

January 21, 2026

Neelima Gadicherla
28230 Agoura Rd., Suite 200
Agoura Hills, CA 91301

PROJECT NO. 2019-000833-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2020001110
VARIANCE NO. RPPL2022005027
1714 DECKER SCHOOL LANE, MALIBU (APN 4472-029-020)

Dear Applicant:

Hearing Officer Patricia Hachiya, by her action of **January 20, 2026**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 3, 2026**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Ms. Neelima Gadicherla
January 21, 2026
Page 2

For questions or for additional information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051, or TMontgomery@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:TM

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement
Coastal Commission (Ventura Office)

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-000833-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202001110
VARIANCE NO. RPPL2022005027**

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on November 18, 2025, in the matter of Project No. 2019-000833-(3), Minor Coastal Development Permit No. RPPL202001110 (“Minor CDP”), and Variance No. RPPL2022005027 (“Variance”).
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Hearing Officer on January 20, 2026. LA County Planning staff (“Staff”) gave a brief presentation recommending approval of the Minor CDP and Variance. The applicant’s representative was sworn in and testified in favor of approval. The Hearing Officer subsequently closed the public hearing and approved the Minor CDP and Variance.
3. **ENTITLEMENTS REQUESTED.** The applicant, Neelima Gadicherla (“Permittee”), requests the Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence (“Project”) including: adding 1,407 square feet (“SF”) to the residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000 gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, a new onsite wastewater treatment system (“OWTS”), and widening of a 1,200-foot-long access driveway. Playground equipment, outdoor stairs, a greenhouse, and landscaping—all of which were unpermitted—will be demolished and removed. Also, an unpermitted accessory dwelling unit (“ADU”), which was constructed following the 2018 Woolsey Fire and has been utilized as temporary housing since that time, will be demolished and removed. Grading associated with these improvements includes 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal and recompaction, and 199 cubic yards export; for a total of 1,949 cubic yards of grading. A previous single-family residence on the property was destroyed in the 2018 Woolsey Fire, and a CDP Exemption for reconstruction of the residence has already been approved. The Project would be located on a property that is 9.79 gross acres in size at 1714 Decker School Lane (Assessor’s Parcel Number 4472-029-020) in the unincorporated community of the Santa Monica Mountains Coastal Zone (“Project Site”).

In addition, the Permittee requests the Variance for the use of and widening of an existing driveway of more than 300 feet in length. The Project would include development within mapped H3 Habitat.

4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is a request to construct additions to a fire rebuild single-family residence and associated improvements, including a new

OWTS, in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.810 (Permit Required). Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260 (Grading)). A Minor CDP is required because the Project proposes 1,949 cubic yards of grading (679 cubic yards cut; 480 cubic yards fill; 790 cubic yards of over-excavation, removal and compaction and 199 cubic yards export).

5. **ENTITLEMENT(S) REQUIRED.** The Variance is a request to widen a driveway of more than 300 feet in length pursuant to County Code Section 22.44.1920.C (Development Standards).
6. **PREVIOUS ENTITLEMENT(S).** The Project Site was developed with a 1,298-SF single-family residence and garage in 1977 via CDP E-77-1, which was issued by the California Coastal Commission. In 1982, a swimming pool and spa were approved with building permits. Other structures on the property were approved in 2014 under CDP 4-12-020, and include: equestrian facilities (horse arenas and horse shelters); a decomposed granite pathway around the horse arenas; four-foot-high wildlife permeable fencing for the horse arenas; wooden stairs from the house to the pool; two (2) retaining walls near the pool; wood and concrete pool deck, a powered driveway gate; and a 144-SF shed. All permitted structures, with the exception of the swimming pool, burned in the Woolsey Fire of 2018. A rebuild of the previous single-family residence was approved in 2024 (CDP Exemption RPPL2023005853), and that residence, which has a floor area of 2,354 square feet and a height of 22 feet, five inches above grade, is currently under construction.
7. **LAND USE DESIGNATION.** The Project Site is located within the Rural Lands 40 (RL40 – one dwelling unit per 40 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map (“LUP”).
8. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-40. Pursuant to County Code Section 22.44.1750 (R-C Rural Coastal Zone), a single-family residence is a principal permitted use within the R-C Zone. However, County Code Section 22.44.1260 (Grading) requires a Minor CDP for any development that proposes between 50 and 5,000 cubic yards of grading, which the Project does. In addition, the widening of the existing access road for a length exceeding 300 feet requires a Variance (County Code Section 22.44.1920.C [Development Standards]).

