

ERB Consent Item for case RCDP 201500006—Minor Coastal Development Permit for lot line adjustment (LLA) and yard modification (Project R2015-00071)—Topanga—APN's 4444-020-006, 007 and 008.

This Minor Coastal Development Permit for an LLA and yard modification, starts with three lots and ends with two lots, and includes a request for a yard modification of the required rear yard related to the westerly residence, and a very small modification of a side yard related to the easterly residence. (These are the only new undersized yards due to the proposed LLA.)

This LLA is a reconfiguration of three east to west length small lots 107, 108 and 109 of Tract 6915, which was recorded on June 4, 1924, to a proposed two larger lots with length running north/south. The subject property is located between Topanga Canyon Boulevard and Castle Top Trail, approximately 110 feet north of Highvale Trail, in the community of Topanga, and in The Malibu Zoned District.

The LLA was proposed to eliminate current encroachments of two existing residences over existing lot lines, and to bring the size of the undersized parcels more into conformance with current zoning and land use designations, which are RC-10,000 (10,000 square feet minimum lot size) and RV (Rural Village), respectively. The cited residences were legally constructed and approved in 1948 and 1953, respectively, with said encroachments. Under the new lot configuration, the current residences would conform with the FAR (Floor Area Ratio) requirements of the Topanga Canyon Community Standards District (CSD), but such standards will not allow for further development of the subject property.

The access and driveways are already established, with the westerly residence taking access from Topanga Canyon Boulevard and the easterly residence taking access along an established concurrent easement and driveway from Highvale Trail, which is located three lots to the south of the subject property. The applicant is not proposing any additional construction or brush clearance, and the County Fire Department Land Development Division has stated that they have no comment on, or concerns about, the proposal.

The subject property is located in the Habitat 3 Category (Least sensitive, developed) designation, within 200 feet of Habitat 1 Category (Rare) (but in this instance, existing fuel area already modified and structures already existing), even closer to Habitat 1 Buffer designation (and again, residences and fuel modification already existing), and in the Habitat 1 Quiet Zone Overlay (again, residences and fuel modification already existing). Given that no new construction or fuel modification is envisioned nor allowed by community standards, staff has determined that the subject LLA and yard modification proposal should be granted a Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations) pursuant to Section 15305 of the Guidelines for the California Environmental Quality Act.

Accordingly, staff recommends that this proposal be reviewed by ERB as a Consent Item.

REQUEST FOR LOT LINE ADJUSTMENT
 LOS ANGELES COUNTY, DEPARTMENT OF REGIONAL PLANNING
 320 West Temple Street, Room 1360, Los Angeles, CA 90012
 (213) 974-6411

OWNER	APPLICANT	AGENT
Name: <u>David L. Carvalho</u>	_____	<u>John Mac Neil</u>
Address: <u>624 Topanga Cyn. Bl</u>	_____	<u>2330 N. Topanga Cyn.</u>
City/Zip: <u>Topanga, 90290</u>	_____	<u>Topanga 90290</u>
Phone: <u>310-455-7113</u>	_____	<u>310-455-2013</u>

NOTE: When review is completed, copies are sent to the appropriate Building and Safety office and to the applicant for his file. Please indicate who is to receive applicant's copy:

Owner Applicant Agent Mail Call when ready.

Address of subject property: 622/624 Topanga Canyon Bl.

located generally 250' north of Highvale Trail
 10,569 SF Total net area _____, in community Zoned Dist. _____ Supv. Dist. _____

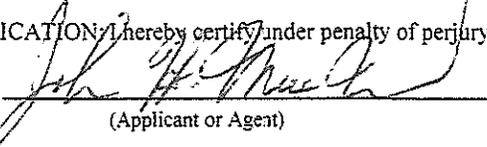
CONSENT: I consent to the submission of this application:

Signed  Date 10/20/14
 (All record owners)

Reason for Lot Line Adjustment request: Creating 2 nicer lots out of 3 lots. It will
comply with how the property has been used over the last 40 years

Both new lots are fully improved. New property line fits the
existing topography and access.

CERTIFICATION: I hereby certify under penalty of perjury that the information herein provided is correct to the best of my knowledge.

Signed  Date 10/13/14
 (Applicant or Agent)

.....
 (FOR STAFF USE ONLY)

By _____
 (Planner/Cashier)

Zoning General Plan Local HNM

Application items (check off):
 Lot Line Adjustment Map (5) Owner's Statement (3) Assessor Map (3)
 Land Contract or Grant Deed (1) Certificate of Compliance, original, plus any continuation sheet (1)
 Descriptions of parcels after adjustment property noted on C of C form All names typed and signed on the C of C
 C of C number (note here) Bldg & Safety Certificate of Inspection Photographs



