family run nature of the establishment, rules of the bed and breakfast requiring quiet time and no smoking, and answered questions presented by the Commission. Project opponents expressed concerns about noise, fire safety, the number of guests, traffic safety, impacts on trails, the transient occupants of the proposed bed and breakfast establishment, aesthetic concerns, water usage, operations, effect on property values, and proliferation of commercial uses in the area. After hearing all the testimony, the Commission requested that two separate CUPs be applied for to regulate operation of the bed and breakfast establishments on the two separate properties. The Commission then continued the public hearing to June 17, 2015.
3. The project was modified to include two separate CUP applications for a bed and breakfast establishment on two separate contiguous properties under the same ownership. CUP No. 201200144 is a request for a bed and breakfast establishment located at 1832 N. Topanga Canyon Blvd. CUP No. 201500066 is a request for a bed and breakfast establishment located at 1820 N. Topanga Canyon Blvd.
4. The permittee, William and Carrie Carrier ("permittee"), request CUP No. 201200144 and Variance No. 201200004 to authorize the construction of one single-family residence with a bed and breakfast establishment ("Project") on one property located at 1832 N. Topanga Canyon Blvd in the unincorporated community of the Santa Monica Mountains north area ("Project Site").
5. The CUP is a request to establish a bed and breakfast in the single-family residence proposed in the A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) Zone of the Santa Monica Mountains North Area pursuant to Los Angeles County Code ("County Code") section 22.44.133.E. The CUP request is also to establish a residential building on one of two adjoining properties under the same ownership with slopes of 25 percent and greater existing on site pursuant to the hillside management provisions of County Code section 22.56.215.

6. The Variance is a request to construct residential structures within the protected 50-foot vertical area of a designated significant ridgeline pursuant to County Code section 22.44.133.D.5. The structures intrude a maximum of 11.5 feet in height into the 50-foot vertical protected area.
7. The Project Site is 3.06 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle to steeply sloping topography and is undeveloped.
8. The Project Site is located in the Malibu Zoned District and is currently zoned A-1-5.
9. The Project Site is located within the N5-Mountain Lands 5 (1 dwelling unit per 5 acres) land use category of the Santa Monica Mountains North Area Land Use Policy Map.
10. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-5, O-S (Open Space), C-2 (Neighborhood Business)
 - South: R-1-1 (Single-Family Residence -1 Acre Minimum Required Area),
R-1-5 (Single-Family Residence -5 Acre Minimum Required Area)
 - East: A-1-5, O-S
 - West: C-2, A-1-5
11. Surrounding land uses within a 500-foot radius include:
 - North: Undeveloped privately owned property, recreational open space
 - South: Single-family residences
 - East: Undeveloped privately owned property, recreational open space
 - West: Commercial retail establishment
12. The Project Site was rezoned from R-1-12,000 to A-1-5 in 2002. The site has remained undeveloped with the exception of approved grading activities performed for the building pad and the driveway access. In 2004 Plot Plan 50312 was approved for grading and construction of a single family residence at 1832 N. Topanga Canyon Blvd, but the residence was not constructed. An administrative oak tree permit, OAK04-228 was submitted with PP50312 and was approved in 2004 for removal of one oak tree in association with the construction of a single-family residence. Grading permit GR0604180002 was approved for the grading previously performed.
13. The site plan for the Project depicts a 3.06 acre parcel. The project proposes a 5,958 square foot one-story residence and bed and breakfast establishment with five guestrooms and five parking spaces, one provided per guest room. Accessory structures and amenities proposed include an outdoor swimming pool, jacuzzi, 305 square foot bath house with mechanical room, 46 square foot garden shed, and a 360 square foot storage shed. There is 155 square feet of total patio space. The

total proposed footprint for all structures and patios on the parcel is 6,464 square feet. Ingress and egress to the Project Site is provided by one 20-foot wide driveway off N. Topanga Canyon Blvd. The driveway is shared with the adjoining property, 1820 N. Topanga Canyon Blvd., also owned by the permittee.

14. The Project Site is accessible via N. Topanga Canyon Blvd to the west. A condition requiring signage limiting site ingress and egress to right-turn only has been requested by the County Department of Public Works to mitigate against any potential traffic impacts.
15. The Project will provide one guest parking space for each guestroom associated with the bed and breakfast. The main residential structure will have five guestrooms with five total guest parking spaces provided.
16. Prior to the Commission's public hearing on the Project, the permittee performed public outreach with community groups and residents in the area. The permittee provided project details and offered to meet with anyone who expressed such interest to address concerns brought forward. The permittee also erected story poles prior to the public hearing to demonstrate the height and massing of the proposed structures.
17. The County Departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and recommendations. The Fire Department asked for the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private one, in addition to requirements for vehicular access and automatic fire sprinklers.

Parks and Recreation asked for the dedication of a 15-foot wide, multi-use trail easement linking Topanga Canyon Blvd. to the National Parks Service (NPS) trail (Santa Maria Canyon) as a condition of project approval. There is an existing foottrail through the Project site historically accessed by the public to connect to the NPS trails system. NPS requested that public access to the trail system from Topanga Canyon Blvd. be maintained, thus Parks and Recreation requested the trail dedication.

Public Health will review the septic system feasibility report for their requested corrections to percolation tests among other corrections required. Public Works asked for signage limiting ingress and egress to right-turn only, as well as grading plans, compliance with LID requirements, and a hydrology study.

18. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not

have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

19. Prior to the Commission's public hearing, the Department of Regional Planning staff received several email inquiries about the project, some sharing concerns regarding the project's potential impact on local trail usage, fire safety, and potential future uses of the properties for wedding events or as an adult sober living facility. Prior to the hearing, staff received two phone calls and two letters stating concerns regarding the project. Staff addressed the concerns by drafting appropriate conditions. Staff also received 14 letters in support of the project referring to the environmental concerns and local involvement of the applicant. Additionally, on the morning of the public hearing staff forwarded to the Commission, 15 letters of opposition and 1 additional letter of support.
20. The Commission finds that the Project is consistent with the Santa Monica Mountains North Area Plan designation, N5 - Mountain Lands 5 land use category which allows a density of one dwelling unit per five acres. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and other local commercial and public facilities. The proposed residence with a bed and breakfast establishment is consistent with the intended character and permitted land uses of the underlying land use category. The intended density of one dwelling unit per five acres is exceeded on the parcel, which is 3.08 acres in area. However, the application for a certificate of compliance was submitted and reviewed prior to the adoption of the Santa Monica Mountains North Area Land Use Plan. Certificates of Compliance, 01-055 and 01-056 were approved in July 2001.
21. The Commission finds that the Project is consistent with the A-1-5 zoning designation for the site. The building materials, square footage, heights, and yards meet and exceed the minimum requirements for the zone. In regards to the five acre minimum required area for the parcels, the parcel is non-conforming with an area of 3.08 acres. Due to the previous approval of Certificates of Compliance in July, 2001 (CC01-055, 01-056) prior to the zone change, it is a legally established parcel and is therefore consistent with the permitted uses of the underlying land use and zoning categories. The subject property is zoned for single-family residential development with allowance for bed and breakfast uses. The proposed project is similar to the rural, low-density, single-family residential development in the area. The project fits into the site's topography with minimal additional grading proposed. The Project has been conditioned to address public safety concerns, including fire and traffic safety.
22. The Commission finds that the Project is consistent with standards set forth by the Santa Monica Mountains North Area Community Standards District (CSD). The project design and operation conditions address the standards for the CSD pertaining to the bed and breakfast use proposed for the residence. The Project is also applying for a variance from the significant ridgeline provisions of the CSD in conjunction with the CUP application. The Project maintains a residential character

to ensure compatibility with the low-density rural residential nature of development in the area.

