

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 4, 2026

HEARING DATE: June 16, 2026 AGENDA ITEM: 3

PROJECT NUMBER: 2019-003283-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
RPPL2019005771
Variance No. RPPL2019005776
Environmental Plan No. 2021000702

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2140 Stunt Road, Calabasas

OWNER: George Ghazarian and Emily Thieme

APPLICANT: George Ghazarian

CASE PLANNER: Shawn Skeries, Principal Regional Planner
sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of the requested one-year time extension for Project No. 2019-003283-(3), Minor CDP No. RPPL2019005771, Variance No. RPPL2019005776 and Environmental Plan No. 2021000702.

Staff recommends the following motion:

I, THE HEARING OFFICER, APPROVE THE TIME EXTENSION REQUEST FOR MINOR COASTAL DEVELOPMENT NO. RPPL2019005771, VARIANCE NO. RPPL2019005776 AND ENVIRONMENTAL PLAN NO. 2021000702.

PROJECT DESCRIPTION

A. Entitlements Requested

George Ghazarian (“Permittee”) requests a one-year time extension for the use of Minor CDP No. RPPL2019005771, Variance No. RPPL2019005766 and Environmental Plan No. 2021000702, to construct a 2,365-square-foot, 18-foot-tall single-family residence with a detached 360-square-foot garage (“Project”) on a property that is two gross acres in size located at 2140 Stunt Road (Assessor’s Parcel Number 4455-041-001) in the

unincorporated Santa Monica Mountains Coastal Zone. The Minor CDP would also authorize the Project's encroachment into the protected zones of two native Laurel Sumac trees by the required fuel modification through raising the canopy and thinning the crown for fire safety requirements. The Variance would authorize the construction of a driveway access greater than 300 feet. A re-mapping of the Biological Resources habitat categories is also requested by the Environmental Review Board. Based on the Initial Study, it was determined that a Mitigated Negative Declaration was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program prepared for the Project.

The Project was approved by the Hearing Officer on June 18, 2024, with an approval expiration date of June 18, 2026. A single one-year time extension may be granted per the provisions of Project Condition No. 7. In accordance with this condition, the Permittee requested a one-year time extension and paid the applicable fee on April 15, 2026. The Permittee asserts that additional time is necessary to begin construction due to delays in securing grading permits. If approved, the new expiration date would be June 18, 2027.

For questions or additional information, please contact Shawn Skeries at sskeries@planning.lacounty.gov.

Report

Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By: David J. DeGrazia
David DeGrazia, Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Project No. 2019-003283 Findings and Conditions (06/20/24)
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June 20, 2024

George Ghazarian
18433 Hatteras Street, Unit 106
Tarzana, CA 91356

PROJECT NO. 2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. RPPL2021000702
2140 STUNT ROAD, MALIBU (APN: 4455-041-001)

Dear Applicant:

Hearing Officer Mark Herwick, by his action of **June 18, 2024**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **July 2, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees or for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Shawn Skeries of the Coastal Development Services Section at (213) 893-7042, or sskeries@planning.lacounty.gov.

George Ghazarian
June 20, 2024
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Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read 'R. Glaser', with a horizontal line extending to the right.

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG: SS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. RPPL2021000702**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on June 18, 2024, 2024, in the matter of Project No. 2019-003283-(3), Minor Coastal Development Permit No. RPPL2019005771 (“Minor CDP”), Variance No. RPPL2019005776 (“Variance”) and Environmental Plan No. RPPL2021000702. The Minor CDP, Variance, and Environmental Plan are referred to collectively as the “Project Permits”.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on June 18, 2024, before the Hearing Officer. Staff provided a presentation and recommendation for approval, subject to attached findings and conditions. The applicant and owner, George Ghazarian, provided testimony and made himself available for questions. There were no other public comments. The Hearing Officer subsequently then closed the public hearing and adopted the mitigated negative declaration and mitigation monitoring and reporting program along with the required findings of fact for the project pursuant to state and local CEQA guidelines.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, George Ghazarian (“Permittee”), requests the Project Permits to authorize the construction of a 2,365-square-foot, 18-foot-tall single-family residence with a detached 360-square-foot garage (“Project”) on a two-acre property located at 2140 Stunt Road (Assessor’s Parcel Number 4455-041-1) in the unincorporated community of the Santa Monica Mountains Coastal Zone (“Project Site”). The Minor CDP would also authorize the encroachment into the protected zones of two native Laurel Sumac trees by the required fuel modification through raising the canopy and thinning the crown for fire safety requirements. In addition, the Permittee requests a Variance to construct a driveway access greater than 300 feet. A total of 1,746 cubic yards of earth (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, 682 cubic yards over excavation and recompacting) would be graded. A re-mapping of the Biological Resources habitat categories is also requested. Upon the approved re-mapping, the Project would be located mostly within mapped H2 and a small portion of H3 habitat categories.
4. **ENTITLEMENT(S) REQUIRED.**
 - A. The Minor CDP is a request to construct a single-family residence, accessory structures, and an OWTS with associated grading in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone, as well as encroachment into the protected zones of two native Laurel Sumac trees, pursuant to Los Angeles County

Code ("County Code") Section 22.44.810. A re-mapping of the Biological Resources habitat categories is also requested per ERB, in accordance with County Code Section 22.44.1830.

