

APPEAL OF A DENIAL DUE TO INACTIVITY SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	April 23, 2026	
HEARING DATE:	April 29, 2026	AGENDA ITEM:
PROJECT NUMBER:	PRJ2020-003666-(3)	
PERMIT NUMBERS:	Tentative Parcel Map No. 82856 (RPPL2020001696) Conditional Use Permit No. 2021005546	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	31335 Lobo Canyon Road, Agoura Hills	
OWNER/APPLICANT:	Cathleen Messina Trust, et al Genevieve A. Ball and Messina Trust / Messina Living Trust	
APPELLANT:	Richard Doss c/o Pacific Coast Civil, Inc.	
PUBLIC MEETINGS HELD:	3 of 5	
CASE PLANNER:	Phillip Smith, Senior Regional Planner psmith@planning.lacounty.gov	

The purpose of this supplemental report is to provide your Commission with additional correspondence. Today, staff received the following correspondence and attachments from the applicant. Staff has not received any other correspondence regarding this project.

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:

LA County Planning staff ("Staff") recommends **DENIAL OF THE APPEAL** of Project Number PRJ2020-003666-(3) given the facts presented in this report. Staff recommends the following motion:

SUGGESTED MOTION:


I MOVE THAT THE REGIONAL PLANNING COMMISSION FIND THE DECISION STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO DENY PROJECT NUMBER PRJ2020-000366 DUE TO INACTIVITY.

CEQA

Upholding a decision to deny a project due to inactivity is not a development project pursuant to CEQA Guidelines Section 15378.

PROJECT NO. PRJ2020-003666-(3)
TENTATIVE PARCEL MAP NO. 82856 (RPPL2020001696)
CONDITIONAL USE PERMIT NO. RPPL2021005546
ENVIRONMENTAL ASSESSMENT NO. RPPL202000169

April 29, 2026
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Report
Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By:  For
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Additional Correspondence

Fw: PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY: RPPL2020001696, 31335 Lobo Canyon Road, Agoura Hills, CA 913...



Cathie Messina <messina4re@aol.com>

To Phillip Smith; Joshua Huntington

Cc Dino Messina; Richard Doss

Retention Policy LACOUNTY 5 Year Delete (5 years)

Expires 4/22/2031

You forwarded this message on 4/23/2026 11:22 AM.



Thu 4/23/2026 11:05 AM



CAUTION: External Email. Proceed Responsibly.

Mr. Smith and Mr Huntington

I am confirming we will be at the hearing on April 29th to appeal your denial of our project. I am uncertain what information you need prior to the hearing as you have already received our letter requesting this hearing covering the unfortunate misunderstanding of the requirements to keep our project current.

