

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: March 13, 2025

HEARING DATE: March 18, 2025 AGENDA ITEM: 9

PROJECT NUMBER: 2019-000010

PERMIT NUMBER(S): Minor Coastal Development Permit Nos.
RPPL2019000016, RPPL2019000017,
RPPL2019000018, RPPL2019000019
Environmental Assessment No. RPPL2023001199

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 24937 Mulholland Highway, Calabasas

OWNER: Green Hills Associates, Inc.

APPLICANT: Isaac Zachary

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

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On February 24, 2025, LA County Planning staff received a letter from the Santa Monica Mountains Conservancy, a State of California natural resources agency (attached as Exhibit A). The letter expresses concerns regarding wildlife movement and how that movement could be restricted with the development of the Project.

If you have any questions or need additional information, please contact Shawn Skeries of the Coastal Development Services Section at sskeries@planning.lacounty.gov.

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

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

Attachments	
Exhibit A	Letter from Santa Monica Mountains Conservancy dated 2/24/2025

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV



February 24, 2025

Hearing Officer c/o Tyler Montgomery
Los Angeles County Regional Planning Department
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Comments on Minor Coastal Development Permit
Nos. RPPL2019000016, RPPL2019000017, RPPL2019000018, and RPPL2019000019
24937 Mulholland Highway, Calabasas
PN 2019-000010

Dear Hearing Officer:

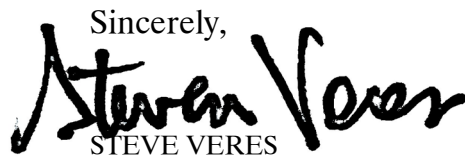
The Conservancy makes the following case for the County to require habitat protection deed restrictions on each of the four subject lots in this proposed Cold Creek watershed project in the Mulholland Scenic Highway Corridor. The most important area to permanently protect is along the west project boundary to ensure north-south wildlife potential to Mulholland Highway towards Cold Creek. The attached figure shows the portions of each lot that should receive no-fencing, no lighting elements, no non-native shrubs and trees, no man-made materials deed restrictions. That figure shows the two northernmost houses in both the proposed and the slightly more clustered locations being negotiated between the applicant and the Las Virgenes Federation. No other project modification is requested.

