

Hearing Officer Transmittal Checklist

Hearing Date
6/07/2016
Agenda Item No.
II

Project Number: R2015-02865-3
Case(s): Minor Coastal Development Permit (Lot Line Adjustment) No. 201500103
Planner: James Bell

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit
- Environmental Review Board (ERB) 2/22/2016 Minutes

Reviewed By: 
Gary Fountain
Supervisor Regional Planner
Land Division Research & Subdivision Enforcement



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

PROJECT NUMBER

R2015-02865

HEARING DATE

June 7, 2016

REQUESTED ENTITLEMENTS

Coastal Development Permit No. RCDP 201500103

PROJECT SUMMARY

OWNER / APPLICANT

Ralph Meyer & Sandra Garber

Topanga Community Club

MAP/EXHIBIT DATE

4/15/2016

PROJECT OVERVIEW

Parcel 1, 1440 N. Topanga Canyon Blvd. (APN 4441-027-001) is developed with Topanga Community Club. A lot line adjustment is proposed to address the encroachment of the existing single family residence on Parcel 2, at 1414 N. Topanga Canyon Blvd., onto Parcel 1. Parcel 2 (1414 N. Topanga Canyon Blvd) consists of APNs 4441-026-013 and 4441-037-013, which are a single legal lot. Both Parcel 1 and Parcel 2 would retain the same area as the existing parcels, 12.18 acres and 0.5 acres, respectively. The adjusted property line would provide the required side yard setback for the existing dwelling.

Parcel 1 is improved with a community club, built in 1960, a playground, various sheds, and a baseball field. Parcel 2 is developed with a single family residence. The residence was built with building permits, in 1979. No development is proposed at this time on either Parcel 1 or Parcel 2.

The subject property is within the boundaries of the Santa Monica Mountains Land Use Plan. The surrounding properties to the north are vacant. To the east, properties are vacant and developed single family residential. The properties to the west are a mixture of vacant parcels, and those that are developed with single family residences. To the south the property is developed with a single family residence.

LOCATION

1440 N. Topanga Canyon Blvd. and

1414 N. Topanga Canyon Blvd.

ACCESS

Topanga Canyon Blvd.

Rugged Trail

ASSESSORS PARCEL NUMBER(S)

APNs 4441-026-013 and 4441-037-013 &

APN 4441-027-001

SITE AREA

0.5 Acres

12.18 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Land Use Plan

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

RV, APNs 4441-026-013 and 4441-037-013

RL20, APN 4441-027-001

ZONE

R-C-10,000, APNs 4441-026-013 and 4441-037-013

R-C-20, APN 4441-027-001

PROPOSED UNITS

1 (existing)

MAX DENSITY/UNITS

1 du/30ac & 1 du/10,000sq.ft.

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains Coastal Zone

ENVIRONMENTAL DETERMINATION (CEQA)

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

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:
 - 22.44.850 (Santa Monica Mountains Local Implementation Program Burden of Proof Requirements)
 - 22.44.1750 (R-C Zone Development Standards)
 - 22.44.680 (Lot Line Adjustments)

CASE PLANNER:

James Bell

PHONE NUMBER:

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ENTITLEMENTS REQUESTED

Minor Coastal Development Permit No: RCDP201500067 for a lot line adjustment of a lot line for three properties: Parcel 1 (1440 N. Topanga Canyon Blvd APN 4441-027-001) 12.18 ac. and Parcel 2 (1414 N. Topanga Canyon Blvd) which consists of APNs 4441-026-013 and 4441-037-013; per of Certificate of Compliance 100,027, document # 85 1265685, the parcels of APNs 4441-026-013 and 4441-037-013 were merged and total 27,210 sq. ft.

PROJECT DESCRIPTION

Parcel 1, 1440 N. Topanga Canyon Blvd. (APN 4441-027-001) is developed with Topanga Community Club. A lot line adjustment is proposed to address the encroachment of the existing single family residence on Parcel 2, at 1414 N. Topanga Canyon Blvd., onto Parcel 1. Parcel 2 (1414 N. Topanga Canyon Blvd) consists of APNs 4441-026-013 and 4441-037-013, which are a single lot per Certificate of Compliance 100,027. Both Parcel 1 and Parcel 2 would retain the same lot area as the existing parcels, 12.18 acres and 27,210 sq. ft., respectively. The adjusted property line, on the north side of Parcel 2, would provide the required side yard setback for the existing dwelling.

Parcel 1 is improved with a community club, built in approximately 1960, a playground, various sheds, and a baseball field. Parcel 2 is developed with a single family residence. The residence was built with building permits, in 1979. No development is proposed at this time on either Parcel 1 or Parcel 2.

The subject property is within the boundaries of the Santa Monica Mountains Land Use Plan. Most of the proposed property line for Parcels 1 and 2 has a slope of 25% to 50%.

EXISTING ZONING

The subject property is zoned R-C-10,000 (Rural Coastal Zone – 10,000 Square Feet Minimum Required Lot Area) and R-C-20 (Rural Coastal Zone – 20 ac. Minimum Required Lot Area).

Surrounding Zoning within 500 foot radius includes:

North: A-1-5, R-1-5,
South: R-C-20, R-C 10,000
East: R-C-20, OS
West: R-C-10,000, R-C-20

EXISTING LAND USES

Parcel 1 is improved with a community club, built in approximately 1960, a playground, various sheds, and a baseball field. Parcel 2 is developed with a single family residence. The residence was built with building permits, in 1979. No development is proposed at this time on either Parcel 1 or Parcel 2.

Surrounding land uses within a 700 foot radius include:

North: Vacant, single family residential
South: Vacant, single family residential
East: Vacant, single family residential
West: Single family residential, commercial (outdoor theater), and vacant

PREVIOUS CASES/ZONING HISTORY

RCUP201000105 was withdrawn December 2, 2014.

RCDP 201400010 Approved on December 2, 2014 to allow roof mounted solar panels.

RCDP 201400017 was approved, on January 5, 2015, to add an exterior stairs and landing.

RZCR 201000552 for a façade remodel of a single family residence and adding new awnings, siding and new windows; approved in concept on August 11, 2010.

CC 100027 was recorded, on October 25, 1985. The Certificate of Compliance merged two parcels into one (a portion of Lot 2 of PM 6501 and Lot 2 of Tract 6943 recorded in 1924).

PM 6501 was recorded on May 28, 1981. This map created a portion of Parcel 2 of this application.

TR No 8639 was recorded, on June 5, 1928. This map created Parcel 1 of this application.

The subject property was zoned M-3, in 1956 (Ordinance No. 7076, December 26, 1956), and was rezoned to A-1-1, in 1957 (Ordinance 7276, December 24, 1957). In 2002, it was rezoned to C-2 and A-1-5 (Ordinance 2002-00627, August 20, 2002). The current R-C-10,000 (Parcel 2) and R-C-20 zoning (Parcel 1) was adopted on October 10, 2014 (Ordinance No. 2014-0055).

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that this project be classified as Categorical Exemption Class 5, Minor Alteration in Land Use Limitations.

STAFF EVALUATION

Los Angeles County General Plan Consistency

Parcel 1 is designated RL20 Mountain Lands (1DU/20 ac.) by the Santa Monica Mountains Land Use Plan (SMMLUP).

Parcel 2 has a land use category of RV – Rural Village in the SMMLUP–The principal permitted use in the Rural Villages is low-density single-family detached homes.

Land divisions, except for merger and lot line adjustments, are not permitted in Rural Villages. Parcels in all Rural Villages are subject to various policies and standards in order to limit the potential effects of continued urban scale development to discourage build out.

The following goals and policies of the Santa Monica Mountains Land Use Plan are applicable to the subject property and serve as development guidelines.

LU-9 Land divisions shall only be permitted if each new parcel being created contains an identified building area and any necessary access road that could be developed consistent with all policy of the LCP and without building in H1 or H2 "High Scrutiny" habitat areas, H1 habitat buffer, or removing or modifying H1 or H2 "High Scrutiny" habitat for fuel modification. In the case of subdivisions or lot line adjustments that include the creation of parcel(s) that is dedicated or restricted to open space uses(through open space easement, deed restriction, or access road outside of SERA is required for the open spaces parcel(s).

The subject properties not have a portion of the property within the H1 or H2 "High Scrutiny" habitat areas.

LU-31 Within Rural Villages, limit the mass, scale, and total square footage of structures to minimize grading, and landform alteration, and protect environmental and scenic resources.

No new structures or grading are proposed in conjunction with the requested lot line adjustment.

LU-32 Restrict the mass scale, and total square footage of structures within Rural Villages to avoid the cumulative impacts of development of small constrained parcels on coastal resources by applying the Slope Intensity Formula shall not apply to the Upper Latigo Rural Village.

No new structures or grading are proposed in conjunction with the requested lot line adjustment.

LU-33 Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The proposed lot line adjustment would not result in a change in the rural character of the neighborhood. Parcel 1, is developed with the community center for the community; it has 36 improved parking spaces. The lot line adjustment would acknowledge the present location of the existing dwelling of Parcel 2 while meeting current development requirements.

CO-125 Protect public views within Scenic Areas and throughout the Coastal Zone. Places on, along, within, or visible from Scenic Routes, public parklands, public trails, beaches, and state waters that offer scenic vistas of the mountains, canyons, coastline, beaches and other unique natural features are considered Scenic Resource Areas. Scenic Resource Areas do not include areas that are largely developed such as existing, predominantly built-out residential subdivisions. Scenic Resource Areas also include the scenic resources identified on Map 3 and consist of Scenic Elements, Significant Ridgelines, and Scenic Routes. In addition to the resources identified on Map 3, the public parkland and recreation areas identified on Map 4 are also considered Scenic Resource areas.

The subject property is located within a largely developed residential subdivision. Thus, the project site is not within a Scenic Resource Area per CO-125, and is not subject to the development standards for a Scenic Resource Area.

CO-154 Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:

- a. Clustering the building sites to minimize site disturbance and maximize open space.
- b. Prohibiting building sites on ridgelines.
- c. Minimizing the length of access roads and driveways.
- d. Using shared driveways to access development on adjacent lots where feasible.
- e. Reducing the maximum allowable density in steeply sloping and visually sensitive areas.
- f. Minimizing grading and alteration of natural landforms.

