

**SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION**

DATE ISSUED:	January 22, 2026		
HEARING DATE:	February 4, 2026	AGENDA ITEM:	6
PROJECT NUMBER:	R2005-01452-(3)		
PERMIT NUMBER(S):	Variance No. 200900001		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	2354 Topanga Canyon Boulevard, Topanga		
OWNER:	CMI Corporate Marketing, Inc.		
APPLICANT:	Cory Isaacson		
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov		

RECOMMENDATION

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND APPROVE VARIANCE NUMBER 200900001 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

BACKGROUND

This agenda item is a request to construct a new 4,000-square-foot single-family residence within 50 feet of a mapped significant ridgeline (“Project”) in the A-1-5 (Light Agricultural – Five-Acre Minimum Required Lot Area) Zone, and within the Santa Monica Mountains North Area Community Standards District, pursuant to County Code Section 22.56.260 as it existed

in 2009.¹ The Project is located at 2354 Topanga Canyon Boulevard in unincorporated Topanga (“Project Site”). This is an appeal of the Hearing Officer’s approval of June 24, 2025.

On December 10, 2025, the Regional Planning Commission continued the Project to February 4, 2026, without opening the public hearing, to provide Staff and the Applicant with time to study whether relocating the residence approximately 50 feet to the southwest would result in a better Project design. The Applicant has prepared conceptual plans of the relocated residence, which are attached as Exhibit A-3. The plans indicate that, if the residence were relocated in this manner, the hammerhead turnaround would need to be relocated to the southwest as well, which would significantly increase the required grading volumes due to steep grades in that area. This location would still require a variance.

At Staff’s recommendation, the Applicant also placed a story pole at the location of the relocated residence closest to Topanga Canyon Boulevard. Staff visited the Project Site on January 21, 2026, and confirmed that a residence at this location would be highly visible from Topanga Canyon Boulevard, which is a designated scenic route. Photographs are attached as Exhibit B-3. As confirmed by story poles previously placed on the Project Site, the residence would not be visible from Topanga Canyon Boulevard in its original proposed location.

An unpermitted driveway gate that was placed on the Project Site after the Hearing Officer’s approval of the Project has been removed. Instead, it has been replaced with a chain on temporary wooden posts (Exhibit B-3 – Site Photos). The Applicant states that gating the Project Site in some manner is necessary, as it has been utilized for equipment storage by neighboring construction sites in the past, both with and without permission.

The Mountains Recreation and Conservation Authority (“MRCA”) had previously alleged that the Applicant conducted illegal grading on their property, which is located immediately to the north of the Project Site. The Applicant denies this allegation, and this unpermitted grading is currently being addressed as a separate violation unrelated to the Project because it is not located on the Project Site.

Some grading was approved on the Project Site in 2006 via Zoning Conformance Review No. 200600712 (“ZCR”). After studying the approved plans and historic aerials, and conducting site visits, Staff has concluded that some grading occurred outside of the area approved by the ZCR. A markup of the approved ZCR, which is attached as Exhibit C-3, shows that unpermitted grading occurred over approximately 4,653 square feet on the Project Site (2,488 square feet of graded pad, 2,166 square feet of manufactured slope). Therefore, Staff is recommending an additional condition of approval requiring restoration and revegetation of this area:

¹ Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Project applicant chose to have the complete Variance application be subject to the zoning and regulations in effect at the time it was submitted in 2009.

Prior to approval of the Exhibit "A," the permittee shall provide a habitat restoration plan for the 4,653-square-foot area of unpermitted grading on the northern portion of the Project Site. The habitat restoration plan shall include revegetation with native plants and shall be approved by the LA County Planning Staff Biologist. The habitat restoration plan shall be implemented to the satisfaction of the Director, and all plantings shall be completed prior to the issuance of a grading or building permit for the residence.

Due to the aforementioned factors, Staff believes that, while relocating the residence 50 feet to the southwest would result in a reduction in off-site brush clearance, this benefit would be outweighed by the impacts of additional grading volumes and impacts to scenic resources. As a result, Staff recommends that the Project be approved with the Findings and Conditions of Approval attached to the original staff report of September 11, 2025, modified to include the additional condition above and with updated dates.

