

REPORT TO THE HEARING OFFICER

DATE ISSUED: November 6, 2025

HEARING DATE: November 18, 2025 AGENDA ITEM: 10

PROJECT NUMBER: 2019-000833-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
No. RPPL2020001110
Variance No. RPPL2022005027

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 1714 Decker School Lane, Malibu

OWNER: Miriam Colin Hoff

APPLICANT: Neelima Gadicherla, Schmitz and Associates

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

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 that the public hearing for this Project not be opened and that the Project be continued to January 20, 2026. The Project will be considered by the Hearing Officer assigned to that date.

Staff recommends the following motion:

I, THE HEARING OFFICER, CONTINUE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2020001110 AND VARIANCE NUMBER RPPL2022005027 TO JANUARY 20, 2026 WITHOUT OPENING THE PUBLIC HEARING.

BACKGROUND

The applicant requests a Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence ("Project") on a 9.79-acre property ("Project Site") in the R-C-40 (Rural Coastal—40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

The proposed additions, improvements, and restoration include:

- Adding 1,407 square feet to the 2,354-square-foot residence
- A 496-square-foot 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
- The widening of an existing 1,200-foot-long access driveway.

A total of 1,949 cubic yards of grading is associated with these proposed additions, improvements, and restoration, including:

- 679 cubic yards of cut
- 480 cubic yards of fill
- 790 cubic yards of over-excavation, removal, and compaction
- 199 cubic yards of export

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. Playground equipment, outdoor stairs, a greenhouse, landscaping, and a temporary dwelling unit—all of which were unpermitted—will be removed.

A Variance is required for the widening of the existing driveway because it exceeds 300 feet in length.

ADDITIONAL INFORMATION

Per the requirements of the Santa Monica Mountains Local Implementation Program, the applicant needed to place story poles indicating the height and mass of all proposed structures, as well as the staking of grading limits, on the Project Site at least 30 days prior to the public hearing date (County Code Section 22.44.1440.A). Per Staff observation, as well as confirmation by the applicant, story poles were not placed on the Project Site until November 6, 2025. As a result, Staff is recommending that the public hearing for the Project not be opened and that the Project be continued to January 20, 2026.

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
