

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. **This is an appeal of the Hearing Officer's denial of February 7, 2023.** A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday, April 26, 2023 at 9:00 a.m.

Hearing Location: 320 West Temple St., Room 150, Los Angeles, CA 90012, and Online. Visit <http://planning.lacounty.gov/rpc> and select hearing date for more information.

Project & Permit(s): Project No. 2019-000686-(3): Minor Coastal Development Permit Nos. 2019002073, 2019002474, 2019002479, 2019002885, 2019002887, 2019001222, 2019003431, 2019003435, 2019003852, 2019003854, 2019004230, 2019004232, 2019004674, 2019004677, 2019004678 and Variance Nos. 2019001224, 2019002074, 2019002475, 2019002480, 2019002886, 2019002888, 2019003432, 2019003436, 2019003853, 2019003855, 2019004231, 2019004675

Project Location: 25600 and 25700 blocks of Piuma Road, within the Santa Monica Mountains Coastal Zone

CEQA: No CEQA determination has been made.

Project Applicant: This case was filed by California Pacific Homes on April 3, 2019.

Project Description: 15 new single-family residences, four of which would include detached guest houses, on 16 lots. 12 variances are also requested to allow onsite wastewater treatment systems ("OWTS") within the 50-foot native tree buffer, to allow structures within the H1 Buffer and H1 Quiet Zone habitat categories and to share OWTS with the primary residence, to allow structures that occupy more than 50% of the linear frontage along a scenic route, and to permit structures within the required 100-foot buffers from parkland and riparian zones.

For more information regarding this application, contact **Tyler Montgomery**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-0051, E-mail: tmontgomery@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case>. All correspondence received by DRP shall be considered a public record. If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6411.**