23. The Commission finds that the Project is consistent with standards set forth by the Hillside Management Ordinance. Overall, 95 percent of the property is outside of the building footprint area. Project design and mitigation measures ensure conservation of biotic and natural resources to the greatest extent feasible. The developed footprint for the project is 6,464 square feet, or 5 percent of the total site area, meeting the requirement to maintain at minimum 70 percent of the site as undeveloped open space. The materials to be used for the project include earth-tone colored materials and native plants to blend the project into its context and ensure aesthetic compatibility with adjacent development. The Project proposes minimal additional grading beyond the existing graded building pads, as well as providing mostly native landscaping, and aiming to qualify for LEED platinum status through use of energy and water efficient features employing context sensitive and creative design features. To address public safety concerns, the Project will extend the water line across Topanga Canyon Blvd. to meet the project needs, provide adequate water flow and pressure, and through the provision of on-site and public fire hydrants will contribute to fire safety in the area. In addition, the Project has incorporated design adjustments to meet the Fire Department's concerns requiring automatic sprinklers and five-foot wide access paths around the perimeter of all structures.
24. The Commission finds that the Project is zoned for single-family residential with allowance for bed and breakfast uses through CUP approval. The uses are not expected to generate significant new traffic in the area, can be served by the existing street network, and will contain the required parking. The project is also not expected to negatively impact local public services. The use proposes to build a septic system and has obtained a will-serve letter from the Los Angeles County Waterworks District. The Project is located near commercially zoned properties with neighborhood shopping facilities. Therefore the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the Santa Monica Mountains North Area Plan.
25. The Commission finds that the applicant has met the burdens of proof pursuant to Sections 22.56.040, 22.56.215.F, and 22.56.290 of the County Code.
26. The Commission finds that the Project site has physical, topographical, and biological resource constraints which prevent the proposed residence with bed and breakfast accommodations from being constructed elsewhere on the property, without causing significant disturbance due to additional grading that would be necessary, thus further impacting the natural terrain of the site and greatly increasing the removal of vegetation.
27. The Commission finds that, in satisfaction of the significant ridgeline variance requirements of the CSD under County Code Section 22.44.133.D.5.c.(1), alternate

sites within the property for the project have been considered and have been eliminated from consideration based on potential substantial habitat damage and additional disturbance to the natural topography of the site. A building pad was graded prior to the adoption of the CSD Significant Ridgeline Protection provisions and provides the least disruptive site for development. The plot plan for grading and construction of a single-family residence was applied for with PP50312 in July, 2004 and approved, although only the grading was performed at the time.

28. The Commission finds that, in satisfaction of the significant ridgeline variance requirements of the CSD under County Code Section 22.44.133.D.5.c.(2), the Project maintains the maximum view of the significant ridgeline through use of design features, such as minimized grading, reduced structural height to 16.5 feet maximum, use of earth-toned colors and materials, and landscaping with a high ratio of native vegetation to blend the structure with the natural environment.
29. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.1, the existing legally graded pad and the natural habitat surrounding the graded pad present a special set of circumstances applicable to the property. Development on another area of the site to comply with the ridgeline protection standards of the CSD, County Code Section 22.44.133, would result in greater environmental impacts and disruption of the natural terrain than proceeding with development on the legally graded building pad.
30. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.2, allowing the proposed development within the significant ridgeline protection zone will not grant a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. The development is consistent in size and character with development in the area. Given the constraints of construction on the site, allowing the development as proposed grants the ability to develop the site in a manner consistent with properties in the area. The grading for the cleared building pad was approved with Plot Plan 50312, filed in July, 2004 and approved prior to the adoption of the significant ridgeline protection provisions of the CSD.
31. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.3, strict application of zoning regulations will result in practical difficulties and an unnecessary hardship, inconsistent with the general purpose of such regulations and standards. Development on an alternate area of the project site would force unnecessary additional impacts on the remainder of the largely undisturbed site containing sensitive native scrub oak and live oak riparian habitat, in addition to requiring extensive additional grading which would disturb the natural topography of the site.
32. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.4, the adjustments to be granted with this variance to allow the residential structures within the protected area of the significant ridgeline will not be materially detrimental to the public health, safety, or general

welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity. The proposed structures incorporate design elements to minimize aesthetic impacts, limit the structures to one-story at 16.5 feet in height, intruding 11.5 feet into the 50-foot vertical protected area. The Project is adjacent to a single-family residence that was built on top of the applicable significant ridgeline and through context-sensitive design does not further aesthetically impact the area.

33. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.
34. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Topanga Canyon community. On April 8, 2015, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
35. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
36. The MND for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 10, 2014 to January 8, 2015. Comments were received from the California Department of Fish and Wildlife (CDFW) requesting additional information on the impacts of fuel modification on the project site and sensitive biological resources. Additional mitigation measures were also recommended regarding pre-construction biological surveys, incorporation of additional measures to avoid and mitigate for impacts to special status species, and mitigating against potential impacts to existing drainage features. Their comments and recommendations were addressed in the MND and incorporated into the MMRP.
37. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
38. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned

will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan for the area.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.
- F. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
- G. The proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

- H. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

Regarding the Variance:

- A. Because of the special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
- B. The adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- C. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- D. The adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No.201200144 and Variance No. 201200004, subject to the attached conditions.