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Printed: Apr 30, 2015



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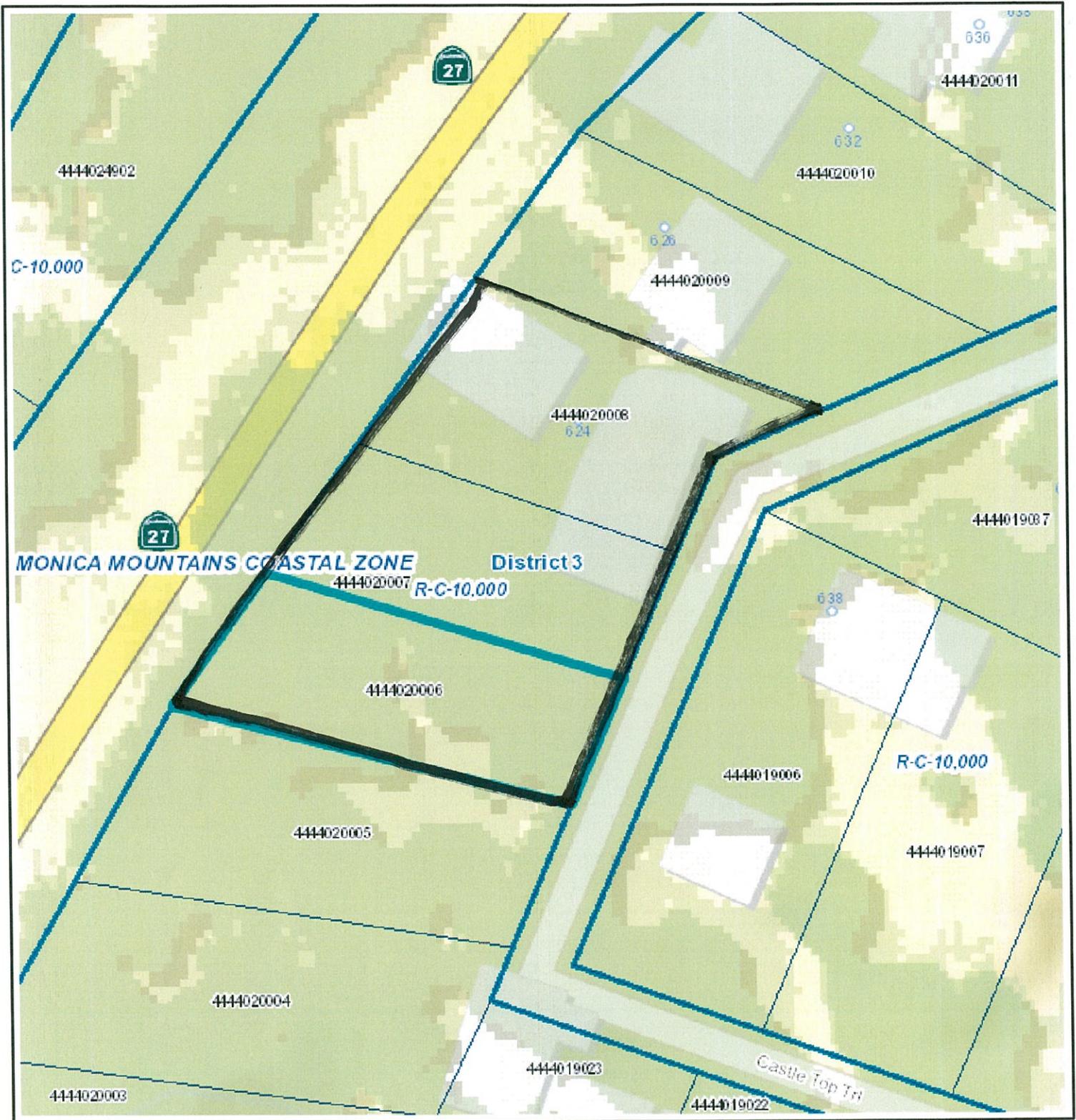
LCP = 6⁵¹