B. The Variance is a request to construct an access driveway over the maximum length of 300 feet pursuant to County Code Section 22.44.1150.A.10.

5. **PREVIOUS ENTITLEMENT(S).** Conditional Certificate of Compliance 04-123 legalized the subject parcel with conditions to grant easements which were recorded on May 28, 2004. Subsequently on September 24, 2004, those conditions were cleared. Plot Plan RPPL200602166 authorized the construction of a new single-family residence on December 20, 2006, and expired without use.
6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Lands 20 (RL20 – One dwelling unit/per 20 acres) land use category of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
7. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence is a principal permitted use within the R-C Zone. However, County Code Section 22.44.1260 requires a Minor CDP for any development that proposes between 50 and 5,000 cubic yards of grading. A mitigation plan is also required for any native tree removals or encroachments (County Code Section 22.44.1920.K.1). In addition, the construction of a driveway access greater than 300 feet requires a variance (County Code Section 22.44.1920. C.1.c).

8. SURROUNDING LAND USES AND ZONING

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL20	R-C-20	Vacant land
EAST	RL20	R-C-20	Single-family residences, vacant land
SOUTH	RL20, RL2 (Rural Residential – One dwelling unit per two acres), OS (Open Space), OS-P (Open Space – Parks)	R-C-20, R-C-2 (Rural Coastal— Two Acre Minimum Required Lot Area), Open Space, Open Space - Parks	Single-family residences, vacant land

WEST	RL20, RL5 (Rural Land—One dwelling unit per five acres maximum)	R-C-20, R-C-5 (Rural Coastal—Five Acre Minimum Required Lot Area)	Single-family residences, vacant land
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9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is two gross acres in size and consists of one legal lot, which is square in shape. It has relatively flat topography in the southern portion with steeply sloping topography in the northern portion. The existing site conditions include a mixture of disturbed conditions, with native and non-native vegetation. The northwest corner contains an area of rock outcropping. There are low-density single-family residences in the surrounding area along with vacant property containing native and non-native vegetation. The Project Site is mainly located in H2 and a small portion of H3 habitat as defined in the Santa Monica Mountains Local Coastal Program. As part of the Easement Deed, Document number 06-2187519, an easement for ingress and egress was recorded over the southeast corner of the Project Site. This easement provides access to the adjacent property to the east (APN 4455-009-020) and is currently undeveloped but has a vested Coastal permit from the California Coastal Commission to construct a single-family residence. Trees observed in this portion of the easement as documented in the submitted Native Tree Survey Report include non-native, landscaped (ornamental) species such as Peruvian pepper tree and red iron bark. Single-family residences are located adjacent to the south and southwest of the Project Site with proposed residences to the east and northeast.

B. Site Access

The Project Site would be accessed by private driveway via Stunt Road, a 40-foot wide public street immediately to the southeast.

C. Site Plan

The Permittee proposes the construction of a 2,365-square-foot single-family residence and a 360-square-foot detached garage on the southeastern corner of the two-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade, and a total of 1,746 cubic yards of earth (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, and 682 cubic yards over excavation and recompacting) would be graded. The Project would also include retaining walls on a total building site of approximately 7,752 square feet.

The tree report prepared for the project indicates two protected laurel sumac trees off site but within 100 ft of the proposed residence on the neighboring parcel to the south (APN 4455-041-002). The project fuel-modification plan does incorporate them, and they can therefore be protected through revisions to the fuel modification

zones. Because of their proximity to the proposed residence, they may be subject to removal or pruning of more than 30% canopy removal; either impact would result in the requirement to plant 10 replacement trees for each impacted tree.

10. CEQA DETERMINATION.

Mitigated Negative Declaration.

Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, County Department of Regional Planning ("LA County Planning") Staff ("Staff") determined a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

11. COMMUNITY OUTREACH. No community outreach was conducted at this time.

12. PUBLIC COMMENTS. Los Angeles County Department of Regional Planning ("LA County Planning") Staff ("Staff") did not receive any public comments regarding the Project as of the date that the Report to the Hearing Officer was issued.