If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report
Reviewed By: Rob Glaser

Robert Glaser, Supervising Regional Planner

Report
Approved By: Rob Glaser for Mitch Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A-3	Conceptual Site Plan of residence relocation
EXHIBIT B-3	Site Photos (01/21/26)
EXHIBIT C-3	Map of unpermitted grading

Consultant
Address
Address
Phone
Fax
e-mail

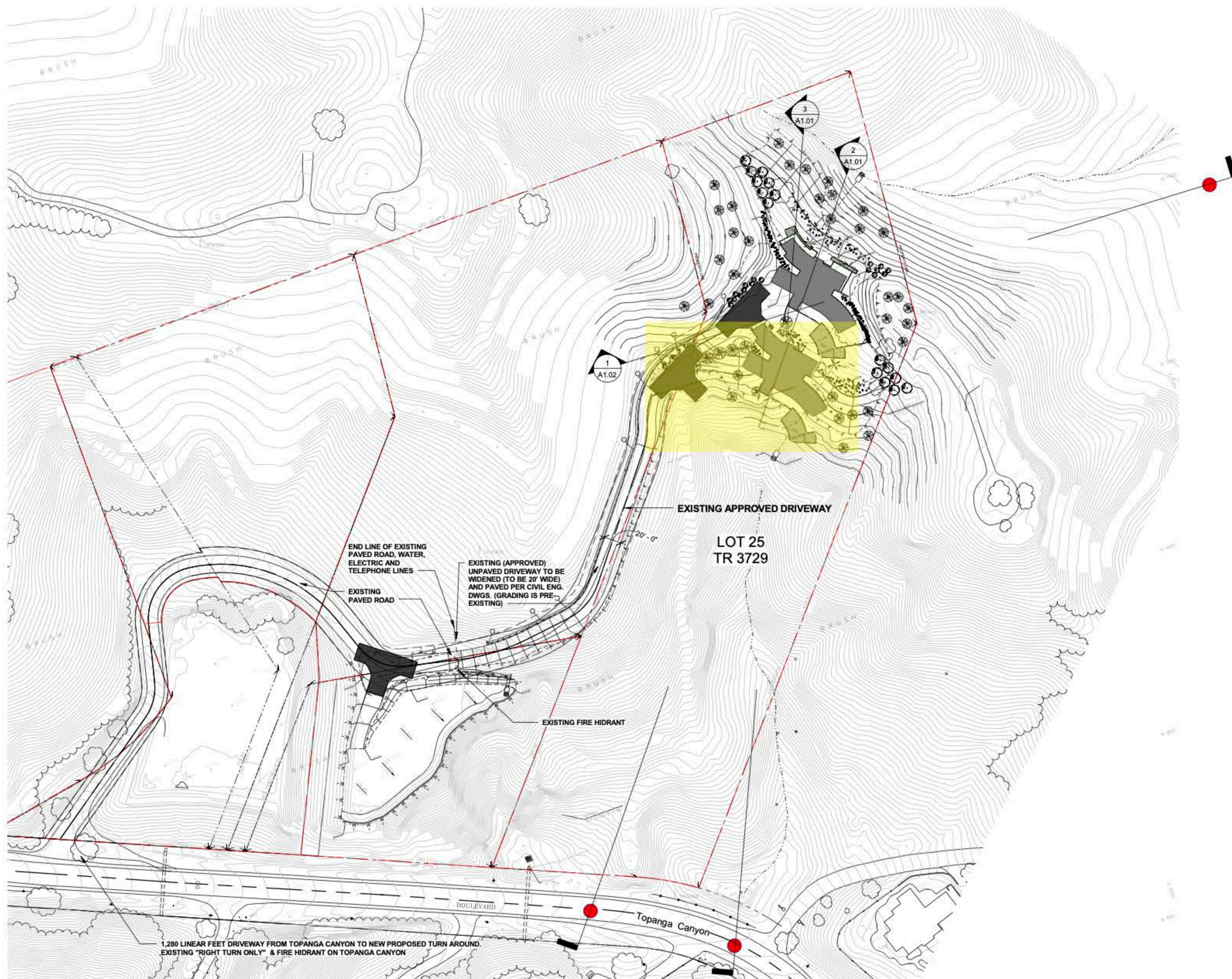
No.	Description	Date
1	Design Options Planning Submittal	03.31.16
2	Site Plan Planning Submittal	05.09.16
3	Planning Submittal	09.26.16

2354 Topanga Canyon
Blvd.,
Topanga, California

Single Family House

Reference Site Plan

Date
Scale
1/64" = 1'-0"
Sheet Number
A1.00
9/25/2016 8:43:52 PM



NOTES:
PARCEL GROSS AREA: 5 ACRES
PARCEL NET AREA:
PROPOSED NEW HOUSE AREA:
4,000 SF.

DESIGN FEATURES TO MINIMIZE
VISIBILITY OF THE NEW HOUSE
TO INCLUDE:
-USE OF DOWNLIGHTS
- LANDSCAPE

WATER LINES ARE ALREADY
INSTALLED.
ADDITIONAL METER TO BE
ADDED. CONNECTION POINT
LOCATED ON TOPANGA CANYON,
NEAR THE WATER METERS.

THERE ARE NOT KNOWN
CONSTRAINED AREAS.





2326

12326







CRUTMAN

卷之三

ପାତ୍ର

15

DATE
08/25/02

REVISED EDITIONS TO PREVENT

