

AGENDA

Meeting Place: In-person: Calabasas Field Office - 27001 Agoura Rd, Suite 250, Calabasas, CA 91302

Meeting Date: October 20, 2025 - Monday

Time: 1:00 PM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first and last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Thursday, the week previous to the meeting, will be provided to the Environmental Review Board. Written public comments submitted after 12 p.m. on Thursday, the week previous to the meeting, will not be provided to the Environmental Review Board but will be added to the public record.

PART I - PRELIMINARY BUSINESS

1. Roll Call
2. Coordinator's Report

PART II - MINUTES FOR APPROVAL

3. April 21, 2025 Draft ERB Minutes

[25-233](#)

Attachments: [Draft ERB Minutes 04 21 2025](#)

PART III - OLD BUSINESS

PART IV – NEW BUSINESS

4. Project No.: PRJ2024-001506-(3) [25-232](#)
Permit No.: RPPL2024002247
APNs: 4472-027-017, 4472-027-031
Address: 2570 Encinal Canyon Road, Malibu, CA 90265
Location: Encinal Creek Watershed
USGS Quads: Triunfo Pass and Point Dume (property straddles the boundary of two adjacent quads)
Project Applicant: Susan Villain
Project Biologist: Matt Ingamells, Padre Associates, Inc.
Staff Planner: Tyler Montgomery
Staff Biologist: Joe Decruyenaere

The Applicant proposes the construction of an 18-foot-tall single-family residence, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, swimming pool, retaining walls, and hardscaping on a 22.5-acre property consisting of two legal parcels. The proposed single-family residence would have a floor area of 3,600 square feet with an 440-square-foot detached garage and 302-square-foot workshop on a building site of 9,960 square feet. A total of 1,194 cubic yards ("CY") of grading is proposed—953 CY cut, 241 CY fill, 712 CY export. The lot would be accessed from Encinal Canyon Road, a 60-foot-wide limited secondary highway and designated scenic route to the west, by a new paved 20-foot-wide driveway with a length of 250 feet. The subject parcel is surrounded by vacant land to the north, east, and west, and by Charmlee Wilderness Park to the southwest. ERB review is required, as area proposed for development is less than 200 feet from mapped H1 and H2 Habitat. Land use designation is RL10, Rural Land—1 dwelling unit/10 acres maximum; Zoning is R-C-10, Rural Coastal—10-Acre Minimum Lot Area.

Attachments: [ERB Recommendations](#)
[Biological Assessment](#)
[Fuel Modification Plan](#)
[Combined Site Plans](#)
[OWTS Conceptual Plan Approval](#)

5. PART V - PUBLIC COMMENT

6. PART VI - ADJOURNMENT

ADJOURNMENT TO 1:00 PM, NOVEMBER 17,2025.

TIME LIMITS: The Director of Regional Planning has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Environmental Review Board members will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Coordinator may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

WRITTEN TESTIMONY: Written testimony that is received prior to the public meeting will be made a part of the record and need not be read into the record.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Environmental Review Board on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is accessible on the Department's website at <http://planning.lacounty.gov/agenda/erb/>. Any meeting-related writings or documents provided to a majority of the Environmental Review Board after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department webpage for Environmental Review Board and will not be also available in the Environmental Review Board meeting room on the day of the Board's meeting there regarding that matter. Projects are reviewed under the Santa Monica Mountains Local Coastal Program LIP:
http://planning.lacounty.gov/assets/upl/project/coastal_amended-LIP-maps.pdf