13. AGENCY RECOMMENDATIONS.

- A. County Fire Department ("Fire Department"): Recommended clearance to public hearing with conditions in a letter dated July 2, 2020.
- B. County Department of Parks & Recreation: Recommended clearance to public hearing with no conditions in a letter dated May 28, 2020.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 8, 2020.
- D. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated February 3, 2021.
- E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on July 19, 2021. The ERB conditions have been included within the Project's conditions of approval.

14. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to County Code Section 22.44.990 of the County Code, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally,

the Project was properly noticed, and case materials were available on LA County Planning's website. On May 8, 2024, a total of 38 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 24 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the SMMLUP because the RL20 land use designation is intended for single-family residential uses on relatively large lots. A single-family residence is permitted under this designation.
16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Water Quality, CO-10, which directs new projects to limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. The project has been redesigned to a smaller building site area thus eliminating the proposed removal of native trees on site.
17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding OWTS, CO-30, which directs new OWTS to be designed so that impacts to sensitive resources are minimized, including grading and site disturbance. The approved location of the OWTS is proposed in a disturbed area located in the required driveway access area.
18. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Biological Resources, CO-44 and CO-51, which directs new development to be sited in a manner that avoids the most biologically sensitive habitat onsite where feasible. The project is proposed in H2 habitat; however, the design is consistent with the specific limitations and standards for development in H2 habitat as the project proposes a building site area less than 10,000 square-feet. Adverse impacts to H2 habitat that cannot be avoided through the implementation of siting and design alternatives shall be accommodated through the Resource Conversation Program pursuant to Policy CO-86a.
19. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Biological Resources, CO-65, which states in part, Variances or modifications to required development standards shall be permitted where necessary to minimize impacts to H2 habitat. The proposed required driveway access is designed to minimize impacts to the site as it follows the alignment of the legal access to the site.
20. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Environmental Review, CO-72, which states the ERB shall review and analyze all proposals for development in the H2 habitat. ERB conducted a public

meeting on July 19, 2021, and supplied comments which were incorporated into the Project.

21. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding New Development, CO-94, regarding exterior lightning. The Project was redesigned to eliminate exterior lightning along the driveway access and plans have been submitted showing the exterior lightning on the proposed structures are designed accordingly with respect to shielding and downward focus.
22. **GOALS AND POLICES.** The Hearing Officer finds that the Project is consistent with Polices Regarding Fuel Modification, CO-99, which states in part when unavoidable adverse impacts to native trees will result from permitted development, the impacts must be mitigated in accordance with the native tree mitigation standards. The Project is conditioned for the on-site replanting of 20 Laurel Sumac trees due to the more than 30% encroachment into the protected zone of two Laurel Sumacs due to the required fuel modification.
23. **GOALS AND POLICES.** The Hearing Officer finds the Project is consistent with Polices Regarding Scenic Goals, CO-147, which limits the height of structures above existing grade to minimize impacts to visual resources. The proposed project has been redesigned to be consistent with the 18-foot height requirement.
24. **GOALS AND POLICES.** The Hearing Officer finds the Project is consistent with Policies Regarding Paleontological and Historic Cultural Resources, CO-208, which states new development within archaeologically sensitive areas shall implement appropriate mitigation measures, designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. The proposed project is conditioned for a qualified monitor to be present on-site during the grading stages of the project.
25. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with Polices Regarding Fire Hazards, SN-29, to limit the fuel modification to the minimum area necessary for the development site. The Project's fuel modification plan was approved for Zones A and B. Zone C for the Project was considered not necessary thus preventing further encroachment into the H2 Habitat.
26. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with Policies Regarding Development and Environmental Resources, LU-24, which restricts structures in a residential development to one main residence, and accessory structures, provided that all structures are located within the approved building site area and structures are clustered to minimize required fuel modification. The Project is proposing a single-family residence with detached garage designed to minimize the required fuel modification areas and within the maximum 10,000 square-foot building site area.

27. GOALS AND POLICIES. The Hearing Officer finds the Project is consistent with Policies Regarding Pattern and Character of Development, LU-29, which directs low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyle. The Project is conditioned to incorporate design elements and features that will lessen its impact on the natural environment of the region.

ZONING CODE CONSISTENCY FINDINGS

28. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as a single-family residence is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1260 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. Since the Project proposes 1,746 cubic yards of grading and would encroach into the protected zones of two Laurel Sumac trees, thus a Minor CDP is required instead of an Administrative CDP.

