

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: July 22, 2024

HEARING DATE: July 23, 2024 **AGENDA ITEM:** 8

PROJECT NUMBER: R2014-03698-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
No. 201400019
Environmental Assessment No. RPPL2020009798

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 24600 Thousand Peaks Road

OWNER: Thousand Peaks, LLC


APPLICANT: Raymond Tran

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

This agenda item is a request for construction of a 10,803-square-foot, 18-foot-tall single-family residence, an attached 644-square-foot two-car garage, an onsite wastewater treatment system, a pool with a pool deck, hardscaping, and landscaping on the central portion of a vacant 11.2-acre lot (“Project Site”) in the Santa Monica Mountains Coastal Zone (“Project”).

On July 22, 2024, the Las Virgenes Homeowners Federation (“LVHF”) submitted an additional letter of opposition to the Project (Exhibit A-2). The letter states that the Project residence, at over 10,000 square feet, is too large and out of character with the neighborhood. It also states that the Project’s Mitigated Negative Declaration and its associated Mitigation Monitoring and Reporting Program does not adequately account for all environmental impacts, especially those related to the removal of several native trees. Finally, the letter reiterates that biological resource protection trumps all development, and therefore the Project is inconsistent with the Local Coastal Program. LVHF also attached its original opposition letter, which was previously distributed as an attachment to the Supplemental Report to the Hearing Officer dated July 15, 2024.

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.

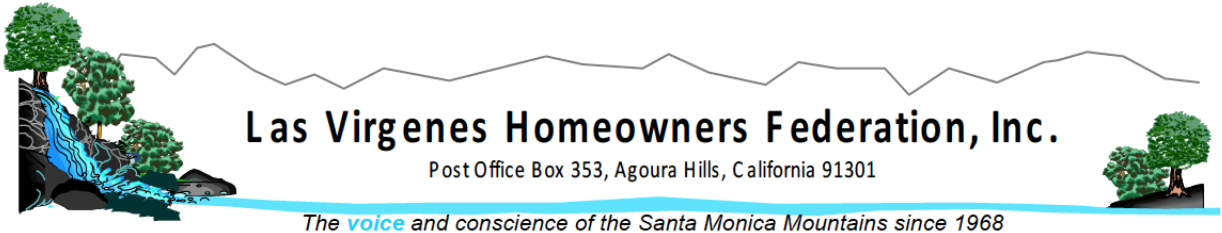
Report
Reviewed By: 
Robert Glaser, Supervising Regional Planner

Report
Approved By: 
Mitch Glaser, Assistant Administrator

| LIST OF ATTACHED EXHIBITS | |
|---------------------------|--------------------------------------|
| EXHIBIT A-2 | LVHF Letter of Opposition (07/22/24) |

From: [Kim Lamorie](#)
To: [DRP Public Comment](#); [Tyler Montgomery](#)
Cc: [Chong-Castillo, Maria](#); [Sittig, Dylan](#)
Subject: LVHF-AGENDA ITEM #8 - DENY AS PROPOSED
Date: Monday, July 22, 2024 11:23:15 AM
Attachments: [unnamed-2.png](#)
[image.png](#)
[LVHF-#6 OPPOSE-REQUEST CONTINUANCE.pdf](#)

CAUTION: External Email. Proceed Responsibly.



Honorable Hearing Officer:

DENY - AGENDA ITEM #8
Project No. R2014-03698-(3)
Minor Coastal Development Permit No. RCDP-201400019
Environmental Assessment No. RPPL2020009798

We are re-submitting our comment letter from the previous hearing date, respectfully asking that the Project *as proposed* be denied as it is INCONSISTENT with the Santa Monica Mountains Local Coastal Program (LCP) for the reasons outlined therein, etc.

The MND is deficient and does not fully analyze the impacts of this significant project to coastal biological resources - the County's most precious and threatened resources. They cannot be reduced to less than significant contrary to the staff recommendation with the mitigation measures imposed. The recommended destruction or removal of so many mature, native, and protected trees for example to enable development and further, impacting the drip lines of others, is something that we have not seen to this degree previously -- and the unbelievable proposed mitigation of the planting of almost 200 trees attests to that.

New small trees obviously are not in any way equal to the value to the environment in respect to mature native trees that supply incredibly more to the ecosystem and habitat.

Contrary to the staff report -- an adjacent home for example within the *noticing* sphere is 1800 square feet, whereas this megamansion is almost 11,000 square feet plus a garage of over 600 feet. Thus, this one proposed megamansion - being considered as a single family home - is equivalent to building approximately **6 single family homes** in comparison. Where is the study and analysis of the actual surrounding neighborhood homes which constitute an *actual neighborhood area* in this Thousand Peaks/Dry Canyon Cold Creek area/roadway?

Biological resource protections trump development in the LCP. This recommendation appears to be working the LCP backwards. The grading is significant too - 500 dump trucks of dirt? The GHGs for the excavation, loading, and transporting are very significant.

The land and biological resources are required to dictate the use, not the other way around.

We respect private property rights, but no project is exempt from complying with the Local Coastal Program regulations.

Sincerely,
Kim Lamorie
President
Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains