



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

PROJECT NUMBER
 R2014-00024-(3)

HEARING DATE
 December 16, 2014

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Oak Tree Permit No. ROAK201400001
 Environmental Assessment No. R201400001

OWNER / APPLICANT
 Doug & Brooke Freund

MAP/EXHIBIT DATE
 October 28, 2014

PROJECT OVERVIEW

The applicant requests an Oak Tree Permit to authorize the removal of one oak tree and the encroachment into the protected zone of two other oaks trees in conjunction with a proposed 170sf addition to an existing single family residence, a proposed 226sf entry porch, a proposed 165sf main level deck, and an 814sf interior remodel. The proposed addition to the residence is to reframe the existing roof, adding a dormer, and to remodel the existing attic into habitable space. The height of the building will not increase. The oak tree proposed for removal leans over the existing residence and the canopy is unbalanced with all of the foliage concentrated at the top of the tree. According to the arborist report, the tree will continue to grow to the west over the residence, requiring continual pruning to maintain clearance over the roof and poses a long term threat of failure onto the structure. If the project is approved, two mitigation trees will be planted on the property as depicted on the site plan to replace the one oak tree removed.

LOCATION
 21490 Encina Road, Topanga

ACCESS
 Encina Road

ASSESSORS PARCEL NUMBER(S)
 4445-013-035

SITE AREA
 14,010 square feet

GENERAL PLAN / LOCAL PLAN
 Santa Monica Mountains Land Use Plan

ZONED DISTRICT
 Malibu

LAND USE DESIGNATION
 Rv – Rural Village

ZONE
 R-C-20,000 Rural-Coastal (1du/20,000sf)

PROPOSED UNITS
 None

MAX DENSITY/UNITS
 N/A

COMMUNITY STANDARDS DISTRICT
 N/A

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Santa Monica Mountains Land Use Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105, et. seq. (Development standards for single-family residences)
 - 22.44.820 (Exemptions & Categorical Exclusions – Santa Monica Mountains Local Implementation Program)
 - 22.56, Part 16 (Oak Tree Permits)

CASE PLANNER:
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