Printed: Jun 24, 2014



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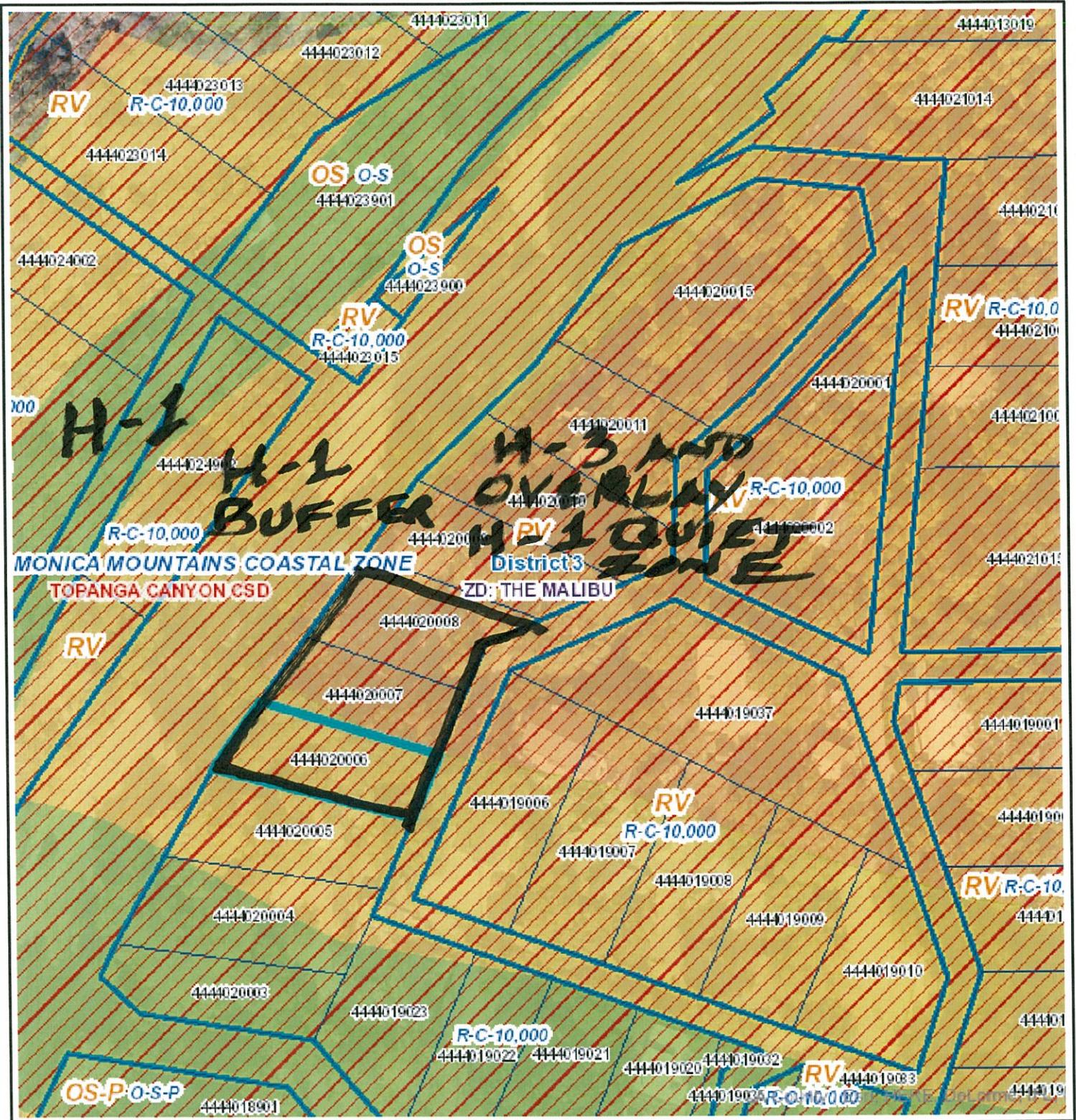
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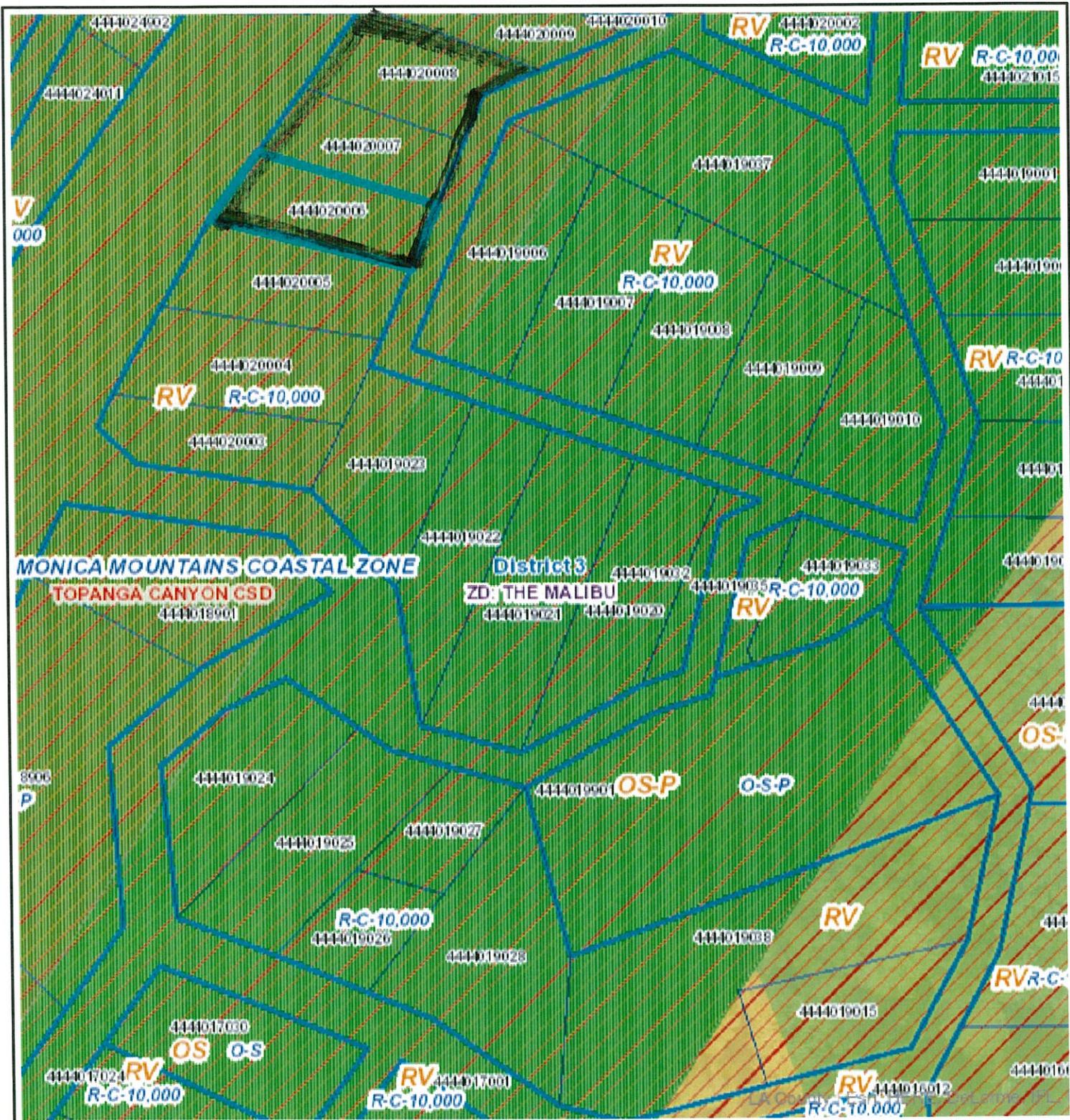