ACTION DATE: June 17, 2015

**PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO.201200144
VARIANCE NO.201200004**

**DRAFT FINDINGS
PAGE 10 OF 10**

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c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004**

PROJECT DESCRIPTION

The project is to construct a new single-family residence, with a bed and breakfast establishment, on a hillside parcel located at 1832 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area of the parcel is 3.06 acres. The subject property is zoned A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) and the parcel falls within the 50-foot vertical protected area of a designated significant ridgeline per the Santa Monica Mountains North Area Community Standards District (CSD). The Project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **The grant term for the conditional use permit shall terminate on May 20, 2045.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2400.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial (one every other year) inspections the first ten years and seven (7) triennial (one every third year) inspections thereafter**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
12. Within five (5) working days from the day after your appeal period ends **July 1, 2015**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.00 (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
15. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
17. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
19. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
21. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 17, 2015**.
23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT –
BED AND BREAKFAST ESTABLISHMENTS**

24. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee.
25. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures.
26. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guests in any calendar year.
27. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility.
28. There shall be one on-site parking space, which may be uncovered, served by an all weather driveway, for each guest room available for paying guests.
29. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted.

**PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT –
HILLSIDE MANAGEMENT ORDINANCE**

30. Open space shall comprise not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Such open space may include undisturbed natural areas or other such areas.

PROJECT SITE SPECIFIC CONDITIONS

31. This grant shall authorize the construction of one single-family residence with bed and breakfast accommodations on one parcel. The residence contains a maximum of five guest rooms, with one parking space provided per guest room. The building footprint for all structures and patio areas proposed is 6,464 square feet.
32. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space per guest room. The bed and breakfast use will provide five guest rooms, requiring five guest parking spaces. Due to the size of the residential property, consisting of an area greater than one acre, covered or designated parking does not need to be provided for the owner or lessee of the residence. If the permittee changes the operation of the bed and breakfast so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence.
33. At no time shall herbicides, pesticides, or rodenticides be used on any portion of the site, including any publicly dedicated trail easement, nor any operation, construction, or maintenance work performed by the County Parks and Recreation, the National Park Service, or other agency on such publicly dedicated trail easement.
34. The facility shall be operated as a non-smoking facility at all times throughout the entire site.
35. Any events held at the facility shall be restricted to residents and guests of the facility.
36. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 10, 2014 to the satisfaction of said department.
37. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated September 22, 2014 to the satisfaction of said department.
38. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated December 3, 2014 to the satisfaction of the said department

39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 3, 2014 to the satisfaction of the said department.

Attachments:

Mitigation Monitoring Program (pages 1-15)
Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 3, 2014

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201200144
PROJECT NO. R2012-01555
1820 AND 1832 NORTH TOPANGA CANYON BOULEVARD
ASSESSOR'S MAP BOOK NO. 4434, PAGE 10, PARCEL NOS. 19 AND 20
UNINCORPORATED COUNTY COMMUNITY OF TOPANGA CANYON**

We reviewed the site plan for the proposed project located at 1820 and 1832 North Topanga Boulevard in the unincorporated County community of Topanga Canyon. The project is for the construction of 2 new single-family residences that will each serve as a bed and breakfast establishment with 5 guest rooms each.

This project was initially reviewed as a plot plan for 2 new single-family residences. The grading for the two building pads and a shared driveway extending from Topanga Canyon Boulevard to the proposed buildings was completed based on grading plans GR 0304180002 and GR 0604170004, but due to changes in the scope of the project and the design of the buildings, the final precise grading has not been approved. An egress/ingress easement, 30 feet wide, has been recorded between the two properties to allow access through the shared driveway (Instrument Nos. 20072277297 and 20072277298). A portion of the shared driveway (from Topanga Canyon Boulevard to first building located on parcel 20) has also been constructed/paved within the limits of this easement.

The scope of the project and the design of the two buildings have been modified to include bed and breakfast use. The addition of bed and breakfast use initiated a CUP review. To accommodate changes in the design of the buildings, additional grading is required. The proposed grading, which includes 500 cubic yards of cut and 500 cubic yards of fill, will be balanced on site and is for the grading modifications to the building pads and the extension of the shared driveway to the 2 new single-family residences.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 The driveway shall be restricted to right-turn ingress and egress only. Install applicable signs restricting vehicular access onsite and within the road right of way to the satisfaction of Caltrans and Public Works. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Caltrans.
- 1.2 Submit signing and striping plans to Caltrans for review and approval prior to the issuance of any grading or drainage permits. Installation of any signs within the road right of way will require Caltrans' approval.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a drainage and grading plan to Public Works for review and approval. The drainage and grading plan must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the water quality devices, and Low-Impact Development features if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

- 2.2 Provide a covenant and/or easement as applicable for any off-site grading work between the two properties, to the satisfaction of Public Works. It is the sole responsibility of the property owner to obtain any off-site covenants and/or easements to the satisfaction of Public Works.
- 2.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.
- 2.4 Provide the latest hydrology study upon submission of the grading plan.
- 2.5 Conform with applicable Low-Impact Development requirements to the satisfaction of Public Works.
- 2.6 Provide a maintenance agreement for all privately maintained drainage devices, slopes, and other facilities to the satisfaction of Public Works.

For questions regarding the grading conditions, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Water

- 3.1 Comply with all the requirements listed on the attached Will Serve letter from the Los Angeles County Water District dated October 1, 2014, to the satisfaction of Public Works.

For questions regarding the water condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4910 or mesfahan@dpw.lacounty.gov.

4. Drainage

- 4.1 Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to comply with the approved hydrology study dated July 10, 2014, to the satisfaction of Public Works or the latest approved revision if the infiltration rate differs from the approved hydrology study.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Mi Kim
December 3, 2014
Page 4

5. Building and Safety

5.1 Submit plans to Public Works' Building and Safety Division, Calabasas District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb

P:\dpubl\SUBPCHECK\Plan\CUP\CUP 201200144\TCUP 201200144\14-09-03 Submittal\Project R2012-01655 CUP201200144 1820 and 1832.docx

Attach.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

Los Angeles County
Department of Health Services
Environmental Health: Mtn. & Rural/
Water, Sewage & Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

Los Angeles County
Department of Public Works
Building & Safety Division

Los Angeles County
Fire Department

City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: 1820 & 1832 N. Topanga Canyon Blvd. Topanga 90290
Address City Zip Code

APN 4434-010-019 & 020

Assessor's Parcel Number

Los Angeles County Waterworks District No. 29, Malibu

Will serve water to the above single lot properties subject to the following:

- Annexation of the property into Los Angeles County Waterworks District is required. Water service to this property will not be issued until the annexation is completed.
- The appropriate connection fees have not been paid to Waterworks Districts.
- The appropriate connection fees have been paid to Waterworks Districts.
- Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
- The service connection and water meter serving the property must be installed in accordance with Waterwork's District standards.
- The property has an existing service connection and water meter.
- Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
- A portion of the existing fronting water main may be required to be replaced if the water service tap cannot be made or if damage occurs to the water main.
- Property may experience low water pressure and / or shortage in high demand periods.
- The District CAN NOT serve water to this property at this time. installed by others.
- Existing water main is located on the west side of the street, owner needs to extend/install water main to the east side of the street and install required water system facilities (boring under the state highway is required).

