

**SUPPLEMENTAL  
REPORT TO THE HEARING OFFICER**

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DATE ISSUED: May 5, 2025

HEARING DATE: May 6, 2025 AGENDA ITEM: 3

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](mailto:TMontgomery@planning.lacounty.gov)

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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").

**RECOMMENDATION**

In a written report dated April 24, 2025, LA County Planning staff ("Staff") recommended that the Hearing Officer continue the Project, without opening the public hearing, from May 6, 2025, to July 1, 2025. Staff is withdrawing that recommendation and is no longer requesting a continuance. Instead, Staff is now recommending that the Hearing Officer open the public hearing, adopt the Mitigated Negative Declaration, and approve the Project, consistent with the recommendation provided by Staff in a written report dated January 8, 2025.

Staff recommends the following motions:

**CEQA:**

**IMOVE THAT THE HEARING OFFICER CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION ASSOCIATED WITH ENVIRONMENTAL ASSESSMENT NO. RPPL2023001199 ALONG WITH THE**

**REQUIRED FINDINGS OF FACT FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

***ENTITLEMENTS:***

**I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000016 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.**

**I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000017 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.**

**I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000018 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.**

**I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019000019 SUBJECT TO THE FINDINGS AND CONDITIONS ATTACHED TO THE JANUARY 8, 2025, REPORT TO THE HEARING OFFICER.**

**ADDITIONAL CORRESPONDENCE**

On May 2, 2025, Staff received an additional letter from the applicant's attorney, Elisa Paster, objecting to Staff's recommendation to continue the Project, without opening the public hearing, to July 1, 2025. The letter states that, under Government Code Section 65905.5, a jurisdiction may not hold more than five public hearings regarding any housing development project, and that a continuance of a public hearing is counted toward this number. It also states that, under the Housing Accountability Act (Assembly Bill 1893), which went into effect on January 1, 2025, failure to comply with this section of the Government Code can result in fines and/or constitute a disapproval of the Project.

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. Glaser*

Mitch Glaser, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A-2	Letter from Elisa Paster objecting to continuance (May 2, 2025)



633 West Fifth Street  
Suite 5880  
Los Angeles, CA 90071  
213.557.7222  
www.rpnllp.com

Elisa Paster  
213.557.7223  
Elisa@rpnllp.com

May 2, 2025

**VIA EMAIL**

LA County Regional Planning Hearing Officer  
c/o Tyler Montgomery, AICP  
Principal Planner, Coastal Development Services  
tmontgomery@planning.lacounty.gov

**Re: Objection to Hearing Officer Continuance of May 6, 2025, Project Hearing  
Project No. 2019-000010**

Dear Hearing Officer:

We represent Green Hills Associates, Inc. (the “Applicant”), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN’s): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the “Project”) on a site located in the County of Los Angeles (“County”). The Applicant was profoundly disappointed to learn that the County staff is recommending yet another continuation of the Project to a July hearing date, without even having the courtesy to call us prior to its recommendation. As described below, such a continuance is a violation of Government Code Section 65905.5, and this letter serves as our formal objection to any such further continuance of the hearing for the Project.

As you are aware, the original hearing for this matter was scheduled for May 28, 2024, almost a year ago, and more than four years after the Applicant formally submitted and proposed this modest Project in 2019. The Project has been continued on six separate occasions, as follows:

- June 25, 2024 – Continued at the direction of County staff
- August 20, 2024 – Continued at the direction of County staff
- September 17, 2024 – Continued at the direction of County staff
- October 15, 2024 – Continued to allow time for staff to review revised plans for Lots 3 and 4
- January 21, 2025 – Continued due to the Palisades Fire and rescheduled to March 18, 2025 to allow additional time for review and public comment
- March 18, 2025—Continued due to alleged site posting noticing requirements

Government Code Section 65905.5, subdivision (a) clearly states that “if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a ... county, ... **shall not conduct more than five hearings** pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the ... county ... continues a hearing subject to this section to another date, **the continued hearing shall count as one of the five hearings allowed under this section.**”<sup>1</sup> The County’s staff report confirms that the Project complies with all objective standards. (Emphasis added.) The County already has continued the hearing for the Project more than five times, thus undermining the purpose of the statute to help alleviate the State housing crisis in an expedient manner.

Furthermore, under Assembly Bill 1893, which went into effect January 1, 2025, failure to comply with Section 65905.5 constitutes a disapproval of a housing development project under the Housing Accountability Act (“HAA”),<sup>2</sup> and a local agency can be subject to fines and liable for paying attorneys’ fees if a court concludes that the agency violated the HAA. The Legislature described the recent revisions as expanding “the scope of local government actions that constitute disapproval of a project to include instances where a local government ‘effectively disapproves’ a project through sustained inaction or the imposition of burdensome processing requirements.”<sup>3</sup> The County’s multiple continuances since May 2024, including the most recent proposed continuance to July, “effectively disapproves” the Project through the County’s “sustained inaction.” The law is clear that the County has already violated the HAA and that any further continuance of the hearing for the Project by the County is a separate violation of the HAA.

Since 2019, the Applicant has remained cooperative, transparent, and responsive to questions and concerns raised by the County as well as neighborhood groups. Multiple modifications to the Project have been made at the request of the County and community members to ensure consistency with applicable regulations and address environmental and neighborhood concerns.<sup>4</sup> Given the Applicant’s collaboration with the County on this Project over several years, it was particularly concerning that County staff lacked the courtesy to call us regarding the recommended continuance to July. The Applicant wishes to continue its good working relationship with the County, but it is patently unfair to continue the Project hearing further, and we will consider any such hearing continuance a violation of Section 65905.5.

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<sup>1</sup> The Department of Housing and Community Development (“HCD”) further confirmed that “the local government can **conduct a maximum of five hearings, including hearing continuances**, in connection with the approval of the project.” (Emphasis added.) See HCD’s *Housing Accountability Act Technical Assistance Advisory* (Sept. 15, 2020), p. 27, available at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf>.

<sup>2</sup> Gov. Code § 65589.5(h)(6)(E).

<sup>3</sup> Sen. Rules Com., Off. of Sen. Floor Analyses, 3d reading analysis of Assem. Bill No. 1893 (2023-2024 Reg. Ses.) as amended Aug. 23, 2024, available at [https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill\\_id=202320240AB1893#](https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202320240AB1893#).

<sup>4</sup> Additionally, the Applicant has diligently attempted to engage with local stakeholders, including a January 25, 2024 presentation to the Las Virgenes Homeowners Federation, Inc., an unanswered email to the Cold Creek Community Council on August 29, 2024 to request a virtual presentation of the Project, and numerous attempts in May 2024 to coordinate an onsite meeting with Ms. Kimberly Rino, a local resident referenced in opposition correspondence. Other offers to engage in face-to-face discussions with neighbors have been consistently ignored.

LA County Regional Planning Hearing Officer

May 2, 2025

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Should the County continue the May 6, 2025 hearing, such action will be reported to the State Housing and Community Development Department and the Attorney General's office. We hope the County will act in accordance with State Housing Law.

We urge the County to hold the hearing as scheduled on May 6, 2025 as currently scheduled. We reserve any and all rights and remedies with respect to this matter, and this letter shall not constitute a waiver thereof.

Best regards,

*Elisa Paster*

Elisa Paster  
Managing Partner  
of RAND PASTER & NELSON, LLP

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