Both Parcel 1 and 2 are developed. The proposed project does not include any additional development of either lot. Parcel 1 and Parcel 2 are not located on a ridgeline. Therefore, ridgeline views would not be impacted by this project. No new roads or driveways would need to be constructed to accommodate the existing development. Certificate of Compliance 100,027 reduced the number of lots on the subject properties from three to two. No grading is proposed as a part of this permit.

Neighborhood Impact/Land Use Compatibility

The proposed lot line adjustment would retain the same lot area for both parcels and lot frontage. No new development is proposed on Parcel 1. Parcel 1 has 826.23 ft. of frontage on Topanga Canyon Blvd. Parcel 2 has about 46 ft. of frontage on Topanga Canyon Blvd. The average lot width of Parcel 2 would become 94 ft.; presently it is 49 ft. The proposed lot line adjustment is consistent with the neighborhood's residential character and the land use in the community.

BURDEN OF PROOF/FINDINGS

Santa Monica Mountains Coastal Development Permit

The Los Angeles County Code Section 22.44.850 states that the applicant shall substantiate the following: 1) That the proposed development is in conformity with the certified coastal program; and 2) That any development located between the nearest public road and the sea or shoreline of any body of water located within the Coastal Zone, is also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. The applicant has submitted documentation substantiating the burden of proof.

Zoning Ordinance and Development Standards Compliance

The property is zoned R-C-10,000 and R-C-20 (Rural-Coastal Zone – 10,000 square feet minimum lot area and Rural-Coastal Zone - 20 acres minimum lot area). The existing parcels (Parcels 1 and 2) have 12.18 ac. and Parcel 2 0.68 ac., respectively. Said parcels would retain the same square footage after the proposed lot line adjustment. The structure on Parcel 2 intrudes onto Parcel 1. The proposed line adjustment would move the joint side yard so the structures on Parcel 2 would have at least a five foot side yard setback and conform to Section 22.44.1750.E of the Zoning Code.

Pursuant to Section 22.44.680 a minor CDP is required for Lot Line Adjustments. Each parcel of a lot line adjustment must be a legal lot except as provided in the Code. Parcel 1 was created by Tract Map 8639 in 1928. Parcel 2 was reconfigured by a Certificate of Compliance 100,027 per the Map Act's requirements. The proposed lot line adjustment would not affect traffic congestion or have an adverse impact on the safety of bicyclist and pedestrians, the protection of public health, safety and general welfare or have an adverse affect on the neighboring properties, and it conforms with good zoning practice. The lot design, frontage, and access are consistent with the LIP. The proposed change in the lot line configuration would not have an impact on public services or materially affect the property rights of any adjoining property owners as no development is proposed as a part of this application. The proposed project would not increase the amount of landform alteration from that which would have been necessary for development on the existing parcels. The project does not include any development. There would not be greater adverse visual impacts from a scenic road, public trail or trail easement, or public beach than what would have occurred from the development of the original parcels, because no development is proposed as a part of this project. A Lot Line

Adjustment must also conform to subsections A and B of 22.44.640 (Land Divisions). Subsection G of 22.44.680 states that "Minor lot line adjustments between lawfully-developed parcels may be authorized provided that the adjustment could not adversely impact H1 habitat, H1 habitat buffer, H2 habitat, or scenic resources." The first 100 feet of the westerly portion of the subject property are within the H1 habitat buffer. No portion of the subject properties are identified as scenic resources. Therefore, scenic resources would not be adversely impacted because no additional development is proposed on Parcel 1 and Parcel 2.

Section 22.44.640 Land Divisions, subsections A and B require that the existing parcels are legally created (created by Tract No.9289 in 1926, Parcel 1 and Certificate of Compliance-Lot Line Adjustment 100,027 in 1985, Parcel 2). The land division is consistent with all applicable LCP policies (see the Los Angeles County General Plan Consistency analysis above). The requirements of subparagraph A of Section 22.44.640, with regards to its requirements for H1 habitat, H1 habitat buffer, H2 habitat, or scenic resources, are not applicable for a lot line adjustment (see discussion of Subsection G of 22.44.680 in the prior paragraph). The density proposed does not exceed the maximum density allowed for the property by the LIP zoning map and complies with the other policies of the LIP. The project's density is consistent with the LIP and Title 22. The land division does not create any parcels that are smaller than the average size of the surrounding parcels. The smallest lot of the proposed lot line adjustment is 27,210 sq. ft.; the average size of the surrounding lots in the tracts zoned RC-10,000 is 6,635 sq. ft. Rugged Trail is improved with an all weather pavement surface as required by the LIP. Only a portion of Parcel 1 and 2 has the H1 habitat buffer designation. The lot line adjustment would not create a lot that is entirely with H1 habitat buffer designation. No road or driveways would require construction within H1 habitat area, H1 habitat buffer, in H1 Quiet Zone on a coastal bluff or on a beach. The proposed line adjustment results in parcels that would not have any impacts to visual resources, as no new construction or grading is proposed. Parcel 1 is developed with a community center, recreation fields and various sheds. Parcel 2 is developed with a single family residence. Thus, both lots contain an approved building site.

Parcel 1 is developed with a community center with parking, a playground, various sheds, and a baseball field with adjacent parking. Parcel 2 is developed with a single family dwelling with a two car carport. Topanga Canyon Road and Rugged Trail are paved streets. These improvements comply with the parking and access requirements of Section 22.44.2140, Rural Villages.

Section 22.44.1750.E R-C Rural-Coastal Zone, Development standards requires conformance with the Section 22.44.1710 R-1 Single-family Residence zone. The development standards of the R-1 Zone requires that a single family dwelling have a fire proof roof that is not reflective, or glossy, or roll formed metal. The exterior siding must be a fire proof material, not of reflective, glossy, polished and/or roll formed metal consistent with the requirements of Section 22.44.1320. The existing residence on Parcels 1 and 2 is exempt from the requirements of section 22.44.1750 as the structures were built prior to the effective date of the code requirement.

Section 22.44.2140.D RV Rural Villages Development Standards, Land Divisions allows mergers and lot line adjustments.

Section 22.44.2230.B.1.b requires the retirement of development credits when a land division creates an additional lot or allows an additional dwelling unit to be constructed. A lot line adjustment between Parcels 1 and 2 would not create a newly developable parcel. Thus, the

requirement of Section 22.44.2230.B.1.b for the retirement of development credits is not applicable.

The project was reviewed by the Environmental Review Board (ERB), on February 22, 2016. No new impacts were identified with the implementation of the lot line adjustment. The Committee found the project is consistent with the Local Coastal Program and Local Implementation Program. ERB recommends approval of the project and implementation of fuel modification requirements so as to minimize impacts on native plant species.

Site Visit

A site visit was made on October 28, 2015 by Staff.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Comments and recommendations from the Departments of Fire, and Public Health are attached. The Department of Public Works Building and Safety Division cleared the project for "Lot Line Adjustment certification."

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

PUBLIC COMMENTS

No public comments have been received to date.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project No. 2015-02865-(3) Coastal Development Permit No: **RCDP201500103**.

SUGGESTED APPROVAL MOTION:

I, CLOSE THE PUBLIC HEARING AND ADOPT THE CATEGORICAL EXEMPTION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE COASTAL DEVELOPMENT PERMIT NO: RCDP201500103 SUBJECT TO THE ATTACHED FINDINGS.

Prepared by James Bell, AICP, Principal Regional Planning Assistant, Land Division Research & Subdivision Enforcement Section

Reviewed by Gary Fountain, Supervising Regional Planner, Land Division Research & Subdivision Enforcement Section

Attachments:

Draft Findings, Draft Conditions of Approval

Site Photographs, Aerial Images

Site Plan, Land Use Map, Zoning Map

Clearance letters: Departments of Fire, and Public Health

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NUMBER R2015-02865
MINOR COASTAL DEVELOPMENT PERMIT 201500103**

1. The Los Angeles County ("County) Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Coastal Development Permit 201500103 ("CDP") on December 15, 2015.
2. Applicants, Ralph Meyer, Sandra Garber, and the Topanga Community Club request a Minor CDP to authorize a lot line adjustment for two lots for property located at 1440 Topanga Canyon Blvd. (Parcel 1), 12.18 ac. and 1414 Topanga Canyon Blvd. (Parcel 2), 27,210 sq. ft., sq. ft. in the village of Topanga Oaks and in The Malibu Zoned District.
3. The subject property is zoned R-C-10,000 (Rural Coastal Zone – 10,000 Square Feet Minimum Required Lot Area) and R-C-20 (Rural Coastal Zone – 20 ac. Minimum Required Lot Area).
4. The applicant has stated that the reason for the lot line adjustment is to eliminate the encroachments over lot lines with an equal exchange of land between the two subject properties.
5. Surrounding Zoning within 500 foot radius includes:
North: A-1-5, R-1-5,
South: R-C-20, R-C 10,000
East: R-C-20, OS
West: R-C-10,000, R-C-20
6. Surrounding land uses within a 700 foot radius include:
North: Vacant, single family residential
South: Vacant, single family residential
East: Vacant, single family residential
West: Single family residential, commercial (outdoor theater), and vacant
7. The following is the case history for the subject properties:
 - A. RCUP201000105 was withdrawn December 2, 2014.
 - B. RCDP 201400010 Approved on December 2, 2014 to allow roof mounted solar panels.
 - C. RCDP 201400017 was, on January 5, 2015, to add an exterior stairs and landing.
 - D. RZCR 201000552 for a façade remodel of a single family residence and adding new awnings, siding and new windows; approved in concept on August 11, 2010.
 - E. CC 100027 was recorded, on October 25, 1985. The Certificate of Compliance merged two parcels into one (a portion of Lot 2 of PM 6501 and Lot 2 of Tract 6943).
 - F. PM 6501 was recorded on May 28, 1981. This map reconfigured Parcel 2 of this application.
 - G. TR No 8639 was recorded, on June 5, 1928. This map created Parcel 1 of this application.