By:  Tom Eng (626) 300-3355 10-1-14
Signature Print Name Phone Number Date

Rev. 03/05 * **THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.**



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated August 26, 2014

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders. The Fire Department vehicular access is to be within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. The required 20 foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26 -foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

Reviewed by: Wally Collins

Date: September 10, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

8. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
9. The gradient of Fire Department vehicle access roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7
10. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
12. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
2. The required fire flow for the public fire hydrant for this development at this location is 2000 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand. Two (2) fire hydrants flowing simultaneously may be used to achieve the required fire flow.

Reviewed by: Wally Collins

Date: September 10, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. The required fire flow for the private on-site fire hydrant is 1250 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand.
4. The proposed project requires the installation of one (1) public fire hydrant and one (1) private on-site fire hydrant.
5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
6. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
 - Plans showing underground piping for private on-site fire hydrant shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
7. Per the building code, all single family residential unit, including the storage shed and bath house, are required to have an automatic fire sprinkler system installed.

Additional Information:

1. Once the project has been cleared by the County of Los Angeles Planning Commission, submit a minimum of three (3) copies of the water plan indicating the installation of the public fire hydrant on Topanga Canyon Road to the Department's Land Development Unit for review.
2. The building plans shall be submitted to the Department's Calabasas Fire Prevention Office for building plan check review. The phone number to the Calabasas Office is (818) 880-0341.

Reviewed by: Wally Collins

Date: September 10, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. Once the project has been cleared by the Department's Land Development Unit, the fire protection system plans for the fire sprinkler system and the installation of the on-site private fire hydrant shall be submitted to the Department's Commerce Fire Prevention Office for fire protection system plan check review. The phone number to the Commerce Fire Prevention Office - Fire Sprinkler Unit is (323) 890-4243.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 613-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
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Fifth District

September 22, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA
Environmental Health Division
Department of Public Health

M.T.

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01555/RCUP 201200144
Bed and Breakfast Project
1820-1832 N. Topanga Blvd., Topanga

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The project proposal is to construct two new single story residences, each with a bed and breakfast establishment, over two contiguous hillside parcels by the same persons and under the same ownership. The Department has no objection to the approval of the CUP project contingent upon the project's compliance with the following conditions:

Drinking Water Program

The Drinking Water Program recommends approval of this CUP with the following condition:

Prior to public hearing, the applicant shall provide a current "Will Serve" letter from an approved water system/company attesting that potable water will be provided to the proposed project.

For questions regarding the above condition, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail rlavin@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

Recreational Water Program

The Recreational Water Program recommends approval of this CUP with the following condition:

The applicant shall comply with all Public Health requirements relating to the construction of the proposed swimming pool and spa. The applicant shall obtain project review approval prior to construction of the swimming pool and spa.

For questions regarding this condition, please contact the Recreational Water Program at (626) 430-5360.

Land Use Program

The Land Use Program recommends approval of this CUP contingent upon the following conditions:

The Land Use Program (the Program) has reviewed the report submitted for the above referenced project by Subsurface Designs Inc. dated January 28 and 29, 2013, for 1820 and 1832 N. Topanga Canyon Blvd., respectively. The data submitted tend to support a premise that the above referenced sites can support the installation of Onsite Wastewater Treatment Systems (OWTS) for the proposed use. Therefore, the Program has no objection to the approval of the CUP project contingent upon the following provisions:

1. Prior to the construction of the proposed buildings, storage and other structures, pool, spa and installation of the OWTS, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, *"The Professional Guide to Requirements and Procedures for OWTS"* to include the present and 100% future expansion dispersal systems and shall submit to the Program (Calabasas office) for review and final approval.

During the review of submitted documents, the following discrepancies were noticed. Please make necessary corrections and incorporate all corrections into the feasibility report and submit to the Program for review and approval.

Note: The consent expressed herein is intended for the CUP project and does not authorize any land development, construction of any buildings or installation of OWTS. This review does not encompass all aspects of the land development review process. Therefore, additional corrections may arise during the project review for construction.

• The feasibility reports prepared by Subsurface Designs Inc. do not indicate the proposed "Bed & Breakfast" lodging use. The proposed OWTS shall be designed according to the intended use.

Note: The required size and capacity of the proposed OWTS shall be determined based on the factors including fixture unit count, number of rooms, visitors, employees, parking spaces, the type of food facilities and number of customers and meals served in each room, etc., either individually or in combination of one, two or more factors, whichever method results in the largest system capacity and in accordance with Table K-2 and K-3 of Appendix K of the Plumbing Code and requirements established by the Program.

Note: No OWTS, or part thereof, shall be located in any lot other than the lot that is the site of the building or structure served by such OWTS.

• The areas that have been graded previously are not identified. No dispersal system (Seepage pits) shall be located within fill.

- Groundwater monitoring has not been performed as required. The groundwater shall be monitored once the boring has been made and at least twice within the ensuing 5 days (once on 2nd day and once on 5th day).
 - The percolation tests performed are not in conformance with the requirements established by the Program. The required data regarding the fill-up intervals, the volume of water metered in at each fill-up and depth to water readings prior to each fill-up has not been collected.
2. If due to the development, unforeseen geological limitations, required setbacks to oak trees, watercourse and surface/ground water concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this consent shall be deemed void.
- Note: Any future grading in the area where test borings are located may nullify the data that provided a basis for this consent. Moreover, any changes to the configuration of the proposed sewage disposal system shall render this consent void.
- Note: If a public sewer connection becomes available within 200 feet of any part of the proposed building or exterior drainage prior to the installation of OWTS, all future wastewater drainage and piping shall be connected to such public sewer.
3. The applicant shall contact the Los Angeles Regional Water Control Board and file necessary documentation for a Waste Discharge Permit in order to obtain authorization prior to the commencement of the development.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

Housing and Institutions Program

The project shall comply with all Public Health requirements relating to the operation of bed and breakfast establishments. Each proposed bed and breakfast establishment must be issued a Public Health License to operate by this Department prior to operation.

For questions regarding the above condition, please contact the Housing and Institutions Program at (626) 430-5590.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director



December 3, 2014

Sent via e-mail: aarakelian@planning.lacounty.gov

TO: Adrine Arakelian
Department of Regional Planning

FROM: Kathline J. King – Chief of Planning
Planning and Development Agency *K King*

SUBJECT: COUNTY PROJECT NO. R2012-01555
CONDITIONAL USE PERMIT NO. RCUP 20120-0144
CARRIE L. AND WILLIAM CARRIER

The Department of Parks and Recreation (Department) has completed the review of the application and site plan for proposed development of two Bed and Breakfast structures on two (2) contiguous parcels (APN 4434-010-020 & APN 4434-010-019) totaling approximately 6.8 acres located respectively at 1820 & 1832 N. Topanga Canyon Blvd., Topanga, CA 90290. The Department is requiring recordation of a fifteen (15) foot wide trail easement centered primarily upon an existing dirt trail, as shown on page three within Exhibit "A" Trail Map for the National Park Service (NPS), "Santa Maria Canyon Trail."

