

DIRECTOR'S REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	August 28, 2025		
MEETING DATE:	September 10, 2025	AGENDA ITEM:	5(a)
PROJECT NUMBER:	PRJ2024-002036-(3)		
PERMIT NUMBER:	Emergency Coastal Development Permit ("CDP") No. RPPL2025003179		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	State Highway 27 (South Topanga Canyon Boulevard) at Milepost 3.69, Topanga (adjacent to Assessor's Parcel Number 4445-024-007)		
OWNER/APPLICANT:	California Department of Transportation		
CASE PLANNER:	Tyler Montgomery, AICP, Principal Planner Coastal Development Services		

DIRECTOR'S ACTION

The Director of Regional Planning ("Director"), by her action of July 31, 2025, has **APPROVED** the above-referenced Emergency CDP pursuant to the Emergency Projects provisions contained within County Code Section 22.44.960. This report is informational only; the decision to issue the Emergency CDP is solely at the discretion of the Director. There is no appeal period for this decision.

PROJECT DESCRIPTION

The slope underlying the east side of State Highway 27 (South Topanga Canyon Boulevard) at Milepost 3.69 has begun to fail, causing damage to an existing guard rail. If allowed to continue, erosion will pose an immediate and continuing threat to the structural integrity of the roadway and to the safety of travelers on the highway. The project would require, at maximum, 600 cubic yards of earthmoving. Within ninety (90) days of issuance of the Emergency CDP (**October 29, 2025**), the permittee shall submit a complete application for a CDP or comparable entitlement, consistent with the requirements of the Santa Monica Mountains Local Implementation Program.

Report
Reviewed By: M. Glaser for Robert Glaser
Robert Glaser, Supervising Regional Planner

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

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Emergency CDP Approval

EMERGENCY COASTAL DEVELOPMENT PERMIT

Approval Date: July 31, 2025

Expiration Date: October 29, 2025

Project No.: PRJ2024-002036-(3)

Permit No.: RPPL2025003179

Applicant: California Department of Transportation

Location: State Highway 27 (South Topanga Canyon Boulevard) at milepost 3.69, Topanga (adjacent to Assessor's Parcel Number 4445-024-007)

Work Proposed: The Project proposes grading and slope stabilization to remediate a landslide that has damaged State Highway 27 and to halt further erosion of the hillside.

By her action of July 31, 2025, the Director of the Department of Regional Planning (“Director”) authorized this Emergency Coastal Development Permit (“Emergency Permit”) for the above-referenced work. An Emergency Permit is required due to the immediate danger to life and property presented by the slope failure and continuing erosion within the right-of-way of State Highway 27 at milepost 3.69. In accordance with Public Resources Code section 30624, and Local Implementation Program section 22.44.960 E, the Director hereby finds that:

RECITALS:

1. The slope underlying the east side of State Highway 27 (South Topanga Canyon Boulevard) at milepost 3.69 has begun to fail, causing damage to an existing guard rail. If allowed to continue, erosion will pose an immediate and continuing threat to the structural integrity of the roadway and to the safety of travelers on the highway.
2. In order to address an immediate threat of further damage to the roadway, the applicant finds it necessary to conduct immediate emergency repair and stabilization work for the failing slope.
3. The project entails remedial grading of approximately to halt erosion and to stabilize the underlying slope with compacted fill and gabion wall baskets. The project would require 600 cubic yards of earthmoving.
4. Based upon the circumstances it has been determined that an emergency exists and requires action more quickly than permitted by the procedures for a Coastal Development

Permit ("CDP") administered pursuant to the provisions of Part 10 of Chapter 22.44 of the Los Angeles County Code and Public Resources Code section 30600.5.