- H. The subject property was zoned M-3, in 1956 (Ordinance No. 7076, December 26, 1956), and was rezoned to A-1-1, in 1957 (Ordinance 7276, December 24, 1957). In 2002, it was rezoned to C-2 and A-1-5 (Ordinance 2002-00627, August 20, 2002). The current R-C-10,000 (Parcel 2) and R-C-20 zoning (Parcel 1) was adopted on October 10, 2014 (Ordinance No. 2014-0055).
8. Parcel 1 (the northerly lot) is developed with a community club, a playground, various sheds, and a baseball field.
 9. Parcel 2 (the southerly lot) is developed with a single family residence with a detached two-carport. A portion of the existing residence crosses the northerly property line onto Parcel 1. The proposed lot line adjustment would provide the required five foot side yard setback for the existing residence.
 10. Prior to the Hearing Officer's public hearing on the project, Regional Planning staff (Staff) determined that the project qualified for a Class 5, Minor Alteration in Land Use Limitations, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et se.) ("CEQA") the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines for the County.
 11. Pursuant to the provisions sections 22.44.970, 22.60.174, and 22.60.175 of the Zoning Code, the community was appropriately notified of the project's public hearings by mail, newspaper, and property posting.
 12. The Hearing Officer finds the project is consistent with the goals and policies of the Santa Monica Mountains Land Use Plan. In particular, the following policies are applicable to the subject property and serve as development guidelines and the project complies with these policies:

LU-9 Land divisions shall only be permitted if each new parcel being created contains an identified building area and any necessary access road that could be developed consistent with all policy of the LCP and without building in H1 or H2 "High Scrutiny" habitat areas, H1 habitat buffer, or removing or modifying H1 or H2 "High Scrutiny" habitat for fuel modification. In the case of subdivisions or lot line adjustments that include the creation of parcel(s) that is dedicated or restricted to open space uses(through open space easement, deed restriction, or access road outside of SERA is required for the open spaces parcel(s).

The subject properties are not within the H1 or H2 "High Scrutiny" habitat areas. No parcels are being created from the lot line adjustment.

LU-31 Within Rural Villages, limit the mass, scale, and total square footage of structures to minimize grading, and landform alteration, and protect environmental and scenic recourses.

No new structures or grading are proposed in conjunction with the requested lot line adjustment.

LU-32 Restrict the mass scale, and total square footage of structures within Rural Villages to avoid the cumulative impacts of development of small constrained parcels on coastal resources by applying the Slope Intensity Formula shall not apply to the Upper Latigo Rural Village.

No new structures or grading are proposed in conjunction with the requested lot line adjustment.

LU-33 Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The proposed lot line adjustment would not result in a change in the rural character of the neighborhood. The lot line adjustment would acknowledge the present location of the existing dwelling of Parcel 1 while meeting current development requirements, and Parcel 2, reflects the rural character of the neighborhood.

CO-125 Protect public views within Scenic Areas and throughout the Coastal Zone. Places on, along, within, or visible from Scenic Routes, public parklands, public trails, beaches, and state waters that offer scenic vistas of the mountains, canyons, coastline, beaches and other unique natural features are considered Scenic Resource Areas. Scenic Resource Areas do not include areas that are largely developed such as existing, predominantly built-out residential subdivisions. Scenic Resource Areas also include the scenic resources identified on Map 3 and consist of Scenic Elements, Significant Ridgelines, and Scenic Routes. In addition to the resources identified on Map 3, the public parkland and recreation areas identified on Map 4 are also considered Scenic Resource areas.

The subject property is located within a largely developed residential subdivision. Thus, the project site is not within a Scenic Resource Area per CO-125, and is not subject to the development standards for a Scenic Resource Area.

CO-154 Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:

- a. Clustering the building sites to minimize site disturbance and maximize open space.
- b. Prohibiting building sites on ridgelines.
- c. Minimizing the length of access roads and driveways.
- d. Using shared driveways to access development on adjacent lots where feasible.
- e. Reducing the maximum allowable density in steeply sloping and visually sensitive areas.
- f. Minimizing grading and alteration of natural landforms.

Both Parcel 1 and 2 are developed. The proposed project does not include any additional development of either lot. Parcels 1 and 2 are not located on a ridgeline. Therefore, ridgeline views would not be impacted by this project. No new roads or driveways would need to be constructed to accommodate the existing development. Certificate of Compliance 100,027 reconfigured the subject property to be a single parcel. No grading is proposed as a part of this permit.

13. The Hearing Officer finds that the proposed lot line adjustment is consistent with the Rural Village land use designation of the Santa Monica Mountains Land Use Plan.
14. The Hearing Officer finds that the proposed lot line adjustment is consistent with the neighborhood's residential character and the land use in the community.
15. The Hearing Officer finds that Section 22.44.2140 D of the Zoning Code allows mergers and lot line adjustments in Rural Villages.
16. Pursuant to Section 22.44.850 of the Zoning Code, the Hearing Officer finds the applicants' CDP burden of proof has been met pursuant to Section 22.44.850 of the Zoning Code.
17. Pursuant to Sections 22.44.680 A and 22.44.640 A.1 of the Zoning Code, the Hearing Officer finds that the subject parcels were legally created by Tract No. 8639 (Parcel 1) and reconfigured by Certificate of Compliance 100,027, document # 85 1265685 (Parcel 2).
18. Pursuant to Section 22.44.680 B.1 of the Zoning Code, the Hearing Officer finds that the proposed lot line adjustment is arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to insure the protection of public health, safety and general welfare, to prevent adverse effects on neighboring property, and conforms with good zoning practice.
19. Pursuant to Section 22.44.680 B.2 of the Zoning Code, the Hearing Officer finds that the lot design, frontage, and access are consistent with the Local Implementation Program ("LIP"), a component of the LCP.
20. Pursuant to Section 22.44.680 B.3 of the Zoning Code, the Hearing Officer finds that the proposed change in the lot line configuration would not result in any burden on public services or materially affect the property rights of any adjoining property owners because no development is proposed as a part of this application.
21. Pursuant to Section 22.44.680 C of the Zoning Code, the Hearing Officer finds that the existing, legally created parcels that are proposed to be reconfigured meet the requirements of Section 22.44.680 B of the Zoning Code as well as the requirements of Sections 22.44.640 A and 22.44.640 B of the Zoning.
22. The Hearing Officer finds that Section 22.44.680 D of the Zoning Code does not apply to the project because there is no H2 habitat area present.
23. Pursuant to Section 22.44.680 E of the Zoning Code, the Hearing Officer finds that the project will not increase the amount of landform alteration from that which would have been necessary for development on the existing parcels.
24. Pursuant to Section 22.44.680 F of the Zoning Code, the Hearing Officer finds that the proposed project will not result in greater adverse visual impacts from a scenic road, public trail or trail easement, or public beach than what would have occurred from the development of the original parcels because no development is proposed as a part of this project.

25. Pursuant to Section 22.44.680 G of the Zoning Code, the Hearing Officer finds that the lot line adjustment between Parcels 1 and 2 may be authorized because the adjustment will not adversely impact H1 habitat, H1 habitat buffer, H2 habitat, or scenic resources. The portions of the subject parcels that are within the H1 habitat buffer and scenic resources will not be adversely impacted because no additional development is proposed on Parcel 1. Parcel 2 is disturbed because of past development on the property.
26. Pursuant to Section 22.44.640 A.2 of the Zoning Code, the Hearing Officer finds that the project is consistent with all applicable LCP policies.
27. Pursuant to Section 22.44.640 A.3 of the Zoning Code, the Hearing Officer finds that the density proposed does not exceed the maximum density allowed for the property by the LIP zoning map and complies with the other policies of the LIP. The project's density is consistent with the LIP and Title 22.
28. Pursuant to Section 22.44.640 A.4 of the Zoning Code, the Hearing Officer finds that the project does not create any parcels that are smaller than the average size of the surrounding parcels. The smallest parcel within the proposed lot line adjustment is 27,210 square feet and the average size of the surrounding parcels is 6,614 square feet.
29. Pursuant to Sections 22.44.640 A.5 and 22.44.640 A.10 of the Zoning Code, Parcel 1 is developed with a community club structure, a playground, various sheds, and a baseball field and Parcel 2 is developed with a single-family residence. Thus, both lots contain an approved building site. No further development is proposed.
30. Pursuant to Section 22.44.640 A.6 of the Zoning Code, the Hearing Officer finds that Topanga Canyon Road and Rugged Trail is improved with an all weather pavement surface as required by the LIP.
31. Pursuant to Section 22.44.640 A.7 of the Zoning Code, the Hearing Officer finds that the project does not divide an existing lot entirely designated as H1 habitat, H1 habitat buffer, and/or H2 high scrutiny habitat.
32. Pursuant to Section 22.44.640 A.8 of the Zoning Code, the Hearing Officer finds that no roads or driveways would require construction in H1 habitat area, in H1 habitat buffer, in H1 Quiet Zone, on a coastal bluff, or on a beach.
33. Pursuant to Section 22.44.640 A.9 of the Zoning Code, the Hearing Officer finds that the proposed lot line adjustment results in parcels that are designed to avoid or minimize impacts to visual resources; no new construction or grading is proposed at this time.
34. The Hearing Officer finds that Section 22.44.640 B of the Zoning Code does not apply to the project because there is no H2 habitat area present.
35. The Hearing Officer finds that the project was reviewed by the Environmental Review Board (ERB), on February 22, 2016. No new impacts were identified with the implementation of the lot line adjustment. The Committee found the project is consistent with the Local Coastal Program and Local Implementation Program. ERB recommended approval of the project.