The Department requests that the Department of Regional Planning include the following conditions as part of the conditional use permit:

Trail Easement Recordation Conditions

1. Prior to issuance of grading permit(s), the Applicant shall:
 - a. Dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement for purposes of the NPS Santa Maria Canyon Trail. The trail easement dedication document and the plat map and legal description shall be attached and submitted to the Department for review and acceptance on behalf of the NPS.
 - b. Dedications and the following language (in exact form) must be shown for the trail dedication in the easement document:

"We hereby dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking and equestrian) easement for purposes of the "Santa Maria Canyon Trail," as shown on Exhibit "A" Trail Map. Full public access shall be provided in perpetuity within the multi-use trail easement."

Arakelian, Adrine
December 3, 2014
Pg. 2

- c. Collaborate with the Department's trail-planner to:
 - i. Confirm accurate trail alignment.
 - ii. Draft template easement document.
 - iii. Review and approve easement recordation documents.

Rationale for the Trail Conditions

This trail easement requirement for the "Santa Maria Canyon Trail" is consistent with the National Park Service (NPS) Trail Plan for the Santa Monica Mountains, will provide public access (connectivity) to existing adjacent NPS trails, and is consistent with the Department's policy pertaining to inter-jurisdictional cooperation and collaborative efforts.

For any questions concerning trail alignment, conditions of trail approval, or to request a site visit, please contact Robert Ettleman, Park Planner, at (213) 351-5134 or rettleman@parks.lacounty.gov

RE:JY/ RCUP2012-00144/ Revised Site Plan, Topanga Community

c: Parks and Recreation: (N. E. Garcia, K. King, J. Yom, F. Moreno, R. Ettleman)
National Park Service: (M. Beck)



**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201500066**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 20, 2015 in the matter of Project No. R2015-01555, consisting of Conditional Use Permit No. 201200144 ("CUP"), and Variance No. 201200004 ("Variance"). (The CUP and Variance are referred to collectively as the "Project Permits.")
2. A duly-noticed public hearing was held on May 20, 2015 before the Commissioners. Commissioners Valadez, Louie, Pincetl, Pedersen, and Modugno were present. The Commission heard a presentation from Regional Planning and testimony from the permittee and members of the public. The permittee testified to the residential character of the design, the aesthetics, the minimal impact of the project, the sustainable elements of the project, the small-scale family run nature of the establishment, rules of the bed and breakfast requiring quiet time and no smoking, and answered questions presented by the Commission. Project opponents expressed concerns about noise, fire safety, the number of guests, traffic safety, impacts on trails, the transient occupants of the proposed bed and breakfast establishment, aesthetic concerns, water usage, operations, effect on property values, and proliferation of commercial uses in the area. After hearing all the testimony, the Commission requested that two separate CUPs be applied for to regulate operation of the bed and breakfast establishments on the two separate properties. The Commission then continued the public hearing to June 17, 2015.
3. The project was modified to include two separate CUP applications for a bed and breakfast establishment on two separate contiguous properties under the same ownership. CUP No. 201200144 is a request for a bed and breakfast establishment located at 1832 N. Topanga Canyon Blvd. CUP No. 201500066 is a request for a bed and breakfast establishment located at 1820 N. Topanga Canyon Blvd.
4. The permittee, William and Carrie Carrier ("permittee"), request the CUP to authorize the construction of one single-family residence with a bed and breakfast establishment ("Project") on a property located at 1820 N. Topanga Canyon Blvd in the unincorporated community of the Santa Monica Mountains north area ("Project Site").
5. The CUP is a request to establish a bed and breakfast in the single-family residence proposed in the A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) Zone of the Santa Monica Mountains North Area pursuant to Los Angeles County Code ("County Code") section 22.44.133.E. The CUP request is also to establish residential buildings on one of two adjoining properties under the same ownership with slopes of 25 percent and greater existing on site pursuant to the hillside management provisions of County Code section 22.56.215.

6. The Project Site is 5.62 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle to steeply sloping topography and is undeveloped.
7. The Project Site is located in the Malibu Zoned District and is currently zoned A-1-5.
8. The Project Site is located within the N5-Mountain Lands 5 (1 dwelling unit per 5 acres) land use category of the Santa Monica Mountains North Area Land Use Policy Map.
9. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1-5, O-S (Open Space), C-2 (Neighborhood Business)
 - South: R-1-1 (Single-Family Residence -1 Acre Minimum Required Area),
R-1-5 (Single-Family Residence -5 Acre Minimum Required Area)
 - East: A-1-5, O-S
 - West: C-2, A-1-5
10. Surrounding land uses within a 500-foot radius include:
 - North: Undeveloped privately owned property, recreational open space
 - South: Single-family residences
 - East: Undeveloped privately owned property, recreational open space
 - West: Commercial retail establishment
11. The Project Site was rezoned from R-1-12,000 to A-1-5 in 2002. The site has remained undeveloped with the exception of approved grading activities performed for the building pad and the driveway access. In 2004 Plot Plan 2004-00123 was approved for grading and construction of a single-family residence on 1820 N. Topanga Blvd. Grading permit GR0604170004 was approved for the grading previously performed.
12. The site plan for the Project depicts a 5.62 acre parcel. The project proposes a 5,941 square foot two-story residence and bed and breakfast with five guestrooms located in the main residential structure. One parking space is provided per guestroom for a total of five guest parking spaces. The parcel will also contain a 798 square foot guest house. There is 564 square feet of total patio space. Ingress and egress to the Project Site is provided by one 20-foot wide driveway off N. Topanga Canyon Blvd. The driveway is shared with the adjoining property, 1832 N. Topanga Canyon Blvd., also owned by the permittee.
13. The Project Site is accessible via N. Topanga Canyon Blvd to the west. A condition requiring signage limiting site ingress and egress to right-turn only has been requested by the County Department of Public Works to mitigate against any potential traffic impacts.

14. The Project will provide one guest parking space for each guestroom associated with the bed and breakfast. The main residential structure will have five guestrooms with five total guest parking spaces provided.
15. Prior to the Commission's public hearing on the Project, the permittee performed public outreach with community groups and residents in the area. The permittee provided project details and offered to meet with anyone who expressed such interest to address concerns brought forward. The permittee also erected story poles prior to the public hearing to demonstrate the height and massing of the proposed structures.
16. The County Departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and recommendations. The Fire Department asked for the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private one, in addition to requirements for vehicular access and automatic fire sprinklers.

