

William Chen

From: DRP Public Comment
Sent: Tuesday, October 22, 2024 7:12 AM
To: William Chen; Robert Glaser
Cc: Elida Luna
Subject: FW: Public Comment for Agenda Item 4 - Project Number R2011-01126-(3)
Attachments: Exhibit A.png

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

RAFAEL ANDRADE

SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)

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Email: randrade@planning.lacounty.gov

From: Redfoo Thedude <redfoo@partyrock.com>
Sent: Monday, October 21, 2024 4:59 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Public Comment for Agenda Item 4 - Project Number R2011-01126-(3)

CAUTION: External Email. Proceed Responsibly.

Public Comment for Agenda Item 4 - Project Number R2011-01126-(3)

From: Stefan Gordy
Email: redfoo@partyrock.com
Phone: 310-279-6480
I am not the applicant.

To Whom It May Concern,

I am writing to formally challenge the recommendation for approval of **Project Location: 25830 Dark Creek Road, Calabasas, Project Number: R2011-01126-(3), Minor CDP No. 201500036, and Variance No. RPPL2019006788**, which has been made by Los Angeles County Planning staff. While the recommendation was based on the assumption that the property meets necessary development requirements, there has been a significant oversight regarding the property's compliance with local zoning regulations, particularly under the **RV – R-C-1 (Rural Coastal – 1 Acre Minimum Required Lot Area)** designation.

Key Legal Issues

1. Zoning Compliance Failure:

The property falls under the **RV – R-C-1 (Rural Coastal – 1 Acre Minimum Required Lot Area)** zoning designation:

- **Land Use Designation: RV – R-C-1 (Rural Coastal – 1 Acre Minimum Required Lot Area)**
Purpose: Designed to preserve the rural character of the area while allowing for low-density residential development.
Characteristics: Emphasizes larger lot sizes and stringent building regulations to protect the rural and environmental integrity of the area.

Although the current owner has referenced the property as being **43,300 square feet**, it is important to note that **1 acre equals 43,560 square feet**, leaving a **260 square foot shortfall**. While 260 square feet may seem minor (roughly the size of a small bedroom or office), it is critical because it directly undermines the property's compliance with the minimum lot size requirement for residential development within this zone.

2. Prior Knowledge of Lot Limitations:

The sale of the property in **2010 for \$250,000**—well below the market value of comparable 1-acre buildable lots in the area, which ranged from **\$500,000 to \$1,000,000**—strongly suggests that the land was recognized as unbuildable at the time of purchase. Any prudent buyer or real estate professional would have understood that the property was priced accordingly due to its inability to meet the zoning requirements necessary for development.

3. Legal Precedent and Zoning Violations:

Granting approval for development on a property that does not meet the required **1-acre minimum lot size** sets a dangerous precedent and constitutes a direct violation of the zoning laws that govern the **Rural Coastal (R-C-1)** designation. These laws are designed to protect both the environment and the character of the rural area, and allowing this variance would undermine the integrity of the zoning system itself.

Exhibit A – Property Diagram

I would like to draw your attention to **Exhibit A**, which is included in the planning package and attached to this email. This exhibit provides a diagram of the property in question, clearly illustrating that the property is under one acre in size and is therefore non-compliant with the zoning requirements for buildable lots within the **RV – R-C-1** zone.

Conclusion

Based on the zoning requirements and the factual limitations of the property size, I respectfully request that the recommendation for approval be reconsidered. The property does not meet the legal standard for development as defined by the **RV – R-C-1** zoning regulations, and proceeding with the approval of this project would constitute a violation of local zoning laws.

I trust that the legal implications of this oversight will be considered in further discussions.