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JUN 4 1924
13 3 PM
96
83
M.C.P.S.

TRACT NO. 6915

96+03

IN LOS ANGELES COUNTY CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTH WEST 1/4

SECTION 7, TWP 15, R 16 W, S. B. B. & M.

SCALE: 1 in = 50 ft. & MAY 1924 SURVEYED by CHAS. EDWIN J. HILLS.
1 in = 100 ft.

Chas. Edwin J. Hills
524 Deputy

Basis of Bearings: The Bearing of Topanga Canon Road, N 35° 16' 55" E
from Sta 301+59.84 to Engineers Sta 304+87.08 was taken as the
Basis of Bearings for this Map. C.S. Field Bk 49-38

Chas. Edwin J. Hills
April 1924

and
title said land
said m
trails
of Los Angeles for flood control purposes and amount shown on said maps.
CALIFORNIA TRUST COMPANY, OWNER.
Chas. Edwin J. Hills VICE-PREST.
Chas. Edwin J. Hills ASST. SECTY.
Chas. Edwin J. Hills TRUST OFFICER.

3
Chas. G. Kirksey 24
A.E. Huntington
Sophia Bowman
VICE ASST.
and B.L. Smith known to me to be the Trust Officer of the California Trust Company

State of California
7th DIST. MAY
Chas. Edwin J. Hills

In Witness Whereof
The day and year in this first
Chas. G. Kirksey

4 June 7th
J. P. Tanner

June 11, 1924
Chas. Edwin J. Hills

Tract No. 6915 (Sheet 1 of 1)
Tract No. 6915 (Sheet 1 of 1)

Coagwell

accepted as public highways and the easement as shown and delineated
on this map, is hereby accepted on behalf of the public for Flood
Control purposes. The Clerk of this Board is directed to endorse on
the face of this map a copy of this order, authenticated by the
Seal of the Board of Supervisors

June 2 1924

W. Cunningham

Chas. Edwin J. Hills
Tract No. 6915 (Sheet 1 of 1)
June 2 1924
W. Cunningham

TRACT 6915

SCALE: 1" = 50'