Parks and Recreation asked for the dedication of a 15-foot wide, multi-use trail easement linking Topanga Canyon Blvd. to the National Parks Service (NPS) trail (Santa Maria Canyon) as a condition of project approval. There is an existing foottrail through the Project site historically accessed by the public to connect to the NPS trails system. NPS requested that public access to the trail system from Topanga Canyon Blvd. be maintained, thus Parks and Recreation requested the trail dedication.

Public Health will review the septic system feasibility report for their requested corrections to percolation tests among other corrections required. Public Works asked for signage limiting ingress and egress to right-turn only, as well as grading plans, compliance with LID requirements, and a hydrology study.

17. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
18. Prior to the Commission's public hearing, the Department of Regional Planning staff received several email inquiries about the project, some sharing concerns regarding the project's potential impact on local trail usage, fire safety, and potential future uses of the properties for wedding events or as an adult sober living facility. In total, staff received two phone calls and two letters stating concerns regarding the project. Staff addressed the concerns by drafting appropriate conditions. Staff also received 14 letters in support of the project referring to the environmental concerns and local

involvement of the applicant. Additionally, on the morning of the public hearing staff forwarded to the Commission, 15 letters of opposition and 1 additional letter of support.

19. The Commission finds that the Project is consistent with the Santa Monica Mountains North Area Plan designation, N5 - Mountain Lands 5 land use category which allows a density of one dwelling unit per five acres. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and other local commercial and public facilities. The proposed residence with a bed and breakfast establishment is consistent with the intended character and permitted land uses of the underlying land use category.
20. The Commission finds that the Project is consistent with the A-1-5 zoning designation for the site. The building materials, square footage, heights, and yards meet and exceed the minimum requirements for the zone. The subject property is zoned for single-family residential development with allowance for bed and breakfast uses. The proposed project is similar to the rural, low-density, single-family residential development in the area. The project fits into the site's topography with minimal additional grading proposed. The Project has been conditioned to address public safety concerns, including fire and traffic safety.
21. The Commission finds that the Project is consistent with standards set forth by the Santa Monica Mountains North Area Community Standards District (CSD). The project design and operation conditions address the standards for the CSD pertaining to the bed and breakfast uses proposed for the residences. The Project maintains a residential character to ensure compatibility with the low-density rural residential nature of development in the area.
22. The Commission finds that the Project is consistent with standards set forth by the Hillside Management Ordinance. Overall, 97 percent of the property is outside of the developed building footprint area. Project design and mitigation measures ensure conservation of biotic and natural resources to the greatest extent feasible. The developed footprint for the project is 7,663.5 square feet, or 3 percent of the total site area, meeting the requirement to maintain at minimum 70 percent of the site as undeveloped open space. The materials to be used for the project include earth-tone colored materials and native plants to blend the project into its context and ensure aesthetic compatibility with adjacent development. The Project proposes minimal additional grading beyond the existing graded building pads, as well as providing mostly native landscaping, and aiming to qualify for LEED platinum status through use of energy and water efficient features employing context sensitive and creative design features. To address public safety concerns, the Project will extend the water line across Topanga Canyon Blvd. to meet the project needs, provide adequate water flow and pressure, and through the provision of on-site and public fire hydrants will contribute to fire safety in the area. In addition, the Project has incorporated design adjustments to meet the Fire Department's concerns requiring automatic sprinklers and five-foot wide access paths around the perimeter of all structures.

23. The Commission finds that the Project is zoned for single-family residential with allowance for bed and breakfast uses through CUP approval. The use is not expected to generate significant new traffic in the area, can be served by the existing street network, and will contain the required parking. The project is also not expected to negatively impact local public services. The use proposes to build a septic system and has obtained a will-serve letter from the Los Angeles County Waterworks District. The Project is located near commercially zoned properties with neighborhood shopping facilities. Therefore the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the Santa Monica Mountains North Area Plan.
24. The Commission finds that the applicant has met the burdens of proof pursuant to Sections 22.56.040 and 22.56.215.Fof the County Code.
25. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.
26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Topanga Canyon community. On April 8, 2015, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.
27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
28. The MND for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 10, 2014 to January 8, 2015. Comments were received from the California Department of Fish and Wildlife (CDFW) requesting additional information on the impacts of fuel modification on the project site and sensitive biological resources. Additional mitigation measures were also recommended regarding pre-construction biological surveys, incorporation of additional measures to avoid and mitigate for impacts to special status species, and mitigating against potential impacts to existing drainage features. Their comments and recommendations were addressed in the MND and incorporated into the MMRP.
29. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential

adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

30. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan for the area.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

- F. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
- G. The proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.
- H. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No. 201500066, subject to the attached conditions.

ACTION DATE: June 17, 2015

MKK:aaa

5/26/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201500066**

PROJECT DESCRIPTION

The project is to construct one new single-family residence, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area for the parcel is 5.62 acres. The subject property is zoned A-1-5 (Light Agriculture – 5 Acre Minimum Required Area). The Project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 20, 2045.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial (one every other year) inspections the first ten years and seven (7) triennial (one every third year) inspections thereafter**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
12. Within five (5) working days from the day after your appeal period ends **July 1, 2015**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the

Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

15. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
17. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
19. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
21. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 17, 2015**.
23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT –
BED AND BREAKFAST ESTABLISHMENTS**

24. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee.
25. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures.
26. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guests in any calendar year.
27. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility.
28. There shall be one on-site parking space, which may be uncovered, served by an all weather driveway, for each guest room available for paying guests.
29. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted.

**PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT –
HILLSIDE MANAGEMENT ORDINANCE**

30. Open space shall comprise not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Such open space may include undisturbed natural areas or other such areas.

PROJECT SITE SPECIFIC CONDITIONS

31. This grant shall authorize the construction of one single-family residence with bed and breakfast accommodations on one parcel. The residence contains a maximum of five guest rooms, with one parking space provided per guest room. The building footprint for all structures and patio areas proposed is 7,663.5 square feet.
32. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space per guest room. The bed and breakfast use will provide five guest rooms, requiring five guest parking spaces. Due to the size of the residential property, consisting of an area greater than one acre, covered or designated parking does not need to be provided for the owner or lessee of the residence. If the permittee changes the operation of the bed and breakfast so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence.
33. At no time shall herbicides, pesticides, or rodenticides be used on any portion of the site, including any publicly dedicated trail easement, nor any operation, construction, or maintenance work performed by the County Parks and Recreation, the National Park Service, or other agency on such publicly dedicated trail easement.
34. The facility shall be operated as a non-smoking facility at all times throughout the entire site.
35. Any events held at the facility shall be restricted to residents and guests of the facility.
36. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 10, 2014 to the satisfaction of said department.
37. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated September 22, 2014 to the satisfaction of said department.
38. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated December 3, 2014 to the satisfaction of the said department.
39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 3, 2014 to the satisfaction of the said department.