In addition, the construction of an access driveway greater than 300 feet requires a variance (County Code Section 22.44.1150.A.10). Therefore, a variance is also proposed.

29. REQUIRED YARDS. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750 and 22.44.1375, as the Project would meet all required setback standards.

30. HEIGHT. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence within an SRA in the Santa Monica Mountains Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

31. COLORS/MATERIALS. The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

32. BIOLOGICAL RESOURCES. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, protective fencing for oak trees, screening the Project Site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and runoff control measures. At its meeting on July 19,

2021, the ERB found that the Project, as modified, would not have an impact on biological resources. All of the ERB's recommended modifications have been included within the Project's conditions of approval.

33. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 1,746 cubic yards of grading (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, and 682 cubic yards over excavation and re-compaction). The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
34. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
35. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750), as two covered parking spaces are required. The Project would provide two covered parking spaces in a detached garage.
36. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. No fencing is proposed for the Project Site. Retaining walls do not exceed six feet above finished grade, which is the maximum allowed within an SRA in the Santa Monica Mountains Coastal Zone per County Code Section 22.44.2040 A.11.c.
37. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910 I. The maximum allowed building site area for the Project is 10,000 square feet. The Project building site area of 7,752 square feet is less than half of what is allowed under this standard.
38. **SCENIC RESOURCE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040, which refers to the standards for an SRA. As a result, per Section 22.44.2000 of the County Code, the Project Site is within a Scenic Resource Area. Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilizing materials and colors compatible with the surrounding landscape, breaking up structural mass, and minimizing grading and retaining walls. The design of the residence would meet all of these standards, as indicated by the submitted elevations and grading plans.

39. HABITAT CATEGORIES. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The Project Site is designated as H2, and H3 Habitat by the LUP.

Subject to the approval the habitat recategorization for this request, the Project would result in 1.23 acres of direct development within the H2 Habitat. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program ("RCP"). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

40. OWTS STANDARDS. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree. The Project's proposed seepage pit have been redesigned to meets these standards.

41. SIGNIFICANT RIDGELINE. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

COASTAL DEVELOPMENT PERMIT FINDINGS

42. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program. As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, SRA standards, and height restrictions.

43. The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

VARIANCE FINDINGS

44. The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification. The location of the proposed Project is at the end of the legal access to the Project Site.

Thus, there is no avoidance of establishing an access driveway of greater than 300 feet in length.

45. **The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.** Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences in the vicinity. To establish a single-family residence on the Project Site a driveway access greater than 300 feet is unavoidable.
46. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.** The proposed driveway access will not affect the surround community in any manner.
47. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.** The driveway access is proposed to be designed to meet the minimum necessary to access the property. The off-site driveway improvements are in the H3 Habitat. The Project has also been found to be in conformity with the certified local coastal program.

ENVIRONMENTAL FINDINGS

48. After consideration of the environmental document (“MND and MMRP”) together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the environmental document (“MND”) reflects the independent judgment and analysis of the Hearing Officer. The mitigated measures in place shall lessen the environmental impacts of the Project.

ADMINISTRATIVE FINDINGS

49. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the CDP:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.

- B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Variance:

- A. The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.
- B. The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.
- C. The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
- D. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.

THEREFORE, THE HEARING OFFICER:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771** and **VARIANCE NO. RPPL2019005776**, subject to the attached conditions.

ACTION DATE: June 18, 2024

ER: RG: SS
June 20, 2024

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. RPPL2021000702**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit (“MCDP”) to construct a new 2,365-square-foot single-family residence with a detached 360 square-foot garage located on a two-acre property in the Santa Monica Mountains Coastal Zone, as well as a variance to construct a driveway access over 300 feet, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 8, 9 and 12. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation 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. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$426.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed**. Inspections shall be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for

additional inspections shall be \$426.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

9. Within five (5) working days from the day after the appeal period ends **July 11, 2024**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$2,991.75** (\$2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.
11. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee’s compliance with the required mitigation measures.
12. The permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by August 19, 2024.**
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

19. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 7,752 square feet.
20. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
21. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.
22. Equipment for grading, construction, and fuel modification shall be pressure-washed before transport to the property to remove dirt and any invasive plant propagules. Contractors for grading and construction shall be informed of a policy to pressure-wash equipment before transport to the site to remove any encrusted soil and/or plant propagules from the undercarriage, chassis, wheel wells or other parts and that the biological monitor will be checking equipment at entry to the site. Contractors shall be informed of the requirement to supply drip pans to be placed under all construction vehicles when parked on the site. The biological monitor shall have authority to check entering construction equipment and send out for washing any equipment with encrusted dirt and/or plant propagules in the undercarriage, chassis, wheel wells or other parts. The biological monitor shall report on the procedures to check equipment washing and results. The biological monitor shall report on whether the contractor has supplied drip pans to be placed under stationary equipment and other parked

vehicles. The biological monitor shall report on these procedures and results in the initial project reports to Regional Planning.

