

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: January 23, 2025

HEARING DATE: February 5, 2025 AGENDA ITEM: 8

PROJECT NUMBER: R2011-01126-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
No. 201500036
Variance No. RPPL2019006788

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 25830 Dark Creek Road, Calabasas

OWNER: Gary and Jeannine Isbell

APPLICANT: Nick Kazemi

CASE PLANNER: William Chen, Senior Regional Planner
WChen@planning.lacounty.gov

PROJECT DESCRIPTION

This is an appeal of the Hearing Officer's approval of October 22, 2024.

The applicant requests:

- A Minor CDP to authorize the construction of a new two-story, 2,479-square-foot single-family residence, an attached 526-square-foot two-car garage, an onsite waste treatment system ("OWTS"), 354 cubic yards of total grading (zero cubic yards of cut and 354 cubic yards of fill, with 354 cubic yards of import), landscaping, and related infrastructure ("Project") on a property located at 25830 Dark Creek Road in the R-C-1 (Rural Coastal – One Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.44.1750.A.
- A Variance for the development of OWTS leach fields within 100 feet of the riparian canopy of a stream and within 50 feet of oak and other native trees pursuant to County Code Section 22.44.1150.

The written appeal cites concerns with the Project's negative environmental impact to habitats, increased risk of community fire danger, potential health risks, and the Project's incompatibility with the rural setting. The written appeal specifically objects to the impact and loss of environmentally sensitive flora and habitat on-site. The written appeal also states that

the Project will lack adequate defensible space, posing a risk to the neighboring home. The written appeal also states that the Project's OWTS will likely leach into the nearby creek. Lastly, the written appeal states that the residential design is inconsistent and disharmonious with the style of nearby homes.

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:

Staff received confirmation that public noticing was completed on December 17, 2024, and the property posting was completed on January 2, 2025. Since then, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests that the public hearing be continued to March 5, 2025, to ensure that the surrounding community has an opportunity to participate in the public hearing process regarding the proposed Project.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING REGARDING MINOR COASTAL DEVELOPMENT PERMIT NUMBER 201500036 AND VARIANCE NUMBER RPPL2019006788 TO MARCH 5, 2025.

Report

Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director