5. Because the project may require coordination with the California Department of Fish and Wildlife and/or the Army Corps of Engineers due to the proximity of Topanga Creek, the expiration date of this permit shall be ninety days from the date of approval.
6. The emergency nature of the request did not allow for public comment.
7. A biologist will be provided by the permittee to monitor on-site activities associated with the work proposed that will disturb existing vegetation.
8. The permit is adequately conditioned to ensure that the repair work is temporary in nature unless a CDP is approved formalizing its placement, subject to the applicable provisions of the LIP.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES:

- A. An emergency exists and requires action more quickly than permitted by the procedures for CDPs administered pursuant to the provisions of this Chapter and Public Resources Code section 30600.5 and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- B. Public comment on the proposed emergency action has been reviewed if time allows.
- C. The work proposed would be temporary and consistent with the requirements of the LCP;
- D. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency;
- E. The Director shall not issue an emergency permit for any work that falls within the provisions of Public Resources Code section 30519(b) because a CDP application must be reviewed by the Coastal Commission pursuant to provisions of California Public Resources Code section 30600.5.

THE EMERGENCY WORK SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

1. Only the emergency work specifically described above and for the specific locations listed above, subject to the conditions set forth below, are authorized. Any additional work requires separate authorization.
2. An Emergency Permit Acceptance Form must be signed by the applicant and returned to the Department of Regional Planning within fifteen (15) days of the approval date of this Emergency Permit.
3. The work authorized by this permit must be completed no later than **October 29, 2025**, the expiration date of this permit.
4. Any development or structures constructed pursuant to this Emergency Permit shall be considered temporary until authorized by the subsequent entitlement. The issuance of this Emergency Permit shall not constitute an entitlement to the erection of permanent development or structures.

5. This Emergency Permit is valid until the issuance of a CDP or until it is revoked by the Director.
6. Within ninety (90) days of issuance of the emergency permit, the permittee shall submit a complete application for a CDP or comparable entitlement, consistent with the requirements of the Santa Monica Mountains LIP. The emergency work authorized by this permit must be removed unless a complete application for a CDP is filed within ninety (90) days of approval of the emergency permit. The Director may extend the length of time for the permittee to submit a complete application, for good cause, if such an extension is requested and substantiated by the applicant.
7. The permittee shall submit a complete application for any additional requirements associated with the subject emergency work, including but not limited to, removal of environmentally sensitive habitat area, oak tree encroachments, or any other impacts or development activities requiring a permit.
8. If a CDP authorizing permanent retention of the development is denied, then the development that was authorized by this Emergency Permit, or the denied portion of the development, must be removed.
9. Should equipment staging and activity associated with the proposed emergency work interfere with or impact the protected zone of any native trees or native vegetation, a qualified biologist shall be present to document the pre-impact and post impact conditions.
10. Any impacts to native trees shall be documented with photographs and a detailed description of the tree species, diameter of pruned limbs, and total percent of the tree canopy removed by the pruning. Any impacts to native vegetation shall be documented with photographs, species of vegetation, and total area of vegetation impacted. The pre-impact and post-impact report(s) shall be submitted at the time of CDP application submittal pursuant to Condition No. 6 above.
11. A pre-construction nesting bird survey shall be conducted by a qualified biologist prior to any native vegetation removal or native tree impacts. If nesting birds are found, all work shall be postponed until the nest is vacated with further attempts at nesting are made, as determined by the qualified biologist and consistent with County Code section 22.44.1920.F.6.
12. The project shall implement any required erosion and sediment control plan and applicable best management practices pursuant to County Code section 22.444.1340, and as required by the Department of Public Works, to prevent erosion and sedimentation or pollution runoff resulting from the project.
13. In exercising this permit, the applicant agrees to indemnify and hold harmless Los Angeles County and its agents and employees from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
14. The applicant shall obtain any necessary approvals from the Los Angeles County Department of Public Works, Fire Department, or Department of Public Health. Approvals

from other County Departments may be needed prior to the issuance of a building or grading permit.

15. This Emergency Permit does not eliminate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to, the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Regional Water Quality Control Board, State Parks, and the State Lands Commission, as applicable.
16. The subject property shall be maintained and operated in full compliance with the conditions of this Emergency Permit and any law, statute, ordinance, or other regulations applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
17. If inspections are required to ensure compliance with the conditions of this Emergency Permit, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this Permit, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

For questions regarding this permit, please contact Tyler Montgomery of the Coastal Development Services Section by email at tmontgomery@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



for

Robert Glaser, Supervising Regional Planner
Coastal Development Services

Enclosures: Acceptance Form (Permittee's Completion)

c: DPW (Building and Safety), Coastal Commission (Ventura Office)