23. A Construction Runoff Plan shall be prepared that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan should be implemented during the rainy season or prior to rain events.
24. The permittee's contractor shall comply with all litter and pollution laws and will provide covered trash receptacles so that all food scraps, food wrappers, beverage containers, etc. can be disposed of. The contractor will empty the trash receptacles at the end of each day or as needed and dispose of it at an off-site landfill.
25. The permittee's contractor shall ensure that no debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into the nearby stream.
26. The permittee's contractor shall refuel and lubricate all equipment over drip pans or other appropriate containment devices.
27. The permittee's contractor shall position all stationary equipment and any equipment that is to be repaired over the drip pans or other appropriate containment devices.
28. The permittee's contractor shall check and maintain all equipment on a daily basis in order to prevent leaks. If a leak occurs, the permittee's contractor shall immediately clean up any spills and fix the leak.
29. The permittee's contractor shall make available at the site all supplies necessary for clean-up of spills (absorbent and barrier materials in quantities determined by the permittee's contractor to be sufficient to capture the largest reasonably foreseeable spill and drums or containers suitable for holding and transporting contaminated materials).
30. The two Laurel Sumac trees proposed for encroachment, as depicted on the approved Exhibit "A," shall be monitored for 10 years following the completion of construction, with annual reports provided by the permittee to LA County Planning.
31. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.
32. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

33. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.
34. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.
35. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Resprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height, or up to six feet maximum for trees 18 feet and taller.
36. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.
37. A professional Native American monitor procured by the Fernandeno Tataviam Board of Mission Indians (Tribe) and approved by LA County Planning to observe grading and excavation operations, within the project limits of disturbance on a once-per-week inspection schedule for the duration of such grading and excavation activities.
38. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring

reports available to LA County Planning and the California Department of Fish and Wildlife (“CDFW”) at their request.

39. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
40. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW’s defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined in “c” below.
 - c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project

personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

- d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
 - e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.
41. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
42. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.
- a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be

excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed.

- c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
43. The Project shall provide mitigation 1.23 acres of direct development in H2 Habitat Zone through the Resource Conservation Program (“RCP”), if such program is valid and in effect, or shall otherwise provide mitigation through restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of grading and building permits for any portion of the project. Should the RCP not be valid and in effect at the time of implementation of this condition, the Director shall require restoration as mitigation instead of reliance on the RCP pursuant to County Code Section 22.44.1950.A, and the Project shall provide mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to or concurrently with construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of grading or building permits for any portion of the Project.
 44. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.
 45. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
 46. Construction activity is prohibited on Sunday and any other time outside the hours of 8:00 a.m. and 6:30 p.m.

PROJECT NO. 2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO.
RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. RPPL2021000702

CONDITIONS OF APPROVAL
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Exhibit D-1 Mitigation Monitoring and Reporting Program
Exhibit D-2 County of Los Angeles Fire Department Conditions of Approval
Exhibit D-3 County of Los Angeles Department of Public Works Conditions of Approval
Exhibit D-4 County of Los Angeles Department of Public Health Conditions of Approval

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2019-003283 / PERMIT NO. RPPL2019005771 /
PERMIT NO. RPPL2019005776 / ENV NO. RPPL2021000702

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>BIOLOGICAL MONITOR—Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the County Planning. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to County Planning at their request.</p> <p>Prior to project implementation, a Workers Environmental Awareness Program (WEAP) shall be prepared by the Biological Monitor and presented to construction crews regarding all sensitive resources with the potential to occur on-site during construction activities. The WEAP training shall concentrate on the proper identification of sensitive resources while in the field; suggested strategies in avoiding impact to sensitive resources; proper reporting methods for field crews in the event that sensitive resources are observed during construction activities; and proper site hygiene, including inspection of equipment for wildlife and proper trash collection and disposal.</p> <p>During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with County Planning. If ongoing biological monitoring of construction activities reveals the presence of any special-status wildlife within an active work area, then work shall be temporarily halted until the animals leave on their own or can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to areas outside of the designated work zones.</p>	Retain qualified biological monitor and maintain daily monitoring reports.	Prior to issuance of grading permit and during construction & fuel modification.	Applicant	DRP
4.2	Biological Resources	<p>Breeding Birds—Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent may delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide County Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to County Planning and, upon request, the CDFW. Based on the submitted information, County Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to County Planning during the grubbing and clearing of vegetation, and shall notify County Planning immediately if project activities damage active avian nests.</p>	<p>Construction activities should occur outside of the avian breeding season.</p> <p>If avoidance is not feasible a qualified biologist shall conduct a presence absence survey weekly starting thirty days prior to construction activities.</p>	Prior to issuance of grading permit and during construction & fuel modification.	Applicant	DRP
4.3	Biological Resources	<p>Low-mobility reptiles—Prior to the issuance of a grading or building permit, drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles. Surveys shall be conducted by installing an array of pit-fall traps, coverboards, or other devices as determined to be appropriate by the biological monitor on the ground prior to the commencement of construction. Pit-fall traps, if used, must be checked daily. Coverboards shall be installed no less than 4 weeks prior to construction and checked at least weekly. Pit-fall traps shall be covered during periods when daily checking is not possible (weekends, holidays, in the event of during construction delays, etc.). Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.</p>	Drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles	Prior to issuance of grading permit.	Applicant	DRP