36. A site visit was made, on October 28, 2015, by Staff. The subject property contained a community center and play fields on Parcel 1, and a single family residence on Parcel 2.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed development is in conformity with the LCP;
- B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the Coast Zone, is also in conformity with the public access and public recreation policies of Chapter 3 of Division 20 or the California Public Resources Code;
- C. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of Title 22;
- D. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;
- E. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design;
- F. That the lot design, frontage, access and similar standards are consistent with applicable provisions of contained in the County Subdivision Ordinance (Title 21 of the County Code);
- G. That any changes in access, lot configuration, or orientation of structures, easements or utilities to lot lines, will not, in the opinion of the Hearing Officer, result in any burden on public services or materially affect the property rights of any adjacent owners;
- H. That the parcels to be adjusted are already legal lots under the provisions of the Subdivision Map Act and the County Subdivision Ordinance;
- I. That the adjusted parcel configurations will be in accord with established neighborhood lot design patterns, and will not violate any statute, ordinance, regulation or good planning practice;
- J. That if any of the parcels to be adjusted are improved with a structure requiring a building permit, the applicant has provided an inspection report from the Building and Safety Division of the Los Angeles County Department of Public Works certifying that changes in lot lines will not violate any ordinances or regulations administered by that Department;
- K. That the Hearing Officer has considered the locations of existing structures, access roads and driveways related to this minor coastal development permit, and has determined that their location and the location of newly proposed lot lines are in accord

with all requirements of the Santa Monica Mountains Local Coastal Land Implementation Plan (LIP);

- L. That the lot design, frontage, and access shall be consistent with all applicable provisions contained in the Santa Monica Mountains LIP;
- M. That the proposed lot configuration is arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to insure the protection of public health, safety and general welfare, to prevent adverse effects on neighboring property, and is in conformity with good zoning practice;
- N. That the proposed reconfigured parcels will accommodate existing development in a manner that more closely conforms with the Local Coastal Plan policies and standards than the current configuration of the subject parcels;
- O. That the proposed lot line adjustment will not adversely affect H1 habitat, H1 habitat buffer, H2 habitat; landforms; scenic resources, including visual impacts from a scenic road, public trail or trail easement, or public beach; because related fuel areas have already been modified and all potential structures are already existing; and
- P. That at the end of the appeal period, if this Minor Coastal Development Permit approval is not appealed, the Director will record a certificate of compliance containing the descriptions of the parcels as they will exist after adjustment.

THEREFORE, the information submitted by the applicant substantiates the required findings for a Minor Coastal Development Permit for a Lot Line Adjustment.

HEARING OFFICER'S ACTION:

1. The Hearing Officer finds that the project qualifies for a Class 5 Categorical Exemption.
2. In view of the findings of fact presented above, **Minor Coastal Development Permit 201500103 (Project 2015-02865) is APPROVED.**

ACTION DATE: June 7, 2016

GF:JB
6/7/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NUMBER 2015-02865-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RCDP201500103**

PROJECT DESCRIPTION

Minor Coastal Development Permit No: RCDP201500103 for a lot line adjustment of a lot line for two properties: Parcel 1 (1440 N. Topanga Canyon Blvd APN 4441-027-001) 12.18 ac. and Parcel 2 (1414 N. Topanga Canyon Blvd) which consists of APNs 4441-026-013 and 4441-037-013 per of Certificate of Compliance 100,027, totaling 27,210 sq. ft.

CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity make use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if different from the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning"), their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective (pursuant to Section 22.44.1090 of the Los Angeles County Zoning Ordinance (Title 22 of the County Code).
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing, make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of the grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within 120 days from the date of the final approval of the grant, by recording the required implementing deeds for the related lot line adjustment. A single 30 day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. The State of California Subdivision Map Act states that a lot line adjustment case approval authorizes the lot line adjustment, but only the subsequent recordation of implementing deeds reflecting movement of the lot boundaries, implements the lot line adjustment.
9. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Minor Coastal Development Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for such inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or

modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.44.1140 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **3 copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **June 28, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **3 copies of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. In the event that an amendment to the approved CDP is required, the applicant shall comply with the amendment requirements of the LIP. Modifications to these conditions shall also require an amendment to the approved CDP.

20. For Parcel 2, a fire protection irrigation system shall be installed for the area added north of the existing property line. The design and installation of the irrigation system shall be subject to the approval of the Los Angeles County Fire Department (LACFD).
21. Fuel modification for Parcels 1 & 2 shall be implemented and maintained as required by the LACFD. Fuel modification shall be performed to minimize impacts to the scrub oak woodland. Understory should be cleared of seasonally dry vegetation. Limbing up (trimming of fire ladders) must be done in a checkerboard, staggered manner as required for Zone C fuel modification.

For Zone C fuel modification areas the following must occur:

- a. Retain non-sprouting species (usually having a single trunk); and
 - b. When determining which plants to remove, choose multiple-trunk resprouting species for removal. Retained multi-trunk shrubs are to be pruned in a staggered, clump pattern on an alternating schedule of 2 to 3 years between prunings for any one clump or as required by the LAFD.
22. The Department of Public Health has determined that Parcel 1 is exempt from the requirement to test for a future leach area subject to the following conditions:
 - a. In the event that the present leach system fails a new area must be percolation-tested, with adequate testing to provide absorption capacity equal to or greater than that of the current leach field with use and development remaining for the same.
 - b. Any additional development on this property will require a future leach area to be tested, and may require additional capacity for the present system.
 - c. Any additions or changes to the current Onsite Wastewater Treatment System will require that it conforms to the current code and Public Health Department policy in effect at that time.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 31, 2016

TO: James Bell
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA M.T.
Environmental Health Division
Department of Public Health

SUBJECT: CDP CONSULTATION
PROJECT NO. R2015-002865/ RCDP 201500103
Lot line adjustment
1414 and 1440 N. Topanga Canyon Blvd, Topanga Canyon

- Public Health recommends approval of this CDP.
- Public Health does NOT recommend approval of this CDP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CDP is for a lot adjustment between two developed parcels. The Department recommends approval of the CDP.

Wastewater Disposal

The Land Use Program recommends approval of this CDP with the following conditions:

Parcel at 1440 N. Topanga Canyon Blvd (Topanga Community House)

The applicant shall abide by the following requirements:

Conditions of approval:

The Program has reviewed the applicant's request to be exempt from the requirement to test for a future leach area. Based on the geologist report establishing uniform subsurface geology and noting that the size of the lot will yield multiple areas that can be tested, the Program has

determined that the request is acceptable. The Program has granted this request under the following conditions:

1. In the event that the present leach system fails a new area must be percolation-tested, with adequate testing to provide absorption capacity equal to or greater than that of the current leach field with use and development remaining the same.
2. Any additional development on this property will require a future leach area to be tested, and may require additional capacity for the present system.
3. Any additions or changes to the current Onsite Wastewater Treatment System will require that it conforms to the current code and Public Health Department policy in effect at that time.

For any questions regarding this report, please contact me at (626) 430-5380 or at mtsiebos@ph.lacounty.gov.



**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 201500103
R2015-02865

**THE FIRE DEPARTMENT, LAND DEVELOPMENT UNIT, HAS NO REQUIREMENTS
TO THE PROPOSED LOT LINE ADJUSTMENT AS PRESENTLY SUBMITTED.**

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

BUILDING AND SAFETY DIVISION

Department of Public Works
APPROVED
UNDER TITLE 26

BY *[Signature]*

MAY 19 2015

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any Changes or alterations on same without written permission from the Building and Safety Division, County of Los Angeles. The stamping of this plan and specification SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance or State Law.

" FOR LOT LINE ADJUSTMENT
CERTIFICATION BY
DEPARTMENT OF PUBLIC WORKS "

TI
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80' 120'



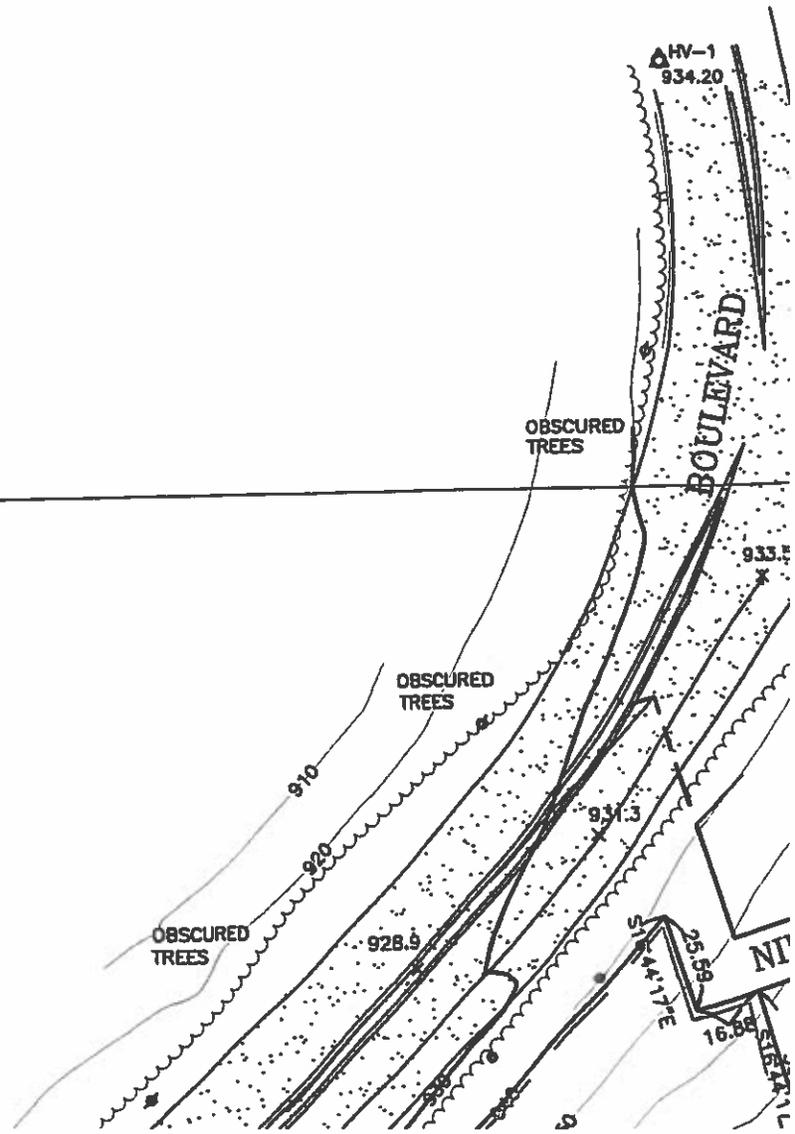
FT.
FT.

< TREE
ERTY LINES
PROPERTY LINES

ND AFTER 12.18 ACS
ND AFTER 0.50 ACS.

POSED PROPERTY LINE IS 17%

or any other purpose then for this Lot Line
n permission of John Mac Neil.





SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT PERMIT IN BIOLOGICAL RESOURCE AREAS BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.1850.I.3.a, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950; and

THERE IS NO DEVELOPMENT IN THIS LOT LINE ADJUSTMENT. BOTH PARCELS ARE ALREADY DEVELOPED THE LOT LINE ADJUSTMENT IS ^{TO} FIT SET BACK REQUIREMENTS FROM EXISTING IMPROVEMENTS THAT WERE PERMITTED THIS LOT LINE ADJUSTMENT HAS BEEN APPROVED BY BLDG. & SAFETY.

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein; and

AND BY DR. SHIRLEY, CO. BIOLOGIST

THERE IS NO DEVELOPMENT. BOTH PARCELS ARE ALREADY DEVELOPED. THE LOT LINE ADJUSTMENT IS TO FIT SET BACK REQUIREMENT. SEE "A" ABOVE

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with the policies and provisions of the LCP; and

SEE "A" ABOVE



D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP; and

SEE "A"

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.

SEE "A" ALL ROADS & UTILITIES ALREADY EXISTING SINCE 1980



DATE 10/20/15
BY J/S/16

Scale: 1" = 100'

LEGEND

- Subdivision
- Proposed
- Existing
- Other

NOTES

1. This map shall be used for the purpose of showing the location of the proposed subdivision and the location of the existing subdivision.

NOTES

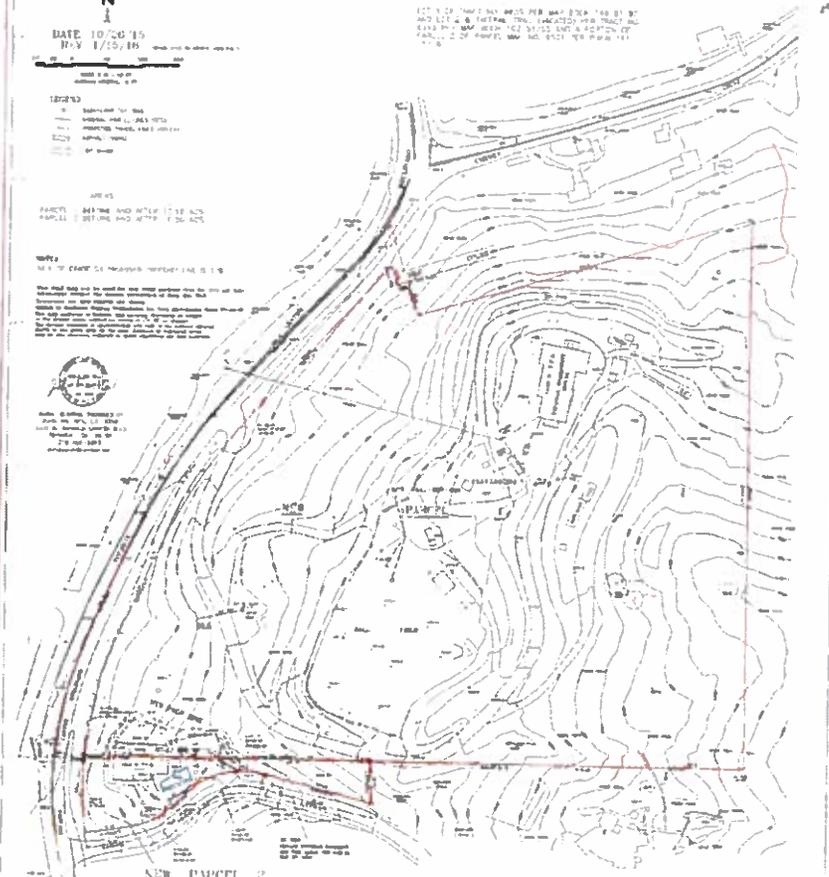
2. The map shall be used for the purpose of showing the location of the proposed subdivision and the location of the existing subdivision.



Surveyed by J/S/16
Date of Survey 10/20/15
Scale 1" = 100'

TENTATIVE LOT LINES ADJUSTMENT MAP
RCD# NO. 201600103

1. The lot lines shall be adjusted to conform with the proposed subdivision and the location of the existing subdivision.



NEW PARCEL 2

Area: 0.2574 acre (approx.)
Total: 0.2574 acre (approx.)
Total: 0.2574 acre (approx.)
Total: 0.2574 acre (approx.)

Scale: 1" = 100'