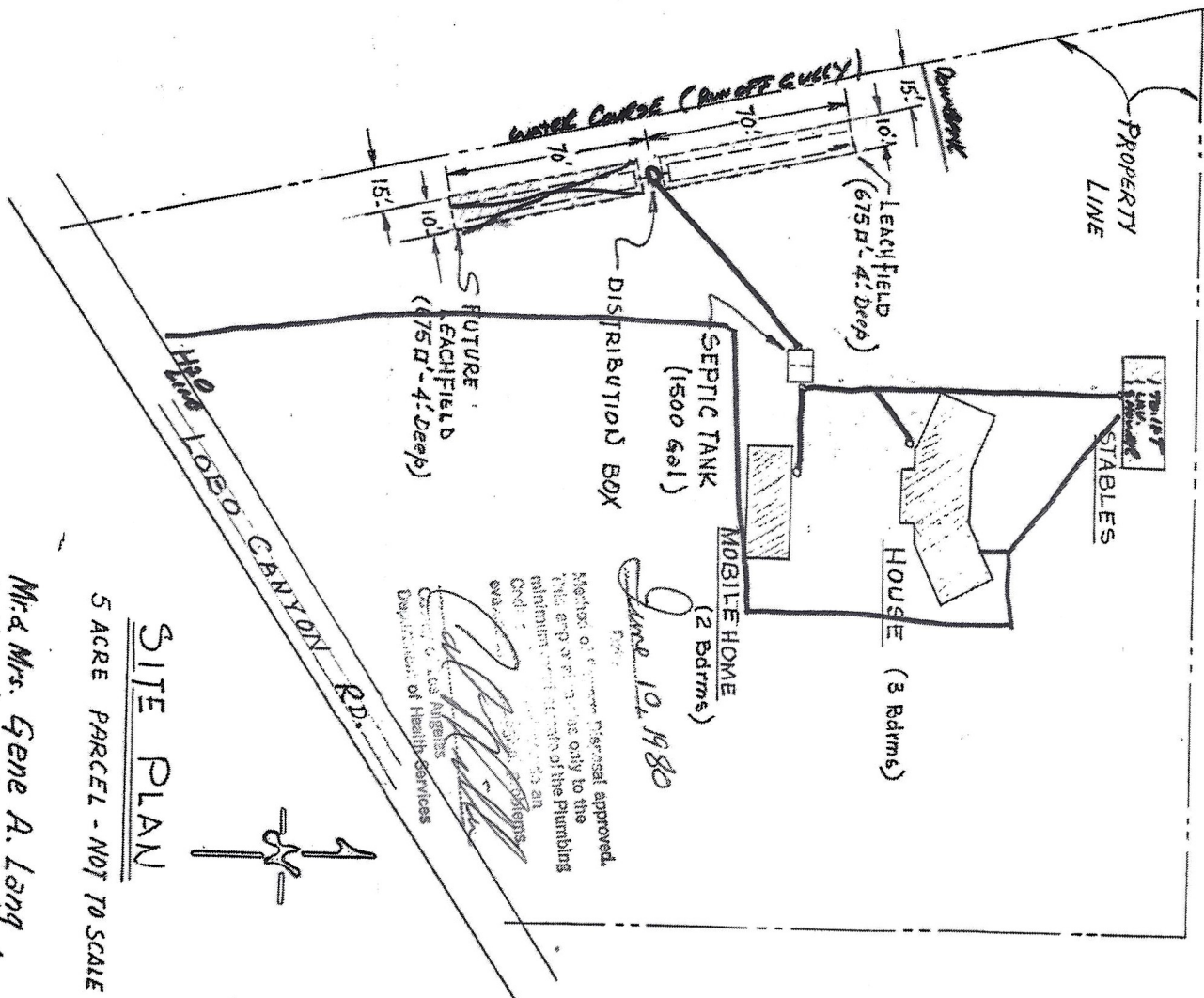
Additionally, I have been in touch with all departments in DPW. Most have said we have fulfilled their requirements to get approval. One change is the issue of the sewer. Our neighbor who is currently in construction was going to bring the sewer to his property and we were going to hook into it. Mr. Tigran, the supervisor of DPH confirmed we could do a covenant agreement for both properties to use the current septic system that has already been permitted. This would eliminate the sewer requirement until such time we decide to hook into that sewer at a later date. After that change I don't think there is too much left to do. We will confirm with the Planner what else is required.

This has been a very long and expensive journey and we are looking forward to finishing our family dream.

Please let me know if there is any further information you think we will need to bring to the hearing.

Attached are 1980-83 permits, photo of property as of March 2026 and Cert of Occupancy for new home.

Sincerely,
Cathie Messina
Dino Messina, Genevieve Ball
818-335-8047-Cathie
818-335-7914-Dino

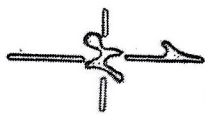


Master of Plumbing, Licensed approved.
 This map is for use only to the
 information of the Department of Health Services
 and is not to be used for any
 other purpose.
 Date: June 10, 1980
 Department of Health Services
 Los Angeles

SITE PLAN

5 ACRE PARCEL - NOT TO SCALE

Mr. & Mrs. Gene A. Lang
 31335 Lobo Canyon Road
 AGOURA CALIF.



COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER-FACILITIES
BUILDING AND SAFETY DIVISION

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PROTECTION ENGINEERING
APPROVED

STATEMENT OF WATER SERVICE FOR BUILDING PERMIT
SINGLE AND TWO FAMILY DWELLINGS (R-3)
BUSINESS OCCUPANCIES (B) UNDER 2500 SQ. FT.

FIRE HYDRANT REQUIREMENTS ONLY

Part I - INFORMATION SHEET

BUILDING ADDRESS 31335 LOBO CYN RD. By R.D. HARMS GA 15-7-80 CA
NEAREST CROSS STREET LOBOCYN RD. + TRIONFO DISTANCE TO NEAREST CROSS STREET 1/2 mile
PROPERTY OWNER GENE A. LANG
DESCRIPTION OF BUILDING Residence
NO. STORIES ONE TYPE OF CONSTRUCTION IV
PRESENT ZONING R-A-1H A-1-1 USE Residence
Gene A. Lang 4/18
SIGNATURE OF APPLICANT DATE

* * * * *

Part II - STATEMENT OF WATER SERVICE

This water system under normal operating conditions is capable of delivering 1500 gpm at 20 psi residual for two hours at this location.

This service will be rendered from a 10 inch diameter water main located in Lobo Cyn. Road street, etc.

The fire hydrant nearest to the proposed structure is within 880 ± feet via vehicular access.

Las Virgenes Municipal Water District Edward M. Smith Manager, Water Operations 4/18/80
WATER PURVEYOR SIGNATURE TITLE DATE

* * * * *

CONDITIONS FOR APPROVAL BY BUILDING & SAFETY DIVISION

The water supply may be approved for Group R-3 occupancies and Group B occupancies under 2500 square feet in area when the conditions listed below are met:

1. Part II is completed and shows that the following minimum requirements are met:
 - a. The water system is capable of delivering at least 1000 gpm in Fire Zones 4 and 5 and at least 750 gpm in other Fire Zones at 20 psi residual for two hours.
 - b. The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

APPROVED BY _____
NAME DATE OFFICE

NOTE: Where the water service does not meet the above requirements, Fire Department approval will be required before the permit is issued. The water service for occupancies not listed on this sheet must be approved by the Fire Department before a building permit is issued.

83-1077768

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO
COUNTY ENGINEER/FACILITIES
BUILDING AND SAFETY DIVISION
BUILDING SECTION, ROOM 100
532 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90020

FEE
\$4
E

Space above this line for Recorder's use _____

NOTICE OF MOBILEHOME INSTALLATION ON A FOUNDATION SYSTEM

FROM: Department of County Engineer-Facilities
532 South Vermont Avenue
Los Angeles, CA 90020

3753A
(Building Permit No.)
7/13/83
(Date Permit Issued)

OWNERSHIP INFORMATION - MOBILEHOME
DAVID G. W. BENEA AND MARGARET L. LAMB
(Registered Owner's Name)
17350 CITRONIA ST
(Registered Owner's Mailing Address)
NORTH RIDGE LA CA 91325
(City) (County) (State) (ZIP)

BANK OF AMERICA
(Legal Owner's Name)
1519 So. PARAMOUNT Blvd.
(Legal Owner's Mailing Address)
PARAMOUNT CA 92723
(City) (State) (ZIP)
Letter
(Form of Consent Accepted? Letter, etc.)