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PROJECT NO. R2019-003283 / PERMIT NO. RPPL2019005771 /
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4.4	Biological Resources	<p>Bats—To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <ul style="list-style-type: none"> - To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled outside of the maternity roosting season (October 1 – February 28). - If trees must be encroached during the maternity season (March 1 – September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. - Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to determine more precisely the presence or absence of roosting bats. - If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be cut or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of structures. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a structure that allow bats to exit but not enter the structure. - Maternity season lasts from March 1 – September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or structure demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p> <p>Bat Relocation—If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by County Planning and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to County Planning and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>	Bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.	Prior to issuance of tree removal permit and during construction & fuel modification.	Applicant and subsequent owner(s)	DRP
4.5	Biological Resources	<p>Trenches and Holes Management</p> <ul style="list-style-type: none"> - The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable. These areas shall be covered to prevent wildlife from becoming trapped or drowning. - If trenches or holes cannot be closed the same day they are made, covers shall be firmly secured at ground level in such a way that small wildlife cannot slip beneath. At sites that require the presence of a biological monitor, trench covers shall be approved by the monitor. If covers cannot be provided, escape ramps shall be placed in all trenches and holes. - Open trenches shall be inspected regularly throughout the day and prior to filling to remove any trapped wildlife (e.g., small mammals, reptiles, amphibians) and to check for the presence of protected wildlife species at Project sites that require the presence of a biological monitor. - If a state or federal listed wildlife species is present in the trench, the on-site Biological Monitor shall contact CDFW or USFWS immediately, ensure the protected species is not in immediate danger, and wait for instruction by CDFW or USFWS. - Covered trenches and holes at sites where biological monitors are present are to be inspected by the monitor at the end of the work day and prior to initiating construction activities the next day. - In locating trenches or holes, disturbance to natural vegetation, including plant root systems shall be minimized. 	The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable.	Prior to certificate of occupancy.	Applicant	DRP
4.6	Biological Resources	<p>Woodrats—Any woodrat middens observed during preconstruction surveys, shall be assumed to be occupied by San Diego desert woodrat. Each occupied midden requiring removal shall be dismantled by hand under the supervision of the biologist, prior to the commencement of project activities. If young are encountered during the dismantling process, the material shall be returned in place and the midden remain unmolested for 2 to 3 weeks in order to give the young enough time to mature and disperse on their own accord. After 2 to 3 weeks, the dismantling of the midden may begin again. Material shall be moved to suitable adjacent areas (native scrub habitat at least 500 feet away) that are expected to remain undisturbed in perpetuity.</p>	Biologist to conduct preconstruction survey.	Prior to issuance of grading permit.	Applicant	DRP
4.7	Biological Resources	<p>Fuel Modification</p> <ul style="list-style-type: none"> - Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant. - Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2 – 3 years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. - It is recommended that locally-indigenous plants thinned for fuel modification be chipped and used as native plant mulch. SMM native plant mulch is not widely available in stores, but is an excellent addition to the landscape to retain soil moisture and reduce growth of invasive weeds. - Disking and indiscriminate clearing is not allowed in any Fuel Modification Zone. - For trees to have fuel ladders removed: prune lower branches up to 1/3 of tree height or up to 6 ft. maximum for trees 18 ft. and taller, per County fire requirements. Consult with County Planning or Foresters before pruning protected oaks or native trees. - Include provisions for irrigation, both permanent for Zones A and B, and temporary for establishment of native plants in Zone C and outside of Fuel Modification Zones. 	Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant.	Prior to issuance of Certificate of Occupancy.	Applicant	DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
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4.8	Biological Resources	Initial Fuel Modification —The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. - A qualified biologist shall implement MM BIO-2 before fuel modification occurs. - A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. - The stakes shall remain in place until after fuel modification activities have been completed. - A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	After construction has been completed.	Prior to issuance of Certificate of Occupancy.	Applicant	DRP
4.9	Biological Resources	Landscaping —Prior to issuance of a grading permit, prepare a landscaping plan for review and approval by the Department of Regional Planning. The landscaping plan shall clearly identify all existing trees (native and non-native) by species (common and scientific names), show trunk diameters, and indicate whether the tree will be removed or retained. Species considered invasive should be removed. All laurel sumac saplings on site to remain as replacements for the two that will be removed from APN 4455-041-002 shall also be depicted. If additional landscaping is to be proposed for fuel-modification Zones A and B, it shall consist of only locally indigenous native species within Zone B. Non-invasive non-natives are allowable in Zone A.	Submittal and approval of landscaping plan.	Prior to issuance of grading permit.	Applicant	DRP
4.10	Biological Resources	Permanent Runoff Control/Drainage Plan —The Applicant shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate at minimum the first 0.75-inches of stormwater. This plan should show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces into permeable areas of the property (i.e., raingardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture.	Submittal and approval of drainage plan.	Prior to final approval	Applicant	DRP
4.11	Biological Resources	Glass —Glass should be least reflective or have frit patterns that will promote energy conservation and prevent bird strikes caused by the bird mistaking a reflection of habitat for available flight space, per §22.44.1320.	Submittal and approval of window and door schedule.	Prior to final approval.	Applicant	DRP
4.12	Biological Resources	Lighting —Lighting should carefully follow provisions of §22.44.1270 for exterior lighting. Avoid trespass of light into the night sky and onto natural areas both on and off the project parcels.	Submittal and approval of outdoor lighting plan.	Prior to final approval.	Applicant	DRP
4.13	Biological Resources	Staking of Grading Limits —The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biologist.	Stake grading limits.	Prior to issuance of grading permit	Applicant	DRP
4.14	Biological Resources	Temporary wildlife fencing —Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows: - To install the screen, laborers will remove a 5-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. - The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. - Laborers installing the fence shall remain within the cut areas and any paths leading to it. - A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. - A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area.	Installation of temporary wildlife fencing.	Prior to removal of any vegetation or grading activity.	Applicant	DRP
4.15	Biological Resources	Pre-Construction Biological Resources Survey & Site Clearance —A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. - The project proponent's contractor shall plan to remove vegetation from within the screened area no more than 1 day after completion of the Pre-Construction Biological Resources Survey. - Laborers shall use hand-held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. - A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening.	Prior to removal of any vegetation or grading activity.	Applicant	DRP