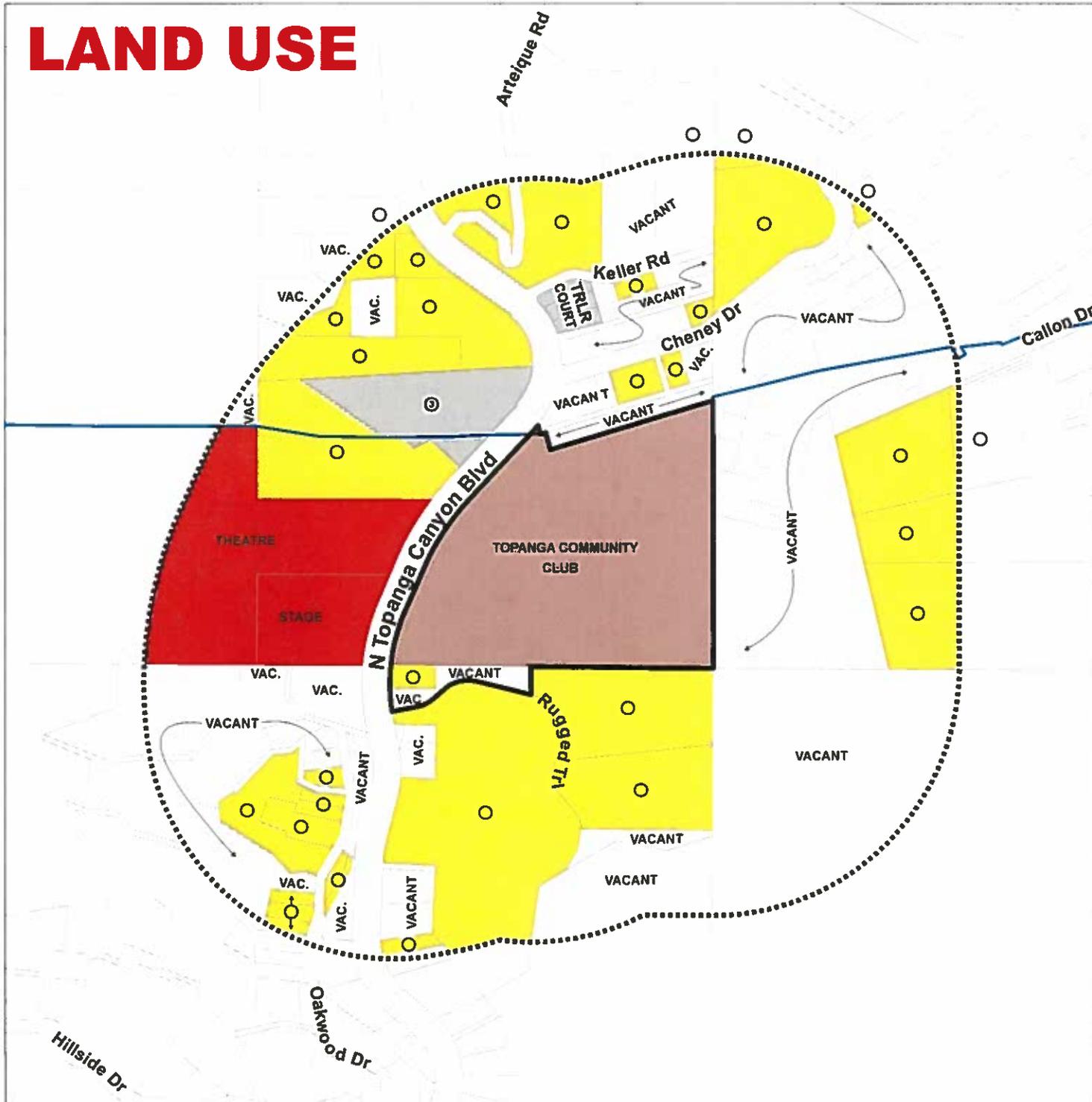
LAND USE

LAND USE 700 FOOT RADIUS MAP

Proj. R2015-02865 (3)
RCDP 2015-00103

Legend

- SINGLE-FAMILY RESIDENCE
- ⊙ MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- COMMERCIAL
- VACANT



VICINITY MAP



0 60 120 240 360 480 Feet



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

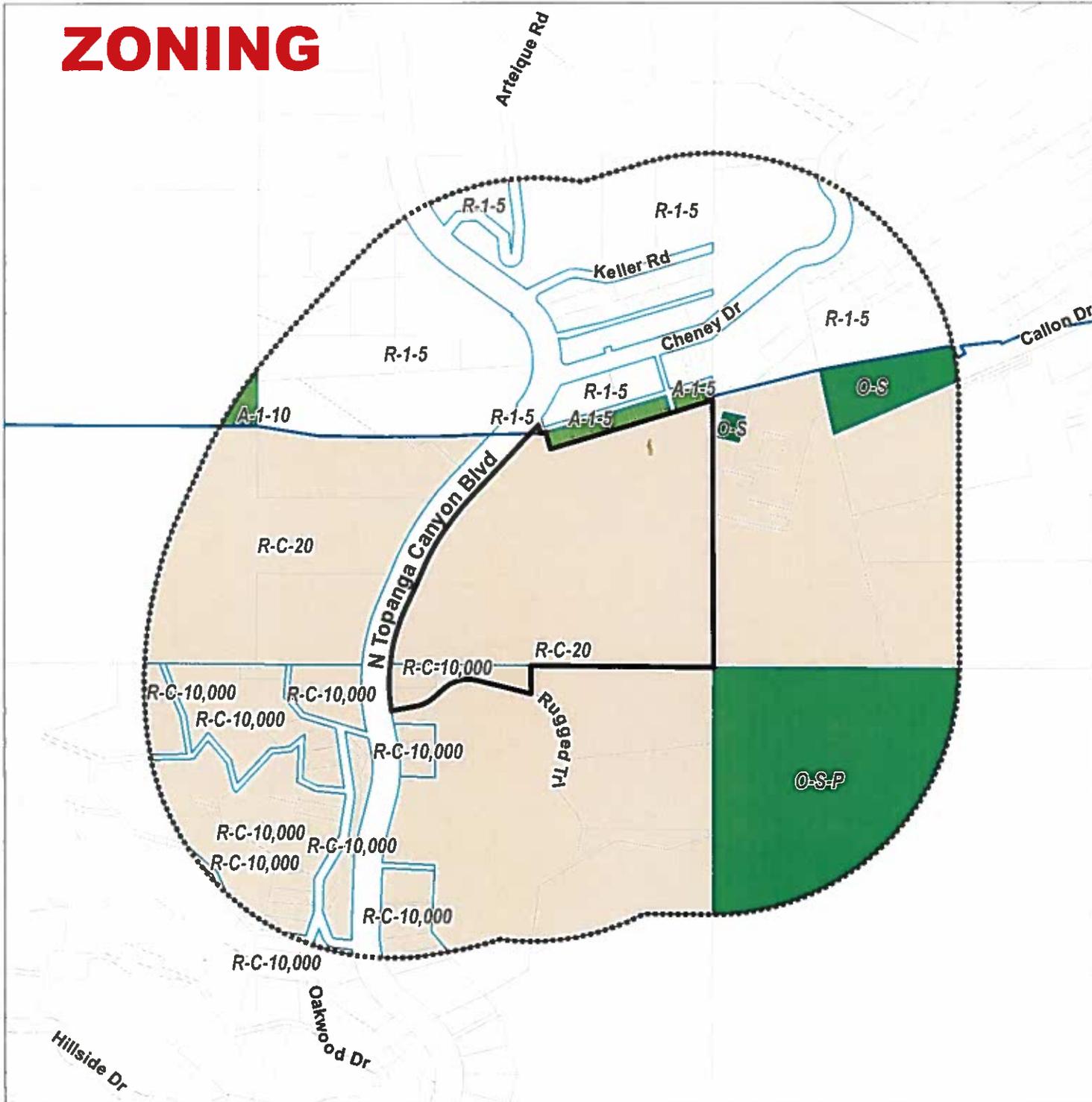
ZONING

ZONING 700 FOOT RADIUS MAP

Proj. R2015-02865 (3)
RCDP 2015-00103

Legend

-  R-1 - Single-Family Residence
-  R-C - Rural Coastal
-  A-1 - Light Agricultural
-  O-S - Open Space
-  O-S-P - Open Space - Parks



VICINITY MAP



0 60 120 240 360 480 Feet



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Parcel 1 Looking East



(13)

Parcel 1 Looking West



Parcel 1 Looking NE



Parcel 1 Looking SW



Parcel 1 Looking NE



Parcel 1 Looking West



Looking Northwest from Parcel 1



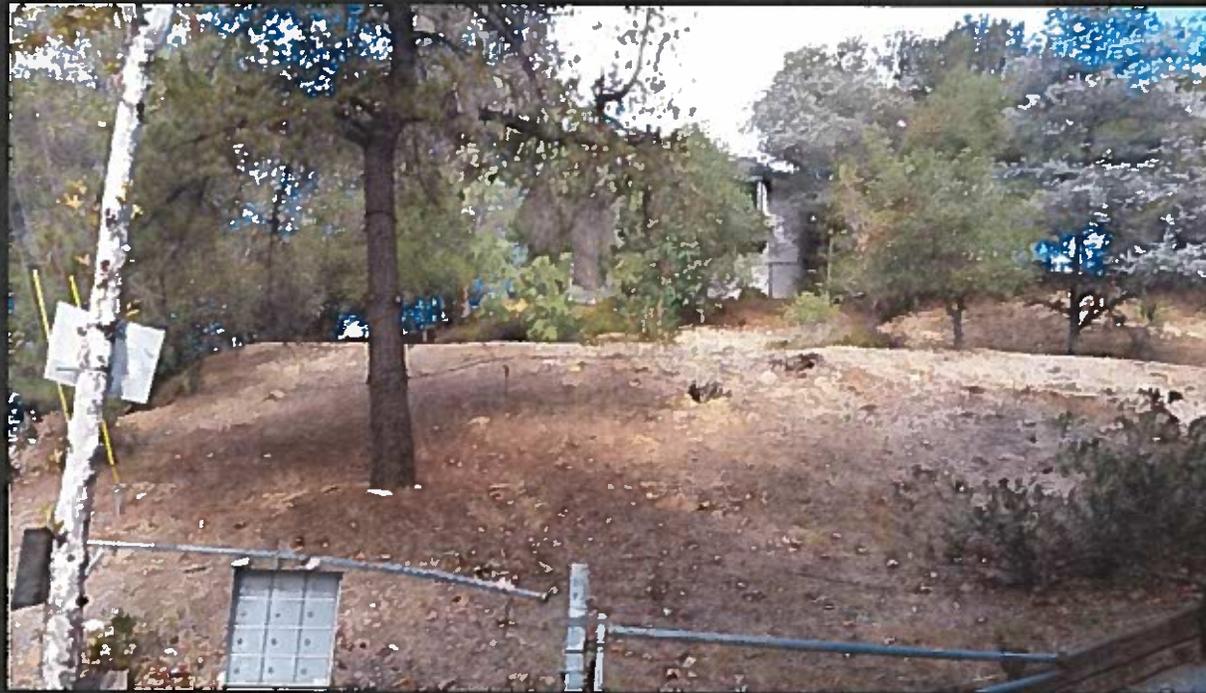
Parcel 2 SW from Parcel 1



Parcel 1 & 2 Looking East



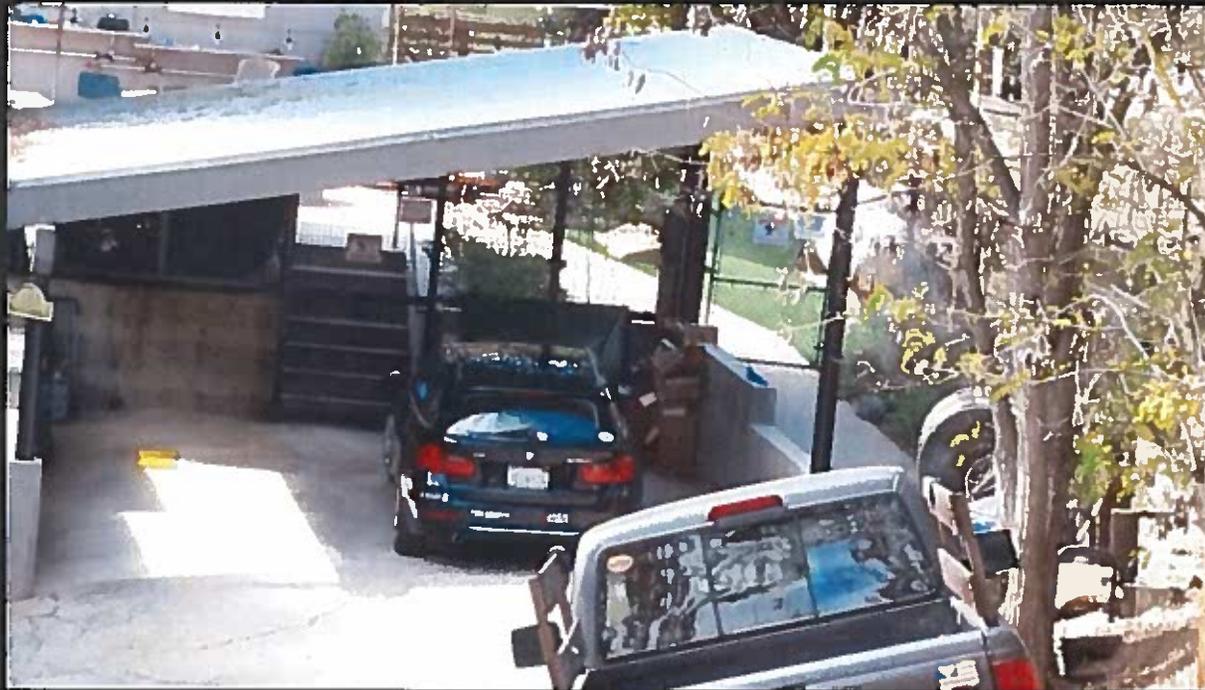
Parcel 2 Looking North



Looking North



Parcel 2 Looking West



Parcel 2 Looking Southwest



Looking West



Looking NE at Parcel 2



Looking Southwest



Parcel 2 looking North West



Parcel 2 Looking East



Permit Request: Minor Coastal Development Permit (Lot Line Adjustment)

Address: 1414 & 1440 Topanga Canyon Blvd.

Community: Topanga Oaks

Property Size: 12.68 ac.

