

**SUPPLEMENTAL  
REPORT TO THE REGIONAL PLANNING COMMISSION**

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DATE ISSUED:	January 29, 2026	
HEARING DATE:	February 4, 2026	AGENDA ITEM: 7
PROJECT NUMBER:	R2005-01452-(3)	
PERMIT NUMBER(S):	Variance No. 200900001	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	2354 Topanga Canyon Boulevard, Topanga	
OWNER:	CMI Corporate Marketing, Inc.	
APPLICANT:	Cory Isaacson	
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner <a href="mailto:TMontgomery@planning.lacounty.gov">TMontgomery@planning.lacounty.gov</a>	

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This agenda item is a request to construct a new 4,000-square-foot single-family residence within 50 feet of a mapped significant ridgeline (“Project”) in the A-1-5 (Light Agricultural – Five-Acre Minimum Required Lot Area) Zone, and within the Santa Monica Mountains North Area Community Standards District, pursuant to County Code Section 22.56.260 as it existed in 2009.<sup>1</sup> This is an appeal of the Hearing Officer’s approval of June 24, 2025.

After the previous Supplemental Report to the Regional Planning Commission (“Commission”) was issued on January 22, 2026, Staff received one additional letter from Roger Pugliese, the co-president of the Las Virgenes Homeowners Federation (Exhibit A-4). The letter, which is dated January 22, 2026, states that the Project’s on-site notice board still has the original public hearing date of September 24, 2025. Because of this, he requests that the hearing be continued until the date is updated.

Staff has confirmed that the on-site public hearing notice has the original Commission hearing date of September 24, 2025. At that hearing, the Commission continued the public hearing to December 10, 2025. On December 10, the Commission again continued the hearing to February 4, 2026.

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<sup>1</sup> Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Project applicant chose to have the complete Variance application be subject to the zoning and regulations in effect at the time it was submitted in 2009.

County Code Section 22.222.120.C.1—regarding public hearing procedure—reads as follows:

*A public hearing may be continued without further notice, provided that the Commission or Hearing Officer announces for the record the date, time, and location where the hearing will be continued before the adjournment of the hearing.*

Because the Commission continued the hearing to a date certain, no new notice is required. Notice includes mailings, newspaper advertising, and on-site posting. Therefore, an applicant is not required to update the on-site hearing notice date when an item is continued.

Staff's recommendation for Project approval remains unchanged. If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov).

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Report

Reviewed By:

*Rob Glaser*

Robert Glaser, Supervising Regional Planner

Report

Approved By:

*M.G.* for

Mitch Glaser, Assistant Administrator

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**LIST OF ATTACHED EXHIBITS**

EXHIBIT A-4

Letter from Roger Pugliese (01/22/26)

From: **Roger Pugliese** <[emimoon@gmail.com](mailto:emimoon@gmail.com)>  
Date: Thu, Jan 22, 2026 at 1:26 PM  
Subject: Re: 2/4 RPC Update Memo: Agenda Item No. 6 (R2005-01452)  
To: Tyler Montgomery <[tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov)>  
Cc: Paul Edelman <[edelman@smmc.ca.gov](mailto:edelman@smmc.ca.gov)>, Joan Slimocosky  
<[jslimocosky@gmail.com](mailto:jslimocosky@gmail.com)>, [carrielcarrier2@gmail.com](mailto:carrielcarrier2@gmail.com) <[carrielcarrier2@gmail.com](mailto:carrielcarrier2@gmail.com)>

**Thank you for the update.**

**The notice that informs the public has the wrong date on it. It does not show the new date of Feb 4th. So because of that We are asking for a continuance of the Matter**

**It clearly states in the North Area Plan the notice to the public MUST be posted for 30 days. I have a picture that shows the Date of Sept 24th 2025 this was taken recently**

**Please share this with the RP commission**

**Roger Pugliese**