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4.16	Biological Resources	<p>Initial Grubbing & Grading—Initial grubbing and grading shall occur 3 – 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.</p> <p>- A biologist shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.</p>	Initial grubbing and grading shall occur 3 – 7 days after vegetation has been cleared from the proposed development area/grading limits.	Initial grading to be monitored by certified biologist.	Applicant	DRP
5.1	Cultural Resources	In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South-Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.	Halt all activity if archeological resources are found.	If sensitive resources are found, cultural monitoring shall occur.	Applicant	DRP
5.1	Cultural Resources	In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.	Halt all activity if human remains are found.	If remains are found, cultural monitoring shall occur.	Applicant	DRP
7.1	Geological Resources	A qualified Geotechnical Engineering firm will be retained by the Applicant to conduct further studies to characterize the potential for slope instability during the design-level geotechnical study for the project. Further geotechnical exploration including subsurface drilling within one or more existing slopes shall be performed to adequately address global stability.	Retain geotechnical consultant to characterize potential slope instability.	Prior to grading.	Applicant	DRP
13.1	Noise	Restricts construction activity on Sunday and any other time between the hours of 8:00 a.m. and 6:30 p.m.	Restrict construction hours.	Throughout construction phase.	Applicant	DRP
20.1	Wildfire	Fire Hazard Mitigation Designs - The proposed structure would be designed to meet hazardous fire area building code requirements. All fire access roads would be capable of supporting a 75,000- pound load, and all access roads would-be built-in conformance with applicable California Fire Code and the Los Angeles County Fire Department (Fire Department) requirements, ensuring that the project would have adequate emergency access. The conceptual design plans shall be submitted to the Fire Department for approval.	Design plans to receive fire department approval.	Prior to final approval.	Applicant	DRP
20.2	Wildfire	Landscape Plan, Fuel Management - A landscape plan with Fuel Modification Zones (FMZs) shall be developed and shall incorporate an effective “defensible space” around proposed structure. The plans shall conform to Los Angeles County Fire Department (Fire Department) Regulations. Conceptual Design plans shall be submitted to the Fire Department for approval. In addition, the project shall comply with the Fire Department's Brush Management Regulations.	Landscape plans with defensible space to receive fire department approval.	Prior to final approval.	Applicant	DRP