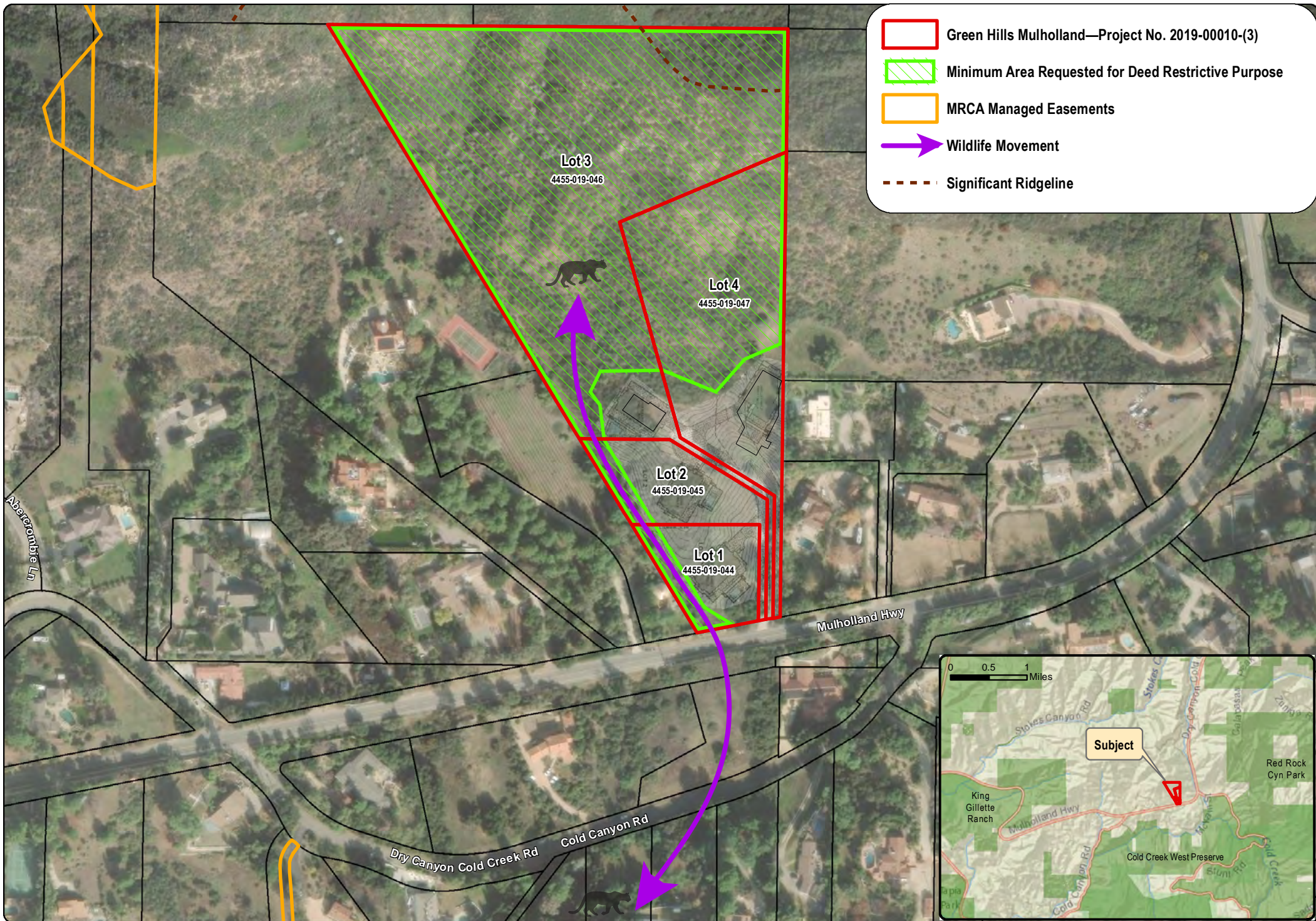
The project lies at the southeastern corner of a large, multi-watershed habitat block defined by Las Virgenes Road on the east, the 101 freeway to the north, Mulholland Highway to the south, and a combination of Mulholland Highway and large Calabasas subdivisions to the east. Connectivity in and out of this habitat block is good in the southwest corner with its adjacency of Malibu Creek State Park and King Gillette Ranch. However, habitat connectivity both eastward and southward has been reduced to narrow, unprotected gaps between residences. Those gaps continue to close from all types of new construction including fencing. That trend can only be expected to continue. Many of the remaining good, privately-owned connectivity sections across Mulholland Highway are on individual, expensive, smaller acreage lots that cannot all be realistically acquired by public agencies.

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To ensure that adequate wildlife movement occurs along both the east and southeast boundaries of the large, above-described habitat block, all new project approvals must contribute with essential protected portions of land via entitlement conditions for permanent deed restrictions. The attached figure shows the existing animal movement path through the subject property to vacant land on the south side of Mulholland Highway. The current project would probably block this existing quality north-south habitat linkage if fencing was erected in the shown western boundary proposed permanent habitat linkage. The Mitigated Negative Declaration and staff report completely missed this potential impact. That potential impact must be mitigated with the requirement of deed restrictions on each of the four lots that prohibit all fencing, lighting elements, non-native shrubs and trees, and manmade materials. As depicted, this north-south corridor is narrow and long. To remain effective, it must not be deed restricted at a more narrow width.

Please contact Paul Edelman, Deputy Director of Natural Resources and Planning, with any communications or follow up documents and notifications at the above letterhead address, edelman@smmc.ca.gov , or 310-589-3200 x 128.

Sincerely,

STEVE VERES
Chairperson



Green Hills Mulholland—Project No. 2019-00010-(3)

