



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

PROJECT NUMBER

R2014—01815-(3)

HEARING DATE

January 20, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400155
 Oak Tree Permit No. 201500001
 Environmental Assessment No. 201400255

PROJECT SUMMARY

OWNER / APPLICANT

Belmont Village Senior Village (Stephen Brollier)

MAP/EXHIBIT DATE

September 10, 2015

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit (CUP) to allow the construction and operation of a 140-unit adult assisted living facility, located in the Commercial Planned Development (CPD) Zone in the unincorporated Santa Monica Mountains North Area.

The project site is currently undeveloped but has been previously disturbed and graded. The project consists of the construction of a three-story facility with a total floor area of 105,872 square feet, associated parking areas, pool, and other landscaping amenities. The facility will employ up to 81 employees over three shifts, with the largest shift having a maximum of 35 to 40 employees. The project also includes the following entitlements:

- Oak Tree Permit for the encroachment into the protected zone of four (4) oak trees for the construction of the project's parking lot.
- Conditional Use Permit for the grading in excess of 5,000 total cubic yards in the Santa Monica Mountains North Area.

LOCATION

24141 Ventura Blvd., Santa Monica Mtns. North Area

ACCESS

Driveway off of Ventura Blvd.

ASSESSORS PARCEL NUMBER(S)

2049043005

SITE AREA

4.97 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

Commercial (C)

ZONE

Commercial Planned Development (CPD)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.133 (Santa Monica Mountains CSD Requirements)
 - 22.28.340 (CPD Zone Development Standards)
 - 22.56.2100 (Oak Tree Permit Burden of Proof Requirements)

CASE PLANNER:

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