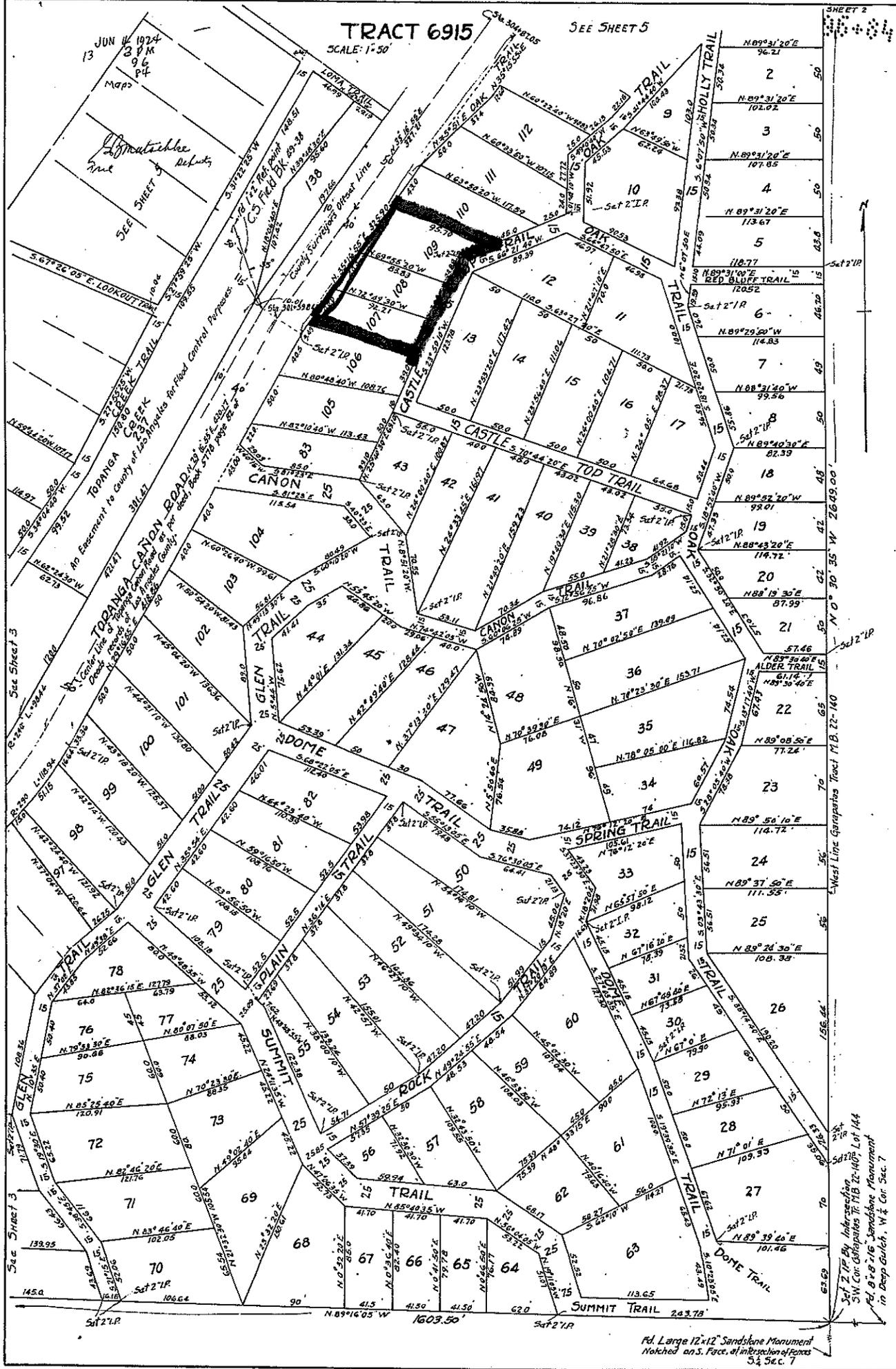
SEE SHEET 5

SHEET 2

JUN 13 1924
2 P M
9 6
P M
Maps

Agoutichee
me

SEE SHEET



West Line Garapapas Tract MB 72-140

Set 2 1/2" By Intersection
SW Cor. Garapapas Tr. MB 72-140, Lot 144
Pd. 8' x 8' 1/2" Sandstone Monument
in Deep Gulch, W 1/4 Cor. Sec. 7

Pd. Large 12x12" Sandstone Monument
Notched on S. Face, at Intersection of Fences
3 1/4 Sec. 7



**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: RCDP 201500006
R2015-00071

**THE FIRE DEPARTMENT, LAND DEVELOPMENT UNIT, HAS NO OBJECTIONS
TO THE COASTAL DEVELOPMENT PERMIT FOR THE PROPOSED LOT LINE
ADJUSTMENT AND YARD MODIFICATION AS PRESENTLY SUBMITTED.**

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

Reviewed by: Juan Padilla

Date: July 14, 2015

CONC. WALKWAY IS AN EASEMENT FOR PEDESTIAN INGRESS AND EGRESS PER DOC# 20081176965 AND DOC# 20081176966

SCALE: 1"=20'
SEPT. 18, 2012

TENTATIVE LOT LINE ADJUSTMENT MAP *CDP*

LOTS 107, 108 AND 109 OF *2015*
TRACT NO. 6915, MB 96 83/88 *00006*

STARTS WITH 3 LOTS
ENDS WITH 2 FULLY IMPROVED LOTS

TOPANGA CANYON BOULEVARD



COMPLIANCE WITH COMMUNITY STANDARDS GROSS STRUCTURAL AREAS AFTER ADJUSTMENT

622 T.C.B. = 892 S.F.

ORIG. CONTOUR L	BLDG. SITE AREA (CROSS HATCHED)
1000	27
1005	30
1010	61
1015	90
1020	60
1025	2
TOTAL	270

BSA=4554 S.F.
S=270X5/4554
S=0.296 OR 29.6%
G.S.A. = $\frac{50-29.6}{35} \times \frac{4554}{5} + 500$
G.S.A. = 1030 S.F.

NEW PARCEL 1 IS IN COMPLIANCE

624 T.C.B. = 810 S.F.

ORIG. CONTOUR L	BLDG. SITE AREA IS TOTAL PARCEL
1020	60
1025	120
1030	66
1035	56
1040	14
1045	3
TOTAL	319

BSA=4680 S.F.
S=319X5/4680
S=0.340 OR 34%
G.S.A. = $\frac{50-34}{35} \times \frac{4680}{5} + 500$
G.S.A. = 927 S.F.

NEW PARCEL 2 IS IN COMPLIANCE

LEGEND:

- LARGE ROCK FACED RETAINER
- SMALLER ROCK WALLS
- BEFORE ADJUSTMENT = RED DASHES
- AFTER ADJUSTMENT = GREEN PROP. LINES

AREAS	BEFORE	AFTER
LOT 107	3397	NEW PARCEL 1 5889 SF
LOT 108	3176 SF	NEW PARCEL 2 4680 SF
LOT 109	3996 SF	10,569

APNS: 4444-020-008, 007, 006

EASEMENT 15' WIDE FOR INGRESS, EGRESS, DRIVEWAY AND UTILITES

CASTLE TOP TRAIL

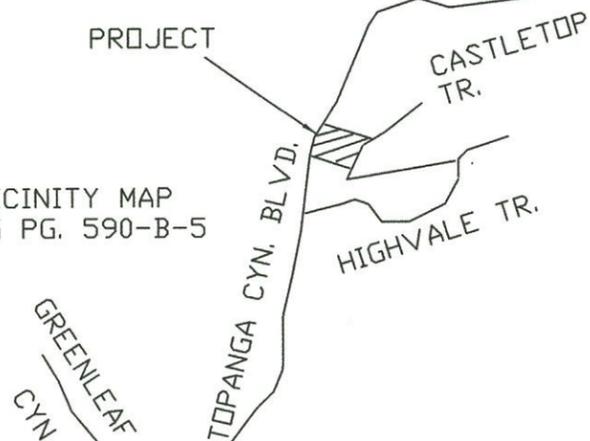
ZONING

LOTS CREATED JUNE 4, 1924
OLD CO. ZONING IS R1-10,000
COASTAL PLAN IS 6d, 1 AC. PER DWELLING
ENTIRE PROPERTY IS IN A SERA
THE RATE OF GRADE ALONG THE ADJUSTED LINE IS 8.0/123.06 = 6.5%.

- NOTE:
- = SIGNIFICANT OAK TREE
 - NEW PROP. LINES ARE GREEN
 - OLD PROP. LINES ARE RED DASHED LINES
 - BUILDING OFFSETS HIGHLIGHTED IN YELLOW.

NOTE:
THIS MAP SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN THIS LOT LINE ADJUSTMENT WITHOUT WRITTEN PERMISSION FROM JOHN MAC NEIL.

