



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

**PROJECT NUMBER**  
R2015-00871-(3)

**HEARING DATE**  
June 7, 2016

**REQUESTED ENTITLEMENTS**

Coastal Development Permit No. 201500043

Environmental Assessment No. 201500069

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Anat Zanzuri / Zeev Zanzuri

**MAP/EXHIBIT DATE**

April 26, 2016

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**PROJECT OVERVIEW**

To authorize construction of a proposed 6,840 square foot, 18-foot tall, one-story single-family residence with attached three-car garage, pool, septic system, driveway, required fire dept. turnaround, and 3,450 cu. yd. of grading. The project is in an existing residential area with neighboring residences to the north, west, and southwest. The proposed residence is within a scenic resource area because of its proximity to a scenic route (Mulholland Highway) and a trail (Stokes Ridge Trail). Therefore, the height of the residence is restricted to 18 feet.

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**LOCATION**

24604 Mulholland Highway, Unincorporated Santa Monica Mountains Coastal Zone

**ACCESS**

Mulholland Highway

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**ASSESSORS PARCEL NUMBER(S)**

4455-042-015

**SITE AREA**

1.64 Acres

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**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Land Use Plan

**ZONED DISTRICT**

The Malibu

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**LAND USE DESIGNATION**

RL20 (Rural Lands 20)

**ZONE**

R-C-20 (Rural-Coastal – 20 Acre Minimum Required Lot Area)

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**PROPOSED UNITS**

One

**MAX DENSITY/UNITS**

One

**COMMUNITY STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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**KEY ISSUES**

- Consistency with the Santa Monica Mountains Land Use Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.44.1750 (R-C Zone-Specific Development Standards)
  - 22.44.1800 et seq. (Santa Monica Mountains Coastal Zone Area-Specific Biological Resources Standards)
  - 22.44.1990 et seq. (Santa Monica Mountains Coastal Zone Area-Specific Scenic Resources Standards)

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**CASE PLANNER:**

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