9. SURROUNDING LAND USES AND ZONING.

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL40 Rural Lands (One dwelling unit per 40 acres maximum density)	R-C-40	Temporary house and related site improvements
NORTH	RL40 Rural Lands	R-C-40	Vacant land
EAST	RL40 Rural Lands	R-C-40	Single-family residence to the northeast
SOUTH	RL40 Rural Lands	R-C-40	Single-family residence
WEST	RL40	R-C-40	Single-family residences

10. PROJECT AND SITE PLAN DESCRIPTION.**A. Existing Site Conditions**

The Project Site at 1714 Decker School Lane is irregularly shaped 9.79-acre property and consists of a small hill on the southeastern portion of the property where the former main residence was located. The hill is approximately 170 feet tall, sloping down to the property boundary in all directions. A circuitous driveway winds to the hilltop from the site entrance at the southwest corner of the property at Decker School Lane. The Project Site was originally developed with a 1,298-SF single-family residence and garage on the northeastern portion of the property, which were legally established in 1977 and destroyed by the Woolsey Fire in 2018. The Project Site now includes a swimming pool, pool deck, retaining walls, a deck with shade structure, wooden stairs, and an OWTS on the northeastern portion of the property. The central and west portions of the Project Site contain, equestrian facilities (three horse arenas and horse shelters), decomposed granite pathways, four-foot-high wildlife permeable fencing, a play structure with surrounding decking, four 5,000-gallon water tanks, an enclosed garden, three storage sheds, and a power-operated sliding driveway gate. On the southeastern portion of the Project site are two 5,000-gallon water tanks and temporary housing which was approved following the Woolsey Fire and will be demolished after the construction of the rebuilt single-family residence is completed. A 1,200-foot-long paved driveway with a width between 15 and 20 feet winds through the Project Site between the former site of the single-family residence and Decker School Road to the southwest. The driveway includes a 62-foot-long retaining wall three feet, six inches in height.

The Santa Monica Mountains Local Coastal Program Land Use Plan (“LUP”) maps two biological zones on the Project Site: H2 Habitat on the northern portion of the property and a larger portion of H3 Habitat on the southern portion where the residence and related improvements were located. The Project Site is bounded to the north, by vacant parcels in the R-C-40 Zone and, on the east, west, and south by single-family residences also in the R-C-40 Zone.

B. Site Access

The Project Site is accessed by Decker School Lane, a 20-foot-wide public road immediately to the south. This road connects to Decker Road located southeast of the project site.

C. Site Plan

The Permittee proposes additions, improvements, and restoration associated with a single-family residence (“Project”), including adding 1,407 square feet (“SF”) to the residence, a 496-SF attached garage, three (3) storage sheds, four (4) 5,000 gallon water tanks, two (2) propane tanks, wildlife permeable fencing, outdoor gas fixtures, shade structures, landscaping, a play structure, a pool deck, a new onsite wastewater treatment system (“OWTS”), and widening of a 1,200-foot-long access driveway. Temporary housing (ADU), playground equipment, outdoor stairs, a greenhouse, storage container, pepper trees, a septic tank, a gate and fence, and landscaping—all of which were unpermitted—will be removed. Grading associated with the proposed improvements is as follows: 679 cubic yards of cut; 480 cubic yards of fill; 790 cubic yards of over-excavation, removal, and recompaction, and 199 cubic yards export; with a total 1,949 cubic yards of grading and a disturbed area of 0.96 acre. All direct development for the Project, including the brush management zones would be located within H3 Habitat.

11. CEQA DETERMINATION. The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes accessory structures for a single-family residence and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because it includes additions, improvements, and removals associated with an existing single-family residence.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the existing driveway widening with retaining walls and proposed accessory uses. The proposed project would not result in the taking of endangered,

rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because a biological inventory of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological inventory that was reviewed and confirmed by the Staff Biologist. The biological inventory determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designations, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the south, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

12. COMMUNITY OUTREACH. Other than the required hearing notification, no community outreach was conducted for this Project.

13. PUBLIC COMMENTS. No public comments regarding the Project have been received.

14. AGENCY RECOMMENDATIONS.

A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated May 10, 2024.

B. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated March 10, 2024. The Department of Public Health conditions have been included within the Project's conditions of approval.

C. County Department of Public Works (“Public Works”): Recommended clearance to public hearing with conditions in a letter dated February 20, 2025. The Public Works conditions have been included within the Project’s conditions of approval.

D. The County Fire Department, on May 30, 2024, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through the County’s EPIC-LA permit tracking system. No letter was provided.

15. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning’s website. On October 9, 2025, a total of 28 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL40 land use designation is intended for single-family residential uses on relatively large lots. The proposed additions to the single-family residence rebuild as well as driveway and other proposed accessory uses are permitted under this designation.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would be located mainly on the previously developed and disturbed southern portion of the Project Site with access to an existing public road. The applicant proposes utilizing and widening an existing driveway to access the existing residential pad site. This location will avoid the need to remove any native vegetation and grade large amounts of earth. The development will also avoid all impacts, including fuel modification, within H2 Habitat.

Conservation and Open Space Element

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:

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

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Decker Road, a designated scenic route to the east. As a result, the Project Site is located within a Scenic Resource Area (“SRA”) per County Code Section 22.44.2000 (Identification of Scenic Resource Areas). Therefore, new structures would have a height limit of 18 feet above grade. All proposed ancillary improvements such as pool deck improvements, a shaded barbeque and outdoor fireplace, retaining walls associated with the driveway widening, several water storage and propane tanks, as well as the additions of a 592-SF family room and 496-SF attached garage with rooftop decks and glass railings, will have a maximum height of 17 feet above grade. The 815-SF, second-floor master bedroom would be built by converting an existing second-floor atrium with a maximum height of 22 feet, five inches above grade and adding an interior stairwell. However, this addition would be within the existing walls of the residence and thus would not expand any portion of the existing residence that exceeds 18 feet. The residence was allowed to be rebuilt to its previous height of 22 feet, as it was legally established at that height prior to the current LIP height requirements. Portions of the rebuilt residence, driveway and ancillary structures will be visible from Decker Road, Decker School Lane, and surrounding properties; however, they would be similar in character and size to

improvements associated with other residential properties in the vicinity as well as the former residence and related improvements on the project site.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-40 zoning classification because the additions to the fire rebuild single-family residence and related accessory structures are permitted uses in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750 (R-C Rural Coastal Zone). However, County Code Section 22.44.1260 (Grading) requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading, and County Code Sections 22.44.860 (Application—Types of Coastal Development Permits and Review Procedures). Since the Project proposes 1,949 cubic yards of grading, a Minor CDP is required instead of an Administrative CDP.

In addition, a new or expanded driveway or access road of more than 300 feet in length requires a Variance (County Code Section 22.44.1920.C (Development Standards)). The LIP considers the widening of an existing road to be the same as creating a new road, and the Project would include increasing the paved width of the private driveway from 10 – 15 feet to 15 – 20 feet for a length of 1,200 feet. Therefore, a Variance is also required.

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750 (Rural Coastal Zone) and 22.44.1375 (Yards), as the Project would meet all required setback standards.

20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040 (Development Standards). The maximum height for a single-family residence that is within an SRA in the Santa Monica Mountains Coastal Zone is 18 feet above grade. The maximum height of all new structures is 17 feet above grade. The residence was allowed to be rebuilt to its previous height of 22 feet, as it was legally established at that height prior to the current LIP height requirements.

21. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including rammed earth walls, steel, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320 (Construction Colors, Materials, and Design).

22. **BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist, who found the Project to be consistent with local biological resources.

23. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260 (Grading). The Project is proposing 1,949 cubic yards of grading, consisting of 679 cubic yards cut; 480 cubic yards fill; 790 cubic yards of over-excavation, removal and compaction and 199 cubic yards export. The Project is consistent with the applicable grading requirements because grading would occur within previously disturbed areas, and the Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
24. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project, with revisions, is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270 (Exterior Lighting). The Project is proposing outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270 (Exterior Lighting).
25. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-40 Zone (County Code Section 22.44.1750 [R-C Rural Coastal Zone]), as two covered parking spaces are required. The Project would provide two covered parking spaces in an attached garage.
26. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310 (Fences, Gates, and Walls). Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. Only wildlife-permeable fencing is proposed on the Project Site.
27. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910.I (Land Planning and Development Standards). The Project does not propose an increase to the existing approved building site area of 19,669 square feet.
28. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920 (Development Standards). The Project Site is designated as H2 and H3 Habitat by the LUP. H2 Habitat is located on the northern portion of the site and H3 Habitat is on the southern portion of the site where the residence and related improvements were located. All proposed development, including proposed brush management zones, would occur within H3 Habitat.
29. **OWTS STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340 (Water Resources), which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree or within 150 feet of a stream. The Project's proposed seepage pits, which are located immediately to the south of the residence, would meet these standards.

30. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040 (Development Standards). The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.
31. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

32. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, and height restrictions, except for those standards regarding driveway length, which is why the Project requires a Variance.
33. **The Hearing Officer finds 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 in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

VARIANCE FINDINGS

34. **The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.** Aerial photographs show that portions of the driveway date back to 1968, while the rest of the driveway dates to the 1970s. The driveway, which was designed and built using the historically cleared parts of the property, and in keeping with the existing topography, leads up to a legally permitted single-family residence, which was located and built on a historically cleared pad. The subject driveway is the only way to gain access to the single-family residence from the public road – Decker School Lane. Any shorter driveway would require extensive grading and would have a grade exceeding that required for Fire Department access.
35. **The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.** Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed with similar square footage and building site areas in the immediate vicinity, some of which have driveways exceeding 300 feet in length. The

subject driveway is the only way to gain access to the single-family residence from the public road – Decker School Lane.

36. The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone. The length of the driveway (over 300 feet) pre-dates the County of Los Angeles' Santa Monica Mountains Local Coastal Program requirement for a variance for access roads more than 300 feet in length. As noted, the road has been in existence for over five decades and is required to access the building pad for the single-family residence formerly located on the property. While there were widening improvements made to the road for the fire department purposes, those improvements were within the same configuration as the existing road. Accordingly, the granting of the variance will not harm or cause any safety or welfare issue for adjacent and/or nearby properties. As a result, the proposed location of the widened driveway is the most appropriate for the rebuild of the single-family residence and related facilities.

37. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources. The driveway has existed on the property for over 50 years. Proposed improvements, which include widening some portions of the existing driveway, are required to meet current Fire Codes. The southern portion of the project site that contained the single-family residence and related improvements has been historically cleared and solely contains H3 Habitat. The Project has also been found to be in conformity with the certified Santa Monica Mountains Local Coastal Program.

ENVIRONMENTAL FINDINGS

38. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption) and 15304 (Class 4, Minor Alterations to Land Categorical Exemption). Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes accessory structures for a single-family residence and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because it includes additions, improvements, and removals associated with an existing single-family residence. Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the existing driveway widening with retaining walls, and proposed accessory uses. The proposed project would not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation to surface waters and therefore, qualifies for the Class 4 Categorical Exemption.

ADMINISTRATIVE FINDINGS

39. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Minor CDP:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified Santa Monica Mountains Local Coastal Program.
- B. The Hearing Officer finds that the proposed development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone and therefore is not subject to public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Variance:

- A. The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.
- B. The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.
- C. The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
- D. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202001110** and **VARIANCE NO. RPPL2022005027**, subject to the attached conditions.

ACTION DATE: January 20, 2026

KF:RG:TM

01/21/26

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2019-000833-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202001110
VARIANCE NO. RPPL2022005027**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit (“CDP”) to construct additions to a fire rebuild single-family residence and associated improvements, including a new onsite wastewater treatment system (OWTS) and removal of unpermitted development, located on a 9.79-acre property in the Santa Monica Mountains Coastal Zone (“Project Site”), as well as a Variance to widen an existing access driveway that is more than 300 feet in length (“Project”), subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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 making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090 (Effective Date of Permit).
4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or 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 and the County shall reasonably cooperate in the defense. If the County fails to 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. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this 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. **Grant Term.** Due to the residential nature of the entitlement, no grant term is necessary for the Project.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** 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. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. 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. The permittee shall deposit with the County the sum of **\$2,280.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while

inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for one inspection each year for five years.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or 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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Sections 22.44.1130 (Amendments to Permits) and/or 22.44.1140 (Revocation of Coastal Development Permits).
12. **County Fire Code.** 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 ("Fire Department").
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** 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. **Revisions to the Exhibit "A."** 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, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 23, 2026.**
16. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital**

copy 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.