VICINITY MAP
TG PG. 590-B-5



HIGHVALE TRAIL

JOHN H. MAC NEIL

2330 N. TOPANGA CANYON BLVD.
TOPANGA, CA 90290

FILE #7523LLA1 310-455-2013

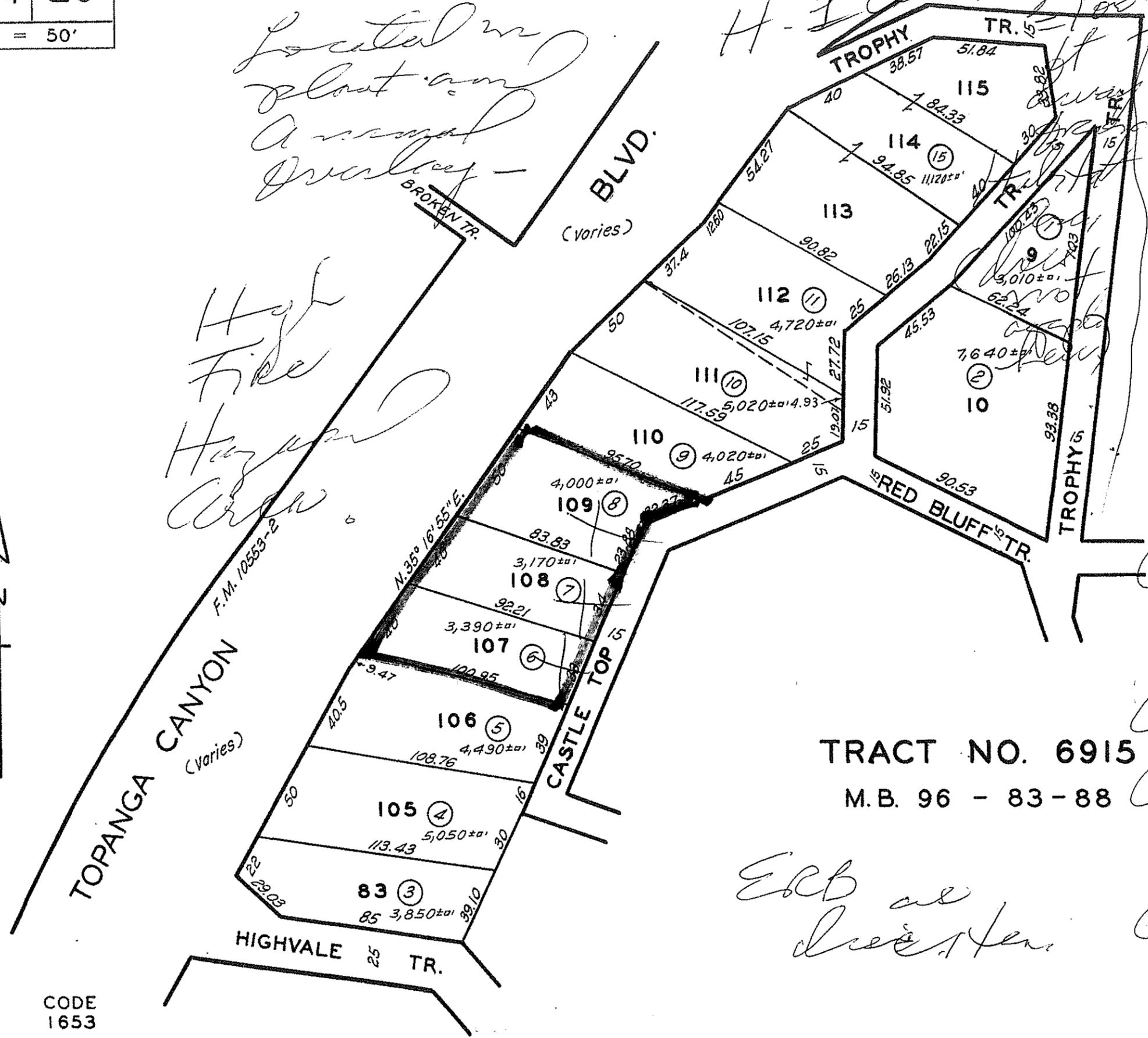


*located in
 plant area
 a small
 parcel -*

*High
 Fire
 Hazard
 Area*

H-1 Court gone 100-200

*not in
 JPA
 681217
 690225
 9310250200500107*



TRACT NO. 6915
M.B. 96 - 83 - 88

H-1 Court gone 100-200
not in JPA
H-1 Court gone 100-200
Distal
Zone
also
Hotel
10,000
100ft
of
Super
Dist
100ft
of
High
Fire
Area
Crystal
Zone
Crystal
Zone
RV
Community
Topanga
ESD -
Topanga
ESD
ZD - The Mills

CODE
 1653



①

644 TROPHY TR.

P.L.