Sincerely,

Stefan Gordy

Malibu Oaks Property Owner

Email: redfoo@partyrock.com

Phone: 310-279-6480

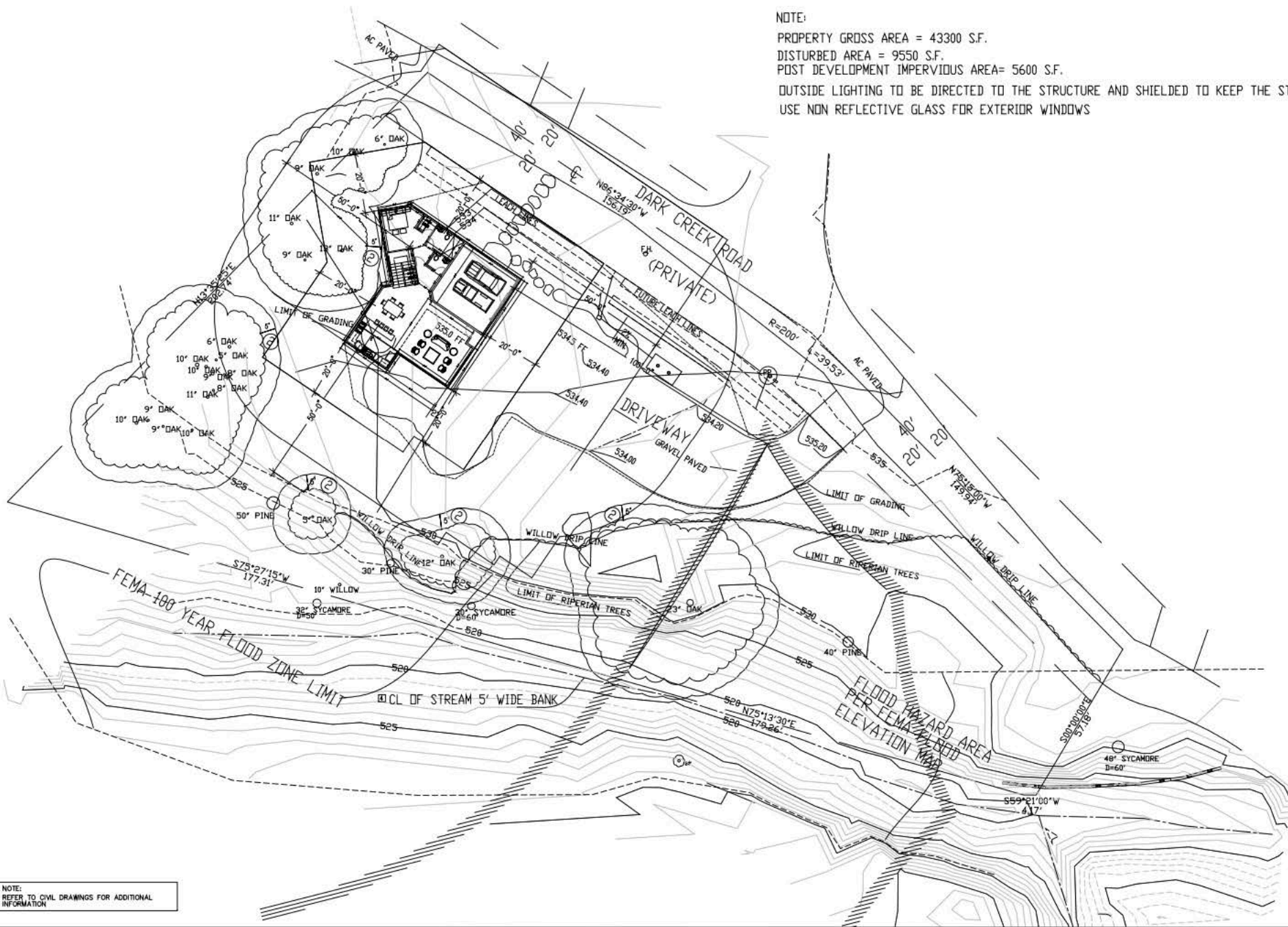
NOTE:

PROPERTY GROSS AREA = 43300 S.F.

DISTURBED AREA = 9550 S.F.

POST DEVELOPMENT IMPERVIOUS AREA= 5600 S.F.

OUTSIDE LIGHTING TO BE DIRECTED TO THE STRUCTURE AND SHIELDED TO KEEP THE STREAM AREA DARK.
USE NON REFLECTIVE GLASS FOR EXTERIOR WINDOWS



NOTE:
REFER TO CIVIL DRAWINGS FOR ADDITIONAL
INFORMATION

NO.	SYMBOL	REVISIONS	DATE	BY

NOTES

- 1 PARCEL NUMBER
446011005
- 2 SETBACKS
FRONT 20'-0"
SIDES 5'-0"
REAR 15'-0"
EXISTING PRIVATE PROPERTY
ROAD (CLINE ROAD) 40'-0" WIDE
FRONT SETBACK MEASURED FROM
CENTER LINE OF PRIVATE ROAD
- 3 EXISTING TREES TO REMAIN
- 4 CREEK CENTER LINE
- 5 FOOTPRINT OF THE HOUSE
SEE SHEET A-11 FOR ADDITIONAL
INFORMATION ON THE FLOOR
PLAN
- 6 POOL DESIGN BUILD BY
POOL CONTRACTOR
- 7 PERMEABLE SURFACE AT DRIVE-
WAY (DECOMPOSED GRANITE, OR
PAVING STONES)
- 8 3 CAR GARAGE-2 STORY VOLUME
FLAT ROOF AT GARAGE TO
CONCRETE SOLAR PANELS-SOLAR
PANELS TO PROVIDE ELECTRICITY
FOR THE HOUSE
- 9 60 FT. RIPARIAN SETBACK LINE
- 10 STORAGE ABOVE GARAGE
SPACE-SEE FLOOR PLAN
- 11 WALKWAYS, DRIVEWAYS,
PERMEABLE SURFACE
(DECOMPOSED GRANITE, OR
PAVING STONES)
- 12 NOT USED
PERMEABLE SURFACE
(DECOMPOSED GRANITE, OR
PAVING STONES)
- 13 SEPTIC TANK AND LEACH LINE
AREA-SEE CIVIL DRAWINGS
- 14 SLOPE DRAINS AWAY FROM
THE CREEK AND THE BUILDING

DESIGNER: CHRISTINA FLANDