



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

**PROJECT NUMBER**      **HEARING DATE**  
R2013-01846-(3)      March 5, 2014

**REQUESTED ENTITLEMENTS**  
Oak Tree Permit No. 201300019  
Conditional Use Permit No. 201300093  
Environmental Case No. 201300158

## PROJECT SUMMARY

### OWNER / APPLICANT

Eddie Makabi

### MAP/EXHIBIT DATE

January 2014

### PROJECT OVERVIEW

Project proposal requiring oak tree permit to remove 14 oaks and encroach into 8 additional oaks. CUP required to construct new single-family residence within the Antiquated Subdivision Area of the Santa Monica Mountains North Area Community Standards District (CSD).

### LOCATION

540 Thrift Road, Malibu

### ACCESS

Thrift Road

### ASSESSORS PARCEL NUMBER(S)

4464-012-039/016, to become 044

### SITE AREA

0.24 Gross Acres

### GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

### ZONED DISTRICT

The Malibu

### LAND USE DESIGNATION

Mountain Lands 5 (N5)

### ZONE

A-1-5 (Light Agricultural – 5 acre gross minimum required area)

### PROPOSED UNITS

1 unit

### MAX DENSITY/UNITS

1 unit/5 acres per Area Plan

### COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area CSD

### ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP)

### KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)
  - 22.56.2050 (Oak Tree Permit Requirements)
  - 22.44.133 F.1 (Santa Monica Mountains North Area CSD, CUP requirements for Antiquated Subdivision Area)
  - 22.56.215 H. (Director's Report, SEATAC reporting requirements)
  - 22.24.110 (A-1 Zone Development Standards)

### CASE PLANNER:

Rudy Silvas

### PHONE NUMBER:

(213) 974-6462

### E-MAIL ADDRESS:

rsilvas@planning.lacounty.gov