(Mobilehome will be Owner's Principal Residence?)
NO
OWNERSHIP INFORMATION - REAL PROPERTY

2058-004-030
(ASSESSOR'S PARCEL NUMBER)
BANK OF AMERICA
(1st Mortgage Holder) (2nd Mortgage Holder)
1519 So. PARAMOUNT BLVD.
(Address)
PARAMOUNT CA 92723
(City) (State) (ZIP) (City) (State) (ZIP)
14.26% 15 YRS. (Loan Rate %) (Terms)
14.26% 15 YRS. (Loan Rate %) (Terms)
PER FM 11396 W.71

(Title held in the Name(s) of?)
31335 Lobo Cyn. Rd.
(Real Property Mailing Address)
AGOURA LA 9130
(City) (County) (State) (ZIP)

(Real Property Size) Length X Width or Acres
5 ACRES
DEED

(Method of Verification? Deed, etc.)
LOT COM AT INTERSECTION OF NW LINE OF Lobo Cyn Rd.
(Legal Description of the Real Property?)
NW LINE of Lobo Cyn Rd. IN Doc # 1153, COMPLETE DESCRIPTION IN Assessor Records
Sec 37 IN R 16W

IDENTIFICATION INFORMATION - MOBILEHOME		(Date of Manufacture)	MODEL NAME/NUMBER	DWV LICENSE/DECAL NO.
MADISON		1979	RBCX	
"A" Unit	SERIAL NO. (VIN)	INSIGNIA/LABEL NO.	LENGTH X WIDTH	
	BCE119MCA	CAL 17259	60 x 13	
"B" Unit		CAL 17259	60 x 12	
"C" Unit			15 x 10	
"D" Unit				

(from the rear of the mobilehome, facing toward the front, the "A" Unit is the one at your left. Next is "B", "C", etc.)
YES
NO
NO
NO
YES

Exterior Wall Covering	Masonite	Total No. Rooms?	7	Built-in Cooktop?	YES
Roof Covering?	Comp.	Bedrooms?	2	Built-in Oven?	NO
Exterior Wall Thickness?	4"	Baths?	2	Built-in Microwave?	NO
Heating Type?	P.A.	Dining?	0	Built-in Trash Compactor?	NO
Refrigeration? (A/C)	NO	Family/Den/Kitchen?	1	Built-in Vacuum?	NO
Ceiling Height?	YES	Utility?	1	Built-in Dishwasher?	YES
Tow Bar Removed?	YES	Other? Living?	1	Disposal?	
Axles Removed?	YES	Other? Kitchen?	1	Other?	

SALES INFORMATION - MOBILEHOME
3/31/79
(Date of Purchase?)
Resignation, stove, Carpet Drapes etc.
(Purchase Price?) 27,449.00
Installation of the above described mobilehome on the real property particularly described hereon has been completed and a/this certificate of occupancy issued on 8-18-83
(Date)
Cora D. Jensen
(Authorized Signature, Local Agency)
BEI

DISTRICT OFFICE STAMP
COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION
5661 North Las Virgenes Road
Calabasas, California 91302
Telephone: 880-4150
Office Hours: 8 a.m. to 11 a.m.

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 1 P.M. SEP 14 1983
SENT TO D.M.V. 11-16-83



CERTIFICATE OF OCCUPANCY



**LOS ANGELES COUNTY
PUBLIC WORKS
BUILDING AND SAFETY**



This certifies that the building or structure or portion thereof, as described herein, complies with the provisions of the County of Los Angeles Building Code for the following use(s) and occupancy group(s). No change shall be made in the character of occupancy or use of the building or structure without approval of the Building Official.

Building Address: 31335 Lobo Canyon Road Agoura Hills, CA 91301
Permit Number: UNC-BLDR191226009844 **Permit Type:** Residential - New

Permit Issued: 07/15/2022

Owner : Cathleen Messina
Owner Address: 31335 Lobo Canyon Alley Agoura, CA 91301
Work Description: NEW 4701 SQFT 1-STORY SFD

* For additional construction information, please see permit

Issuing Office
CALABASAS/MALIBU
27001 AGOURA ROAD, SUITE 250
CALABASAS, CA 91302

Handwritten signature of Juan Madrigal in blue ink.

Building Official: Juan Madrigal

Handwritten signature of RaChelle Taccone in blue ink.

By: RaChelle Taccone
Certificate Issued: 02/17/2026