



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

**PROJECT NUMBER**

R2015-03308

**HEARING DATE**

To Be Determined

**REQUESTED ENTITLEMENTS**

Coastal Development Permit No. RPPL 2016003088  
 Environmental Assessment No. RPPL 2016003089

# PROJECT SUMMARY

**OWNER / APPLICANT**

Margot Mandel

**MAP/EXHIBIT DATE**

January 1, 2016

**PROJECT OVERVIEW**

The applicant, Margot Mandel is requesting a Minor Coastal Development Permit (MCDP) to authorize the construction of a proposed 1,828 square foot, 18-foot tall, two-story single-family residence with two attached single-car garages, spa, septic system, driveway, required fire dept. turnaround, and 500 cu. yds. of grading in the R-C-10,000 (Rural Coastal) Zone and within H-3 and H-1 Buffer Habitat categories. The project is within the El Nido Rural Village, an existing residential area, with neighboring residences to the north, east, and southeast. The proposed residence is within a scenic resource area because of its proximity to scenic trails (Coastal Slope Trail, Dry Creek Trail) and public park lands (Solstice Canyon Park). Therefore, the height of the proposed residence is restricted to 18 feet maximum. Pursuant to Section 22.44.860.A.2, a Minor CDP is required for the development of a principal permitted use where the provisions of Section 22.44.940.A do not apply. The provisions of Section 22.44.940.A do not apply due to the proximity to H-1 Habitat (200 ft), pursuant to Los Angeles County Code Section 22.44.1860.A.1.

**LOCATION**

3004 Sequit Drive, Malibu, CA 90265

**ACCESS**

Corral Canyon Road & Seabreeze Drive

**ASSESSORS PARCEL NUMBER(S)**

4457-016-064

**SITE AREA**

17,069 Sq. Ft. / 0.39 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Coastal Zone

**ZONED DISTRICT**

The Malibu Zoned District

**LAND USE DESIGNATION**

RV- Rural Village

**ZONE**

R-C-10,000 (Rural Coastal- 10,000 Sq. Ft. Minimum Required Lot Area)

**PROPOSED UNITS**

One

**MAX DENSITY/UNITS**

One

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Exemption- New Construction of Conversion of Small Structures.

**KEY ISSUES**

- Consistency with Santa Monica Mountains Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.44.1750 (R-C Zone 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 Resource Standards)

**CASE PLANNER:**

Martin Gies

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