

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: February 3, 2026
HEARING DATE: February 4, 2026 AGENDA ITEM: 7
PROJECT NUMBER: R2005-01452-(3)
PERMIT NUMBER(S): Variance No. 200900001
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 2354 Topanga Canyon Boulevard, Topanga
OWNER: CMI Corporate Marketing, Inc.
APPLICANT: Cory Isaacson
CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

RECOMMENDATION

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE VARIANCE NUMBER 200900001 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

BACKGROUND

This agenda item is a request to construct a new 4,000-square-foot single-family residence within 50 feet of a mapped significant ridgeline ("Project") in the A-1-5 (Light Agricultural – Five-Acre Minimum Required Lot Area) Zone, and within the Santa Monica Mountains North

Area Community Standards District, pursuant to County Code Section 22.56.260 as it existed in 2009.¹ This is an appeal of the Hearing Officer’s approval of June 24, 2025.

After the previous Supplemental Report to the Regional Planning Commission (“Commission”) was issued on January 29, 2026, Staff received three additional letters regarding the Project. One letter is from the Las Virgenes Homeowners Federation (“Federation”), while two are from area residents (Exhibit A-5). The letters oppose the Project, stating that the residence is too large and that the Commission should not approve the Variance for development within 50 feet of a mapped significant ridgeline. The Federation’s letter also states that the applicant is currently pursuing a potential sale of the property to the Santa Monica Mountains Conservancy and requests that the hearing be continued until these negotiations conclude. The applicant has not informed Staff of any such negotiations.

Staff’s recommendation for Project approval remains unchanged. If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report
Reviewed By: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-5	Three letters of opposition

¹ Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Project applicant chose to have the complete Variance application be subject to the zoning and regulations in effect at the time it was submitted in 2009.



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Commissioners

My name is Roger Pugliese and I am the President of the Las Virgenes Homeowners Federation, a decades old organization of Homeowner Associations in the Santa Monica Mountains which serves as a watchdog and protector of our mountains.

I would like to make a few things clear in our attempt in protecting this property and ridgeline from unwanted development something demonstrated by the ponderance of letters against this destruction.

The LA County North Area plan specifically provides in its ridgeline ordinance there shall not be any building on a significant Ridgeline in the Santa Monica Mountains. This was a hard-fought battle won by the the Las Virgenes Homeowner Federation, the activists and the residents of the Santa Monica Mountains. Under the ordinance If a developer wants to build then they have a choice to either adhere to those rules of the NAP or can ask for a Variance. This developer decided to ask for a variance. He was given one. The continual chipping away of the protection afforded all of us with the LCP and the NAP must stop.

We appealed that decision hence the reason we are here today.

The developer could have chosen another path. He could have decided to decrease the size of the house from the Maximum footage to a more manageable square footage. This would have allowed him to be off the ridgeline. He chose not to.

In our research we found the Environmental Review Board has not had the opportunity to ever comment on this project. If they would have, I am sure they would have recommended a smaller footprint along with other suggestions that would have added to the ridgeline protection.

Moreover, the Federation recently learned that Mr. Isaacson reached out to the Santa Monica Mountains Conservancy (SMMC) about the possibility of a sale and purchase of the property. The email to such effect can be provided if necessary. A purchase and sale of this property would benefit both parties and the residents of the Santa Monica Mountains. The proposed discussion should be continued.

In our opinion because of this new situation, we are respectfully requesting this Board for a continuance. Please give both Mr. Isaacson and the SMMC an opportunity to negotiate in good faith. Let's give the land a chance to survive and to protect the ridgeline. We would all be winners then.

Sincerely yours

Roger Pugliese
Las Virgenes Homeowners Federation

From: [DRP Public Comment](#)
To: [Tyler Montgomery](#); [Robert Glaser](#)
Cc: [DRP Public Comment](#)
Subject: FW: Project # R2005-01452-(3)
Date: Tuesday, February 3, 2026 11:51:38 AM

FYI – Please see below

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: todd davidovich <todddavidovich@hotmail.com>
Sent: Tuesday, February 3, 2026 11:51 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Project # R2005-01452-(3)

CAUTION: External Email. Proceed Responsibly.

PROJECT NUMBER:
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3 February 2026

Dear LA County Commissioners,

Along with other members of the Topanga Canyon Community, I have previously written objecting to the approval of granting the ridgeline variance. When exceptions to ordinances that have been put in place for strong reasons become the rule, we all lose a piece of the integrity of ordinance protections. Protecting our Santa Monica Mountain ridge line is important to our community, our wildlife and our natural resources.

With knowledge of a possible negotiation between Mr. Isaacson and the SMMC, I **would respectfully request from this Board for a continuance.**

This will provide the time and opportunity for the two parties to further discuss the terms in order to protect and preserve the natural resource.

Thank you for your time.

D. Todd Davidovich
Topanga Resident

From: [DRP Public Comment](#)
To: [Tyler Montgomery](#); [Robert Glaser](#)
Cc: [DRP Public Comment](#)
Subject: FW: Project # R2005-01452-(3)
Date: Tuesday, February 3, 2026 11:39:54 AM

FYI – Please see below.

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

From: William Alford <williamalva@mac.com>
Sent: Tuesday, February 3, 2026 11:36 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Project # R2005-01452-(3)

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Commissioners, I have previously written in Objecting the approval of granting the variance. Protecting our mountain ridge lines is important to our community. I have since followed this project closely.

After reviewing the plans and having knowledge of a possible negotiation between Mr. Isaacson and the SMMC, **I would respectfully request this Board for a continuance.**

This offers the chance for the land to survive and to protect our ridge line for generations to come.

William Alford
Topanga Resident
Topanga Association for Scenic Community
Topanga Trash Warriors
Topanga Arson Watch