Attachments:

Mitigation Monitoring Program (pages 1-15)
Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 3, 2014

IN REPLY PLEASE

REFER TO FILE

LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201200144
PROJECT NO. R2012-01555
1820 AND 1832 NORTH TOPANGA CANYON BOULEVARD
ASSESSOR'S MAP BOOK NO. 4434, PAGE 10, PARCEL NOS. 19 AND 20
UNINCORPORATED COUNTY COMMUNITY OF TOPANGA CANYON**

We reviewed the site plan for the proposed project located at 1820 and 1832 North Topanga Boulevard in the unincorporated County community of Topanga Canyon. The project is for the construction of 2 new single-family residences that will each serve as a bed and breakfast establishment with 5 guest rooms each.

This project was initially reviewed as a plot plan for 2 new single-family residences. The grading for the two building pads and a shared driveway extending from Topanga Canyon Boulevard to the proposed buildings was completed based on grading plans GR 0304180002 and GR 0604170004, but due to changes in the scope of the project and the design of the buildings, the final precise grading has not been approved. An egress/ingress easement, 30 feet wide, has been recorded between the two properties to allow access through the shared driveway (Instrument Nos. 20072277297 and 20072277298). A portion of the shared driveway (from Topanga Canyon Boulevard to first building located on parcel 20) has also been constructed/paved within the limits of this easement.

The scope of the project and the design of the two buildings have been modified to include bed and breakfast use. The addition of bed and breakfast use initiated a CUP review. To accommodate changes in the design of the buildings, additional grading is required. The proposed grading, which includes 500 cubic yards of cut and 500 cubic yards of fill, will be balanced on site and is for the grading modifications to the building pads and the extension of the shared driveway to the 2 new single-family residences.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 The driveway shall be restricted to right-turn ingress and egress only. Install applicable signs restricting vehicular access onsite and within the road right of way to the satisfaction of Caltrans and Public Works. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Caltrans.
- 1.2 Submit signing and striping plans to Caltrans for review and approval prior to the issuance of any grading or drainage permits. Installation of any signs within the road right of way will require Caltrans' approval.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a drainage and grading plan to Public Works for review and approval. The drainage and grading plan must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the water quality devices, and Low-Impact Development features if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

- 2.2 Provide a covenant and/or easement as applicable for any off-site grading work between the two properties, to the satisfaction of Public Works. It is the sole responsibility of the property owner to obtain any off-site covenants and/or easements to the satisfaction of Public Works.
- 2.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.
- 2.4 Provide the latest hydrology study upon submission of the grading plan.
- 2.5 Conform with applicable Low-Impact Development requirements to the satisfaction of Public Works.
- 2.6 Provide a maintenance agreement for all privately maintained drainage devices, slopes, and other facilities to the satisfaction of Public Works.

For questions regarding the grading conditions, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Water

- 3.1 Comply with all the requirements listed on the attached Will Serve letter from the Los Angeles County Water District dated October 1, 2014, to the satisfaction of Public Works.

For questions regarding the water condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4910 or mesfahan@dpw.lacounty.gov.

4. Drainage

- 4.1 Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to comply with the approved hydrology study dated July 10, 2014, to the satisfaction of Public Works or the latest approved revision if the infiltration rate differs from the approved hydrology study.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Mi Kim
December 3, 2014
Page 4

5. Building and Safety

5.1 Submit plans to Public Works' Building and Safety Division, Calabasas District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3154 or clee@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb

P:\dpubl\SUBPCHECK\Plan\CUP\CUP 201200144\TCUP 201200144\14-09-03 Submittal\Project R2012-01555 CUP201200144 1820 and 1832.docx

Attach.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

Los Angeles County
Department of Health Services
Environmental Health: Mtn. & Rural/
Water, Sewage & Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

Los Angeles County
Department of Public Works
Building & Safety Division

Los Angeles County
Fire Department

City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: 1820 & 1832 N. Topanga Canyon Blvd. Topanga 90290
Address City Zip Code

APN 4434-010-019 & 020
Assessor's Parcel Number

Los Angeles County Waterworks District No. 29, Malibu

Will serve water to the above single lot properties subject to the following:

- Annexation of the property into Los Angeles County Waterworks District is required. Water service to this property will not be issued until the annexation is completed.
- The appropriate connection fees have not been paid to Waterworks Districts.
- The appropriate connection fees have been paid to Waterworks Districts.
- Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
- The service connection and water meter serving the property must be installed in accordance with Waterwork's District standards.
- The property has an existing service connection and water meter.
- Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
- A portion of the existing fronting water main may be required to be replaced if the water service tap cannot be made or if damage occurs to the water main.
- Property may experience low water pressure and / or shortage in high demand periods.
- The District CAN NOT serve water to this property at this time installed by others.
- Existing water main is located on the west side of the street, owner needs to extend/install water main to the east side of the street and install required water system facilities (boring under the state highway is required).

By:  Tom Eng (626) 300-3355 10-1-14
Signature Print Name Phone Number Date

Rev. 03/05

*** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.**



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated August 26, 2014

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders. The Fire Department vehicular access is to be within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. The required 20 foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26 -foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

Reviewed by: Wally Collins

Date: September 10, 2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

8. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
9. The gradient of Fire Department vehicle access roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7
10. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
12. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
2. The required fire flow for the public fire hydrant for this development at this location is 2000 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand. Two (2) fire hydrants flowing simultaneously may be used to achieve the required fire flow.

Reviewed by: Wally Collins

Date: September 10, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. The required fire flow for the private on-site fire hydrant is 1250 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand.
4. The proposed project requires the installation of one (1) public fire hydrant and one (1) private on-site fire hydrant.
5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
6. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
 - Plans showing underground piping for private on-site fire hydrant shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
7. Per the building code, all single family residential unit, including the storage shed and bath house, are required to have an automatic fire sprinkler system installed.

Additional Information:

1. Once the project has been cleared by the County of Los Angeles Planning Commission, submit a minimum of three (3) copies of the water plan indicating the installation of the public fire hydrant on Topanga Canyon Road to the Department's Land Development Unit for review.
2. The building plans shall be submitted to the Department's Calabasas Fire Prevention Office for building plan check review. The phone number to the Calabasas Office is (818) 880-0341.

Reviewed by: Wally Collins

Date: September 10, 2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. Once the project has been cleared by the Department's Land Development Unit, the fire protection system plans for the fire sprinkler system and the installation of the on-site private fire hydrant shall be submitted to the Department's Commerce Fire Prevention Office for fire protection system plan check review. The phone number to the Commerce Fire Prevention Office - Fire Sprinkler Unit is (323) 890-4243.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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September 22, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01555/RCUP 201200144
Bed and Breakfast Project
1820-1832 N. Topanga Blvd., Topanga

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The project proposal is to construct two new single story residences, each with a bed and breakfast establishment, over two contiguous hillside parcels by the same persons and under the same ownership. The Department has no objection to the approval of the CUP project contingent upon the project's compliance with the following conditions:

Drinking Water Program

The Drinking Water Program recommends approval of this CUP with the following condition:

Prior to public hearing, the applicant shall provide a current "Will Serve" letter from an approved water system/company attesting that potable water will be provided to the proposed project.