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019005771
PROJECT NUMBER: 2019-003283

MAP DATE: MAY 27, 2020
PLANNER: MARTIN GIES

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
4. A required 32 centerline turning radius must be provided at all turns within Fire Department vehicular access. Provide the dimensions on the site plan or show a standard detail to be represented at all turns with Fire Department vehicular access.
5. A recorded access easement must be provided by the LA County Recorders office for access which traverses through the adjacent lot.
6. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
7. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3



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-
8. The gradient of Fire Apparatus Access Roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7
 9. On paved private access roads the maximum allowable grade shall not exceed 15% except where topography makes it impracticable to keep within such grade, then an absolute maximum grade of 20% will be allowed for up to 150 feet in distances. The break shall be 50 feet in length with a maximum grade of 5%. The average maximum allowed grade shall not be more than 17%. Change in grade shall not exceed 10% in 10 feet.
 10. Indicate the various grade percentages and their lengths of the Fire Department access roadway on the site plan. Provide a road profile for proposed access roads with grades greater 15 percent.
 11. Abrupt changes in grade shall not exceed the maximum angles of approach and departure for fire apparatus. The first 10 feet of any angle of approach or departure or break-over shall not exceed a 10 percent change or 5.7 degrees. Fire Code 503.2.8

CONDITIONS OF APPROVAL – WATER SYSTEM

12. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
13. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
14. The required fire for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
15. Provide a Form 195 signed and completed by the local purveyor.



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CONDITIONS OF APPROVAL – FUEL MODIFICATION

16. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to public hearing. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 3, 2021

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Rob Glaser
Zoning Permits Coastal Section
Department of Regional Planning

Attention Martin Gies

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

CDP-SMMLCP-MINOR (RPPL2019005771)
2140 STUNT ROAD
ASSESSOR'S MAP BOOK 4455, PAGE 41, PARCEL 1
COUNTY UNINCORPORATED COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning application and site plan for the proposed project. The project is requesting a Minor Coastal Development Permit for the construction of new a 2,365-square-foot, two-story, single-family residence and a detached 360-square-foot garage on a vacant 2-acre parcel.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction projects within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Construct rural driveway approaches at the site. Relocate any affected utilities.
 - 1.1.2. Provide and continuously maintain line of sight for the driveway, from both sides of Stunt Road (both horizontal and vertical), commensurate with a design speed of 50 miles per hour (430 feet). Remove any interfering obstructions including shrubs/trees blocking the line of sight.
 - 1.1.3. Execute an Agreement to Improve for the street improvements.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

For questions regarding the street conditions, please contact Ambria Vasquez of Public Works, Land Development Division, at (626) 458-4921 or avasquez@pw.lacounty.gov.

2. Building and Safety

Prior to issuance of a Certificate of Occupancy, comply with LID standards in accordance with the LID Standards Manual, which can be found at <https://pw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf>.

For questions regarding the building and safety condition, please contact RaChelle Taccone of Public Works, Building and Safety Division, at (626) 458-3164 or rtaccone@pw.lacountv.gov.

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

JD:la



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

July 8, 2020

**CASE: RPPL2019005771
Project: 2019-003283
Planner: Gies, Martin
Location: 2140 Stunt Rd, Calabasas 91302**

The Department of Public Health-Environmental Health Division has reviewed the above project proposal to construct a 2-story single family residence with a detached garage on a 2 acre parcel with a driveway built upon an access easement on the property.

Public Health recommends approval of the above project with the final conditions below required prior to obtaining building permits.

Land Use Program: Wastewater

1. The Enhanced System Pre-Coastal conceptual approval will expire 4-21-2021. If no changes have been made that impact the proposed septic system, and an additional (final) one-year extension is needed, then submit an application with the appropriate fee before the expiration date noted above.
2. Once Coastal Commission approval is granted and the project moves toward the building permit phase. The project will then require an onsite waste treatment system "POST COASTAL COMMISSION..." application for Departmental review prior to obtaining a building permit.

Drinking Water Program

3. The permittee shall provide a current (within last 12 months) and signed in-force "Will Serve" letter from the water district or provider for the proposed project. For conditional "Will Serve" letters, the Department requires a list of conditions and a signed/dated statement from the project owner that they will comply with said conditions.

For question regarding this report, please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.