②

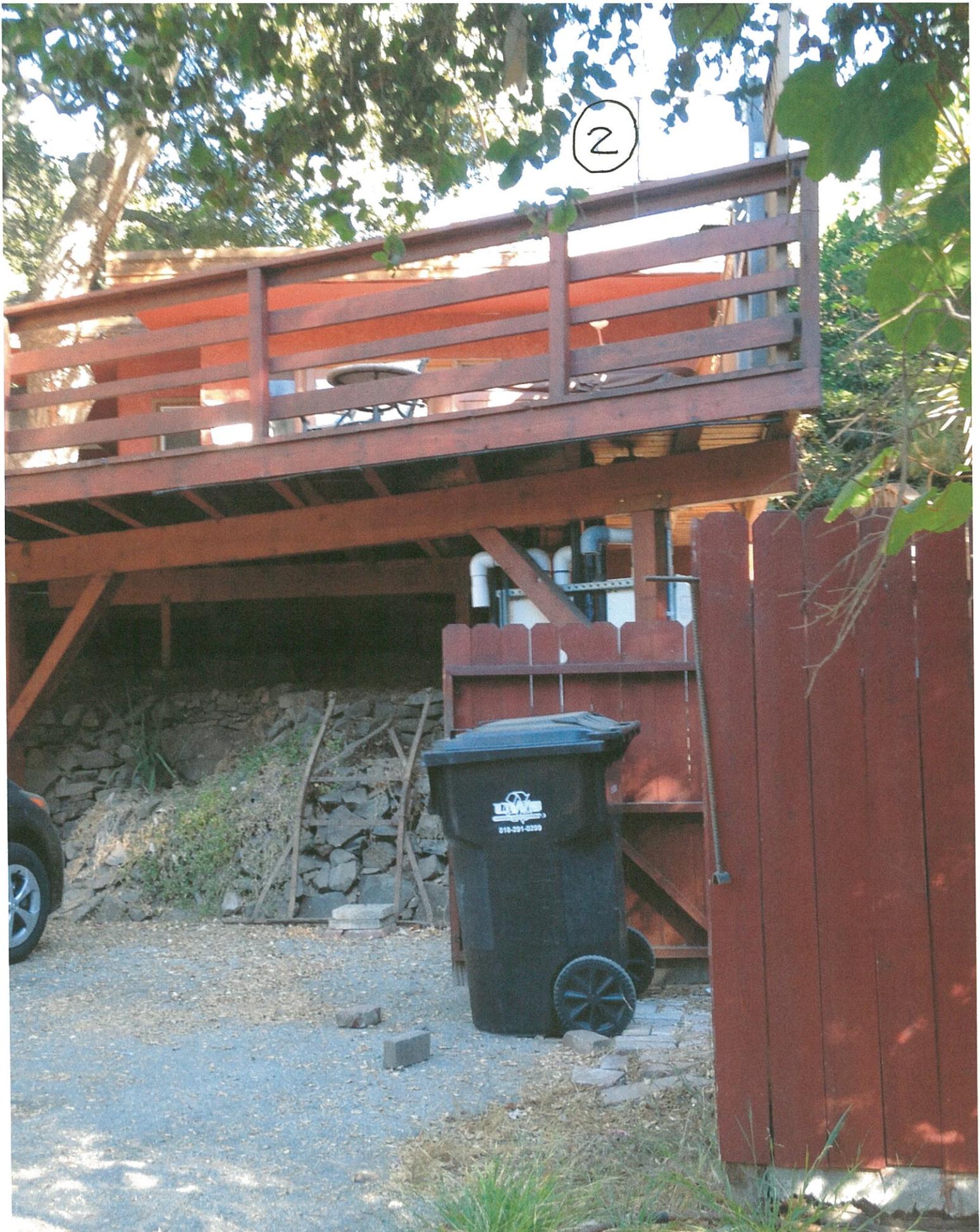


626 T.C.B.

LINK

624 T.C.B.

PROP.

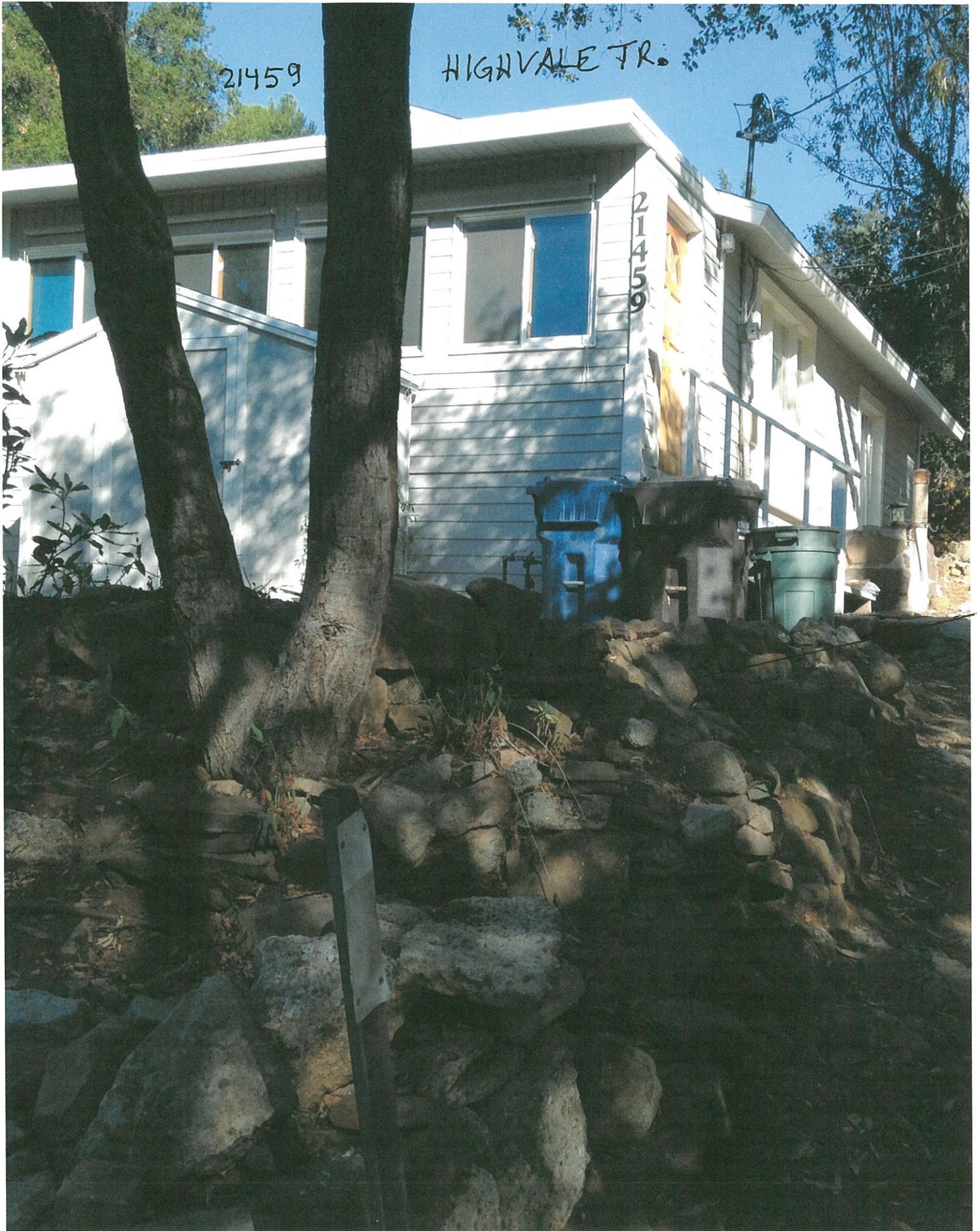


644 TROPHY TR.

21459

HIGHVALE TR.

21459



(3)

636 T.C. BL.

A



(4)



PROPOSED PROP. LINE

①



(2)



(3)



(4)