PROJECT SITE-SPECIFIC CONDITIONS

17. **Exterior Colors and Materials.** The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials shall be permitted for exterior construction, other than glass, which shall be the least reflective variety available.
18. **LID Standards.** Prior to construction, the permittee shall submit a grading/drainage plan to the Public Works' Building and Safety Division for review and approval. The grading plans shall show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, retaining walls, water-quality devices, Low-Impact Development ("LID") features, and all existing easements. All structures shall meet the County Building, Residential, and Green Building Standards codes, and the Project shall comply with all LID standards (County Code Section 12.84.440) in accordance with the LID standards manual. This condition shall be met to the satisfaction of Public Works.
19. **Exterior Lighting.** Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 (Exterior Lighting) in order to avoid light trespass, including, but not limited to:
 - a. Lighting allowance
 - i. Security lighting attached to the principally permitted structure and other permitted accessory structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the property. This lighting shall be limited to fixtures that do not exceed two feet in height, are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - iii. Outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens), or the equivalent.
 - b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-targeted areas, including but not limited to H1 and H2 habitat areas and the H1 habitat area buffer. Lighting of equestrian arenas or round pens may only be allowed with a Revised Exhibit "A" after the permittee demonstrates, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
 - c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.

20. **Construction Runoff Plan.** The permittee shall prepare a Construction Runoff Plan that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan should be implemented during the rainy season or prior to rain events.
21. **Glass Requirements.** Glass used in the Project shall be the least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320 (Construction Colors, Materials, and Design).
22. **Future CDP Requirement.** Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the property, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the property.
23. **Grading During Rainy Season.** Per County Code Section 22.44.1260.F (Grading), grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
24. **Noise Standards.** The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.
25. **Improvements in Public Right-of-Way.** Prior to issuance of a grading or building permit, remove all structures or fences and/or private improvements from the dedicated right of way.
26. **Additional DPW Requirements.** Prior to issuance of a grading or building permit:
 - a. No off-site grading for access shall be permitted unless expressly written in a legal easement or per a recorded notarized document from adjacent parcel(s) owner(s).

- b. No additional drainage flows (i.e., cross-lot drainage) shall be directed to adjacent parcels without legal recorded permission or drainage easement. Any applicable easement documents will be required to be submitted to Public Works for review.
 - c. Project may require a soils report and geotechnical review, to the satisfaction of the Department of Public Works (“DPW”).
 - d. Any violation(s) on the subject parcel(s) shall be addressed, to the satisfaction of DPW.
 - e. Project is subject to grading setback requirements per J108.4 of the County Code, Appendix J, to the satisfaction of DPW.
 - f. Agency coordination and approvals are the responsibility of the applicant. All plan sets must match, to the satisfaction of DPW.
27. **Demolition of ADU.** Within 90 days of final approval, the permittee shall submit demolition plans for the unpermitted temporary housing (ADU) to DPW—Building and Safety Division. The ADU shall be demolished and removed within 90 days of issuance of the certificate of occupancy for the rebuilt single-family residence.
28. **Removal of Improvements.** Within 90 days of final approval, the following site improvements shall be removed, as identified on the approved Exhibit “A”:
- a. Playground equipment
 - b. Stairs from the pool to the playground area deck.
 - c. Storage containers
 - d. Greenhouse
 - e. Pepper trees
 - f. Enclosed garden
 - g. Relocation of gate and fence in the front yard of the property outside the right-of-way of Decker School Lane.
 - h. Existing septic tank.
29. **Grading Limits.** Grading associated with site improvements shall be limited to 2,000 cubic yards of grading and a disturbed area of 0.96 acre.