Existing Use: SFR &
Community Service

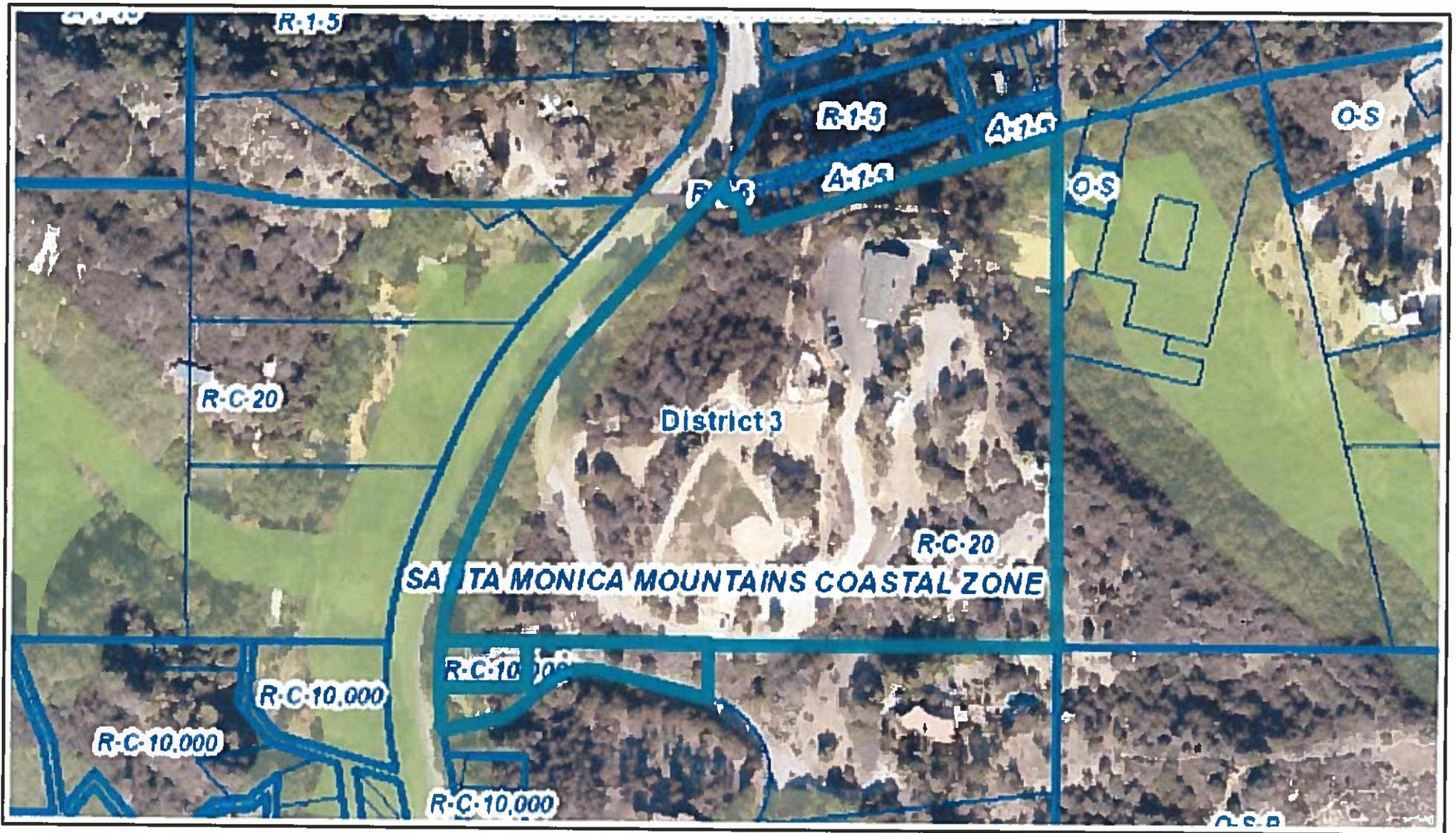
Zoning: R-C-10,000 & R-C-20

Plan Designation: RV & RL20

Environmental Determination: Categorically Exempt Class 5, Minor
Alteration in Land Use Limitations

Staff Recommendation: Approval





R2015-02865 RCDP201500103

APNs 4441037013, 4441-26-013, &

Printed: Oct 08, 2015



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**MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Meeting of 22 February 2016**

(Approved, 18 April 2016)

Persons in Attendance

ERB Members

Rosi Dagit
Ron Durbin
Richard Ibarra
David Magney
Andrew Nickerson

Regional Planning Staff

James Bell, Planner
Joseph Decruyenaere, Biologist, Pro Tempore ERB
Gary Fountain, Planner
Shirley Imsand, Ph.D, Biologist
Marie Pavlovic, Planner, ERB Coordinator
Rudy Silvas, Planner

**Topanga Community Club, 1440 N. Topanga Canyon Blvd., & SFR, 1414 N. Topanga Canyon Blvd.,
LLA, R2015-02865-(3) Topanga 90290**

John MacNeil

Savaterri-Zurzulo SFR Project, R2012-00046-(3) 25604 Wildwood Drive, Calabasas 91302

Andrew Forde
Sharyl Beebe

Public

Denise Lin
Brandon Prince
Hafsa Shurbayi

Pagination

Topanga Community Club & SFR LLA R2015-02865-(3), p.1-2

Savaterri-Zurzulo SFR Project, R2012-00046-(3), p.3-4

Landscape guidelines, p.4

ERB Announcements: membership, recognition, guidelines, p.4-5

MINUTES

OLD BUSINESS

- A. **Minutes of 25 January 2016 meeting were approved.**
Motion to approve: Rosi Dagit, 2nd Ron Durbin, Ayes: Unanimous

NEW BUSINESS

For this project Joseph Decruyenaere served as ERB pro tempore. David Magney was not yet present.

- B.. **Project:** Lot Line Adjustment, R2015-02865-(3)
Permits CDP 2015000103
Location Topanga Community Club, 1440 N. Topanga Canyon Blvd. &
SFR, Ralph Meyer & Sandra Garber, 1414 N. Topanga Canyon Blvd.
- Vicinity:** Topanga Woods Rural Village, Topanga Canyon Watershed
APNs: 4441-027-001, 4441-026-013, & 4441-037-013

Applicant: John MacNeil
Biologist: none
Planner: James Bell
USGS Quad: Topanga

Planner Presentation: The SFR receives needed side yard and encroachment area via the LLA. The Community Club receives an equal area along the Rugged Trail. The Community Club needs to identify alternative wastewater facilities

Biological Resources Summary:

The project parcels are in the Topanga Canyon Watershed and drain west directly down a 50% slope with Coast Live-oak (CLO) woodland at the base and scrub oak woodland on the upper areas to Topanga Canyon Blvd and Topanga Creek beyond. On the south they drain down a 45% slope with coastal sage scrub, oak trees, and some riparian elements to Rugged Trail with a small mesic tributary along Rugged Trail that eventually runs to Topanga Canyon. The project woodland is designated as H3 category habitat and in the H1 buffer overlay. The project is to transfer the elongate east section of APN 4441-037-013 (owned by SFR) to the Community Center, and to transfer an equal area of land north of the SFR from 4441-027-001 (owned by the Community Center) to 4441-037-013 (owned by the SFR). This will place most of encroached land by development at the SFR into SFR ownership. Fuel modification requirements will not change, but responsibility for fuel modification will change. The owners of the SFR will have 150-ft. of standard fuel modification of the SFR under ownership of the Community Center. Most of the area needing fuel modification for the SFR is dense scrub oak woodland, an H1 type element in the H3 habitat. Fuel modification may need to increase limbing up and clearing of the understory over what is currently done for the SFR. For the area transferred along Rugged Trail, the Community Center may eventually need an oak encroachment CDP permit depending on where they may need to construct utility access over this area.

ERB COMMENTS:

1. The SFR will need to remove lower limbs and understory for fire safety. The objective is a canopy of the oak woodland and an understory of oak leaf litter in the fuel modification for the SFR.

ERB PROJECT SPECIFIC RECOMMENDATIONS:

1. For extension of fuel modification for the single family residence into the scrub oak woodland, which includes trimming low branches (limbing up) the owner should obtain an oak tree permit for cutting and/or removing any oak branch (live or dead) that is greater than 2-in. diameter.

Recommendation/2nd: Ron Durbin/ Richard Ibarra, Ayes: Unanimous

2. The project is consistent with the biological resource protection policies and development standards of the Santa Monica Mountains Local Coastal Program and Local Implementation Program after incorporation of ERB recommendations.

Recommendation/2nd: Joseph Decruyenaere/Rosi Dagit, Ayes: Unanimous

ERB date of review: 2016.02.22

ERB Evaluation: ___ Consistent X Consistent after Modifications
 ___ Inconsistent ___ No decision

ERB date of review: 2016.02.22

Staff Biologist ___ Consistent X Consistent after Modifications
 Recommendation: ___ Inconsistent ___ No decision

Staff Recommendation:

3. The Topanga Community Club may need a permit for any utility provision in the acquired lot area next to Rugged Trail. There are resources there that include oaks, oak woodlands, coastal sage scrub, and a small riparian area. An alert shall be placed on the APN in the new project tracking system of the Dept. of Regional Planning, APN 4441-027-001.

4. The SFR at 1414 N. Topanga Canyon Boulevard, APN shall have an alert notice for OTP needed to cut limbs 2-in. and larger, APNs 4441-026-013, & 4441-037-013.

For this project and subsequent discussion David Magney replaced Joseph Decruyenaere.

C. Project: Savaterra-Zurzulo Residence, R2012-00046-(3)
Permits: Minor CDP 20140011, RENV 201200011; OTP201200004
Location: 25604 Wildwood Drive, Calabasas 91302
Vicinity: Monte Nido Rural Village, Dark Canyon, Malibu Canyon Watershed
APN: 4456-018-001
Applicant: Sharyl Beebe, Prism Permit Expediting
Biologist: Andrew Forde, Forde Biological Consultants
Planner: Rudy Silvas
USGS Quad: Malibu Beach

Planner Presentation: The current review is of the proposal to amend land mapped as H1 habitat that overlies the subject parcel and house to H3 habitat in the LCP map. The project was formerly approved in concept for alteration of storage area to living space and garage space, retaining walls, and yard modification. The project will remove 1 and encroach substantially on three other protected oak trees. The oak tree impacts will be mitigated by 15 oak trees planted according to the mitigation required by the 2014 LCP on the Gillette Ranch property also in the Malibu Canyon Watershed supervised by the Mountains Recreation and Conservation Authority (MRCA). Monitoring of remaining trees will continue for 10 years, and appropriate additions will be made for subsequent deaths. Former approvals of the project concept were in 2014.04.

Applicant Presentation: Oak trees will actually be retained, except the one surrounded by the patio deck. They will be monitored and further mitigation trees added if any of the three encroachments die. Because of the flat nature of the driveway it will be possible to use permeable material for the driveway. Fire access and turn-around is provided by Wildwood Drive and the residence driveway does not need to be an all-weather surface.