For questions regarding the above condition, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail rlavin@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

Recreational Water Program

The Recreational Water Program recommends approval of this CUP with the following condition:

The applicant shall comply with all Public Health requirements relating to the construction of the proposed swimming pool and spa. The applicant shall obtain project review approval prior to construction of the swimming pool and spa.

For questions regarding this condition, please contact the Recreational Water Program at (626) 430-5360.

Land Use Program

The Land Use Program recommends approval of this CUP contingent upon the following conditions:

The Land Use Program (the Program) has reviewed the report submitted for the above referenced project by Subsurface Designs Inc. dated January 28 and 29, 2013, for 1820 and 1832 N. Topanga Canyon Blvd., respectively. The data submitted tend to support a premise that the above referenced sites can support the installation of Onsite Wastewater Treatment Systems (OWTS) for the proposed use. Therefore, the Program has no objection to the approval of the CUP project contingent upon the following provisions:

1. Prior to the construction of the proposed buildings, storage and other structures, pool, spa and installation of the OWTS, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, *"The Professional Guide to Requirements and Procedures for OWTS"* to include the present and 100% future expansion dispersal systems and shall submit to the Program (Calabasas office) for review and final approval.

During the review of submitted documents, the following discrepancies were noticed. Please make necessary corrections and incorporate all corrections into the feasibility report and submit to the Program for review and approval.

Note: The consent expressed herein is intended for the CUP project and does not authorize any land development, construction of any buildings or installation of OWTS. This review does not encompass all aspects of the land development review process. Therefore, additional corrections may arise during the project review for construction.

• The feasibility reports prepared by Subsurface Designs Inc. do not indicate the proposed "Bed & Breakfast" lodging use. The proposed OWTS shall be designed according to the intended use.

Note: The required size and capacity of the proposed OWTS shall be determined based on the factors including fixture unit count, number of rooms, visitors, employees, parking spaces, the type of food facilities and number of customers and meals served in each room, etc., either individually or in combination of one, two or more factors, whichever method results in the largest system capacity and in accordance with Table K-2 and K-3 of Appendix K of the Plumbing Code and requirements established by the Program.

Note: No OWTS, or part thereof, shall be located in any lot other than the lot that is the site of the building or structure served by such OWTS.

• The areas that have been graded previously are not identified. No dispersal system (Seepage pits) shall be located within fill.

- Groundwater monitoring has not been performed as required. The groundwater shall be monitored once the boring has been made and at least twice within the ensuing 5 days (once on 2nd day and once on 5th day).
 - The percolation tests performed are not in conformance with the requirements established by the Program. The required data regarding the fill-up intervals, the volume of water metered in at each fill-up and depth to water readings prior to each fill-up has not been collected.
2. If due to the development, unforeseen geological limitations, required setbacks to oak trees, watercourse and surface/ground water concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this consent shall be deemed void.
- Note: Any future grading in the area where test borings are located may nullify the data that provided a basis for this consent. Moreover, any changes to the configuration of the proposed sewage disposal system shall render this consent void,
- Note: If a public sewer connection becomes available within 200 feet of any part of the proposed building or exterior drainage prior to the installation of OWTS, all future wastewater drainage and piping shall be connected to such public sewer.
3. The applicant shall contact the Los Angeles Regional Water Control Board and file necessary documentation for a Waste Discharge Permit in order to obtain authorization prior to the commencement of the development.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

Housing and Institutions Program

The project shall comply with all Public Health requirements relating to the operation of bed and breakfast establishments. Each proposed bed and breakfast establishment must be issued a Public Health License to operate by this Department prior to operation.

For questions regarding the above condition, please contact the Housing and Institutions Program at (626) 430-5590.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director



December 3, 2014

Sent via e-mail: aarakelian@planning.lacounty.gov

TO: Adrine Arakelian
Department of Regional Planning

FROM: Kathline J. King – Chief of Planning
Planning and Development Agency *K King*

SUBJECT: COUNTY PROJECT NO. R2012-01555
CONDITIONAL USE PERMIT NO. RCUP 20120-0144
CARRIE L. AND WILLIAM CARRIER

The Department of Parks and Recreation (Department) has completed the review of the application and site plan for proposed development of two Bed and Breakfast structures on two (2) contiguous parcels (APN 4434-010-020 & APN 4434-010-019) totaling approximately 6.8 acres located respectively at 1820 & 1832 N. Topanga Canyon Blvd., Topanga, CA 90290. The Department is requiring recordation of a fifteen (15) foot wide trail easement centered primarily upon an existing dirt trail, as shown on page three within Exhibit "A" Trail Map for the National Park Service (NPS), "Santa Maria Canyon Trail."

The Department requests that the Department of Regional Planning include the following conditions as part of the conditional use permit:

Trail Easement Recordation Conditions

1. Prior to issuance of grading permit(s), the Applicant shall:
 - a. Dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement for purposes of the NPS Santa Maria Canyon Trail. The trail easement dedication document and the plat map and legal description shall be attached and submitted to the Department for review and acceptance on behalf of the NPS.
 - b. Dedications and the following language (in exact form) must be shown for the trail dedication in the easement document:

"We hereby dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking and equestrian) easement for purposes of the "Santa Maria Canyon Trail," as shown on Exhibit "A" Trail Map. Full public access shall be provided in perpetuity within the multi-use trail easement."

Arakelian, Adrine
December 3, 2014
Pg. 2

- c. Collaborate with the Department's trail-planner to:
 - i. Confirm accurate trail alignment.
 - ii. Draft template easement document.
 - iii. Review and approve easement recordation documents.

Rationale for the Trail Conditions

This trail easement requirement for the "Santa Maria Canyon Trail" is consistent with the National Park Service (NPS) Trail Plan for the Santa Monica Mountains, will provide public access (connectivity) to existing adjacent NPS trails, and is consistent with the Department's policy pertaining to inter-jurisdictional cooperation and collaborative efforts.

For any questions concerning trail alignment, conditions of trail approval, or to request a site visit, please contact Robert Ettleman, Park Planner, at (213) 351-5134 or rettleman@parks.lacounty.gov

RE:JY/ RCUP2012-00144/ Revised Site Plan, Topanga Community

c: Parks and Recreation: (N. E. Garcia, K. King, J. Yom, F. Moreno, R. Ettleman)
National Park Service: (M. Beck)

