



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 1965, 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:

(213) 974 – 6458

E-MAIL ADDRESS:

jbell@planning.lacounty.gov