Biological Resources Summary:

The project was first approved by ERB in 2005 and revisions approved in 2012. The project has not changed physically since 2012, but in October 2014 we began using the Santa Monica Mountains Local Coastal Program of Los Angeles County. With the new requirements for a Coastal Development Permit, we examine how the project complies with the new ordinance. The project is on the west bank of Dark Canyon as it enters the community of Monte Nido from the State Park area to the south. It is within the Cold Creek and Malibu Canyon watershed. The project parcel is in the rural village of Monte Nido and has mapped H3 category habitat on west and north sides and on much of the residence. The parcel is mapped with an overlap of H1 habitat extending onto the house. The project biologist has recommended that the part of the H1 habitat on the house extending to the west bank of Dark Canyon be remapped as H3 habitat. Field observation by DRP biologist confirms this recommendation due to use of this area for parking, dating from before the time of project approval in 2012. The project is in a high fuel hazard area, on the west is in a landslide hazard area, and on the east is in a liquefaction zone. Fuel modification will not change since the time of project approval in 2012. Since approval the mitigation for encroached oak trees has been arranged with MRCA on the King Gillette Ranch area, a conserved area also in the Malibu Canyon watershed. The area is adjacent to Sycamore-Coast Live-oak riparian forest, and according to the biological report and field observation, within this habitat. There is no designated critical habitat in the project area, nor reports of sensitive species on the property in CNDDDB reports.

ERB COMMENTS:

1. Mitigation now for oak removals and substantial encroachment will not be a substantial additional cost now and will save possible greater later expenses for further planting and new 10-year monitoring periods.
2. New materials are available for driveways that substantially promote oxygen and water transfer to oak roots. This will greatly enhance chances for survival of the encroached oak near the driveway.
3. Because of aerial mapping used by the LCP and constraints of pixels rather than ground truth, remapping of habitat categories will probably be a frequent recommendation of ERB.

ERB PROJECT SPECIFIC RECOMMENDATIONS:

1. The project should mitigate now for oak trees that are substantially encroached by the project as well as the removal.

Recommendation/2nd: David Magney/ Richard Ibarra, Ayes: Unanimous

2. The H1 mapped habitat that overlies the project parcel should be remapped as H3 habitat, disturbed by development but with sensitive elements that should be preserved. The sensitive elements are the stream course, the rock outcrops with bryophyte and lichen flora, and the Sycamore-Coast Live-oak riparian forest and its community.

Recommendation/2nd: David Magney/ Rosi Dagit, Ayes: Unanimous

3. The project is consistent with the biological resource protection policies and development standards of the Santa Monica Mountains Local Coastal Program and Local Implementation Program after incorporation of ERB recommendations.

Recommendation/2nd: David Magney/Rosi Dagit, Ayes: Unanimous

ERB date of review: 2016.02.22

ERB Evaluation: Consistent Consistent after Modifications
 Inconsistent No decision

ERB date of review: 2016.02.22

Staff Biologist Consistent Consistent after Modifications
Recommendation: Inconsistent No decision

D. Landscape Guidelines – ERB Comments

1. Draft the guidelines with a brief introductory paragraph of environmental considerations, then have a bulleted outline form for specific recommendations.
2. For requests for qualified design preparation suggest the County Fire approved list of landscape architects/designers; the California Native Plant Society certification program for Landscape Designer; Landscape Architects familiar with native plants of the Santa Monica Mountains; and note that no certification is actually required but the plans will be held to standards of the above groups.
3. Include content guidelines.
4. Include links to lists of native plants.
5. Include links to invasive plant lists that should not be used.
6. Include use of weed-free native plant mulch but prohibition against use of chemicals such as fertilizer, herbicides, pesticides, growth amendments, etc.
6. Identify irrigation zone desiderata.
7. Specify understory for new oak plantings to be mulch.
8. Specify oak leaf litter as best for mulch of new oak plantings.
7. Prohibition of rodenticides is important to include on plans.
8. Examine AB32 for provisions that relate to carbon sequestration with respect to removal of native vegetation and replacement with non-native vegetation.

E. Other Announcements

1. New Member Needs and Process

- Andrew Nickerson needs to resign from ERB due to increased job duties. He has recommended a biologist of his company to take his place.
- When a member needs to resign, we will need a letter of resignation.
- ERB does not track member attendance.
- The ERB member process:
 - a. Application form and resume are submitted. Expertise that relates to ERB reviews is the requirement.
 - b. These are published on the ERB webpage for the next meeting.

c. Application form and resume are reviewed by ERB. ERB makes a recommendation on the person as a member.

d. Recommendation goes for approval to successive levels of the DRP: Impact Analysis Supervisor, Deputy Director of Advance Planning, Director.

e. The invitation for membership comes from the Director of the Department of Regional Planning.

2. The DRP is working on scrolls of recognition and stipend for the members.

3. The ERB needs to work on handouts for applicants: landscapes, runoff plans, and restoration plans. The Oak Woodland Conservation Management Plan for the County will be consulted for restoration guidelines.

F. Public comment pursuant to Section 54954.3 of the Government Code.

No Public Comment was made.

TENTATIVE LOT LINE ADJUSTMENT MAP

RCDP NO. 201500103

LOT A OF TRACT NO. 8639 PER MAP BOOK 149 91/92 AND LOT 2 & TAFFRAIL TRAIL (VACATED) PER TRACT NO. 6943 PER MAP BOOK 102 51/55 AND A PORTION OF PARCEL 2 OF PARCEL MAP NO. 6501 PER P.M.B 141 15/16



DATE: 10/26/15
REV. 4/15/16 (GREEN LINES ON MOVING LINES ONLY)

50' 25' 0 50' 100' 150'

SCALE: 1 IN = 50 FT.
CONTOUR INTERVAL: 10 FT.

- LEGEND**
- SIGNIFICANT OAK TREE
 - ORIGINAL PARCEL LINES (RED)
 - PROPOSED PARCEL LINES (GREEN)
 - ASPHALT PAVING
 - DIRT ROADS

AREAS

PARCEL 1 BEFORE AND AFTER 12.18 ACS
PARCEL 2 BEFORE AND AFTER 0.50 ACS.

NOTES:

RATE OF GRADE ON PROPOSED PROPERTY LINE IS 17%

This shall map not be used for any other purpose then for this Lot Line Adjustment without the written permission of John Mac Neil.

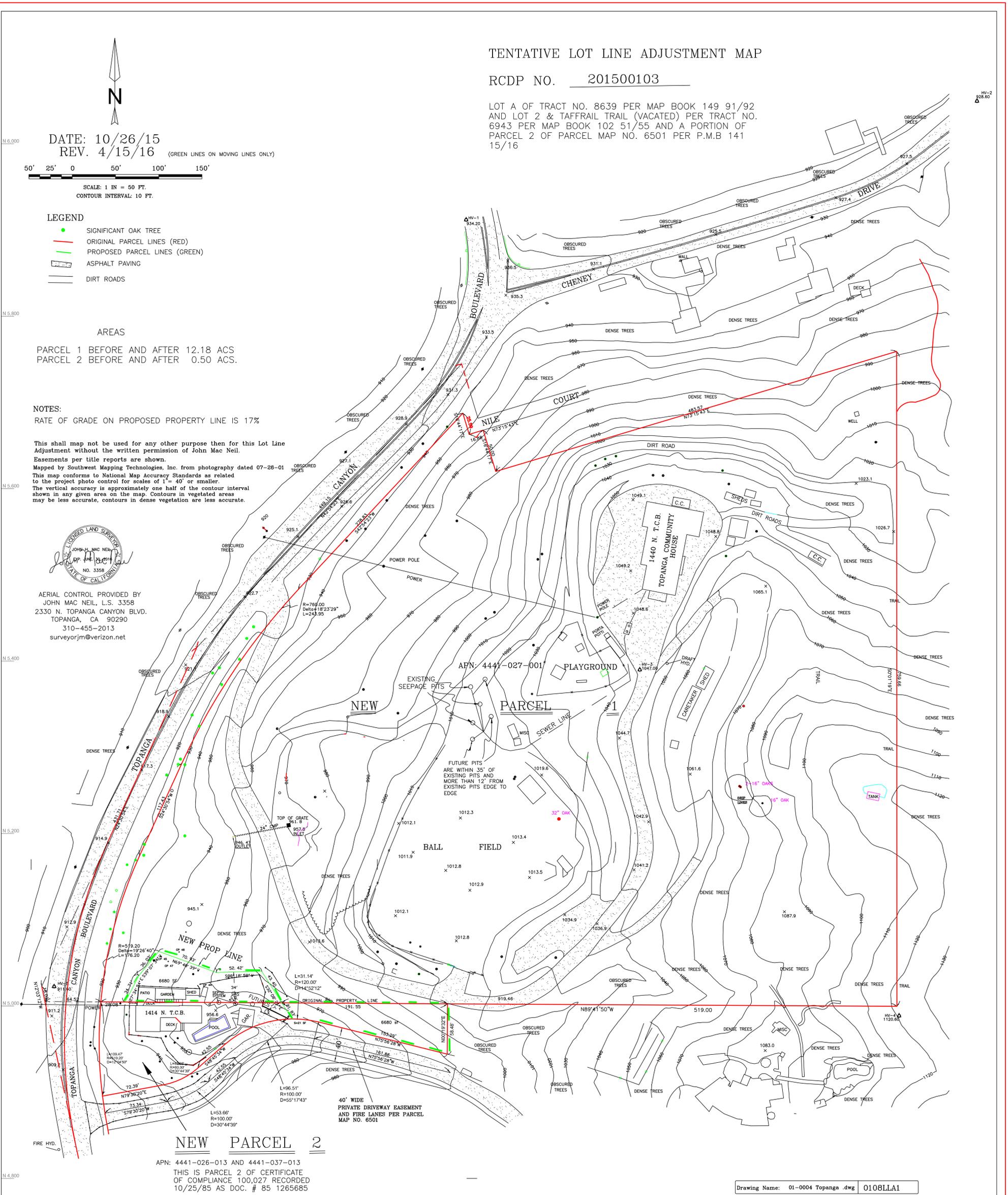
Easements per title reports are shown.

Mapped by Southwest Mapping Technologies, Inc. from photography dated 07-28-01. This map conforms to National Map Accuracy Standards as related to the project photo control for scales of 1" = 40' or smaller.

The vertical accuracy is approximately one half of the contour interval shown in any given area on the map. Contours in vegetated areas may be less accurate, contours in dense vegetation are less accurate.



AERIAL CONTROL PROVIDED BY
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NEW PARCEL 2

APN: 4441-026-013 AND 4441-037-013
THIS IS PARCEL 2 OF CERTIFICATE OF COMPLIANCE 100,027 RECORDED 10/25/85 AS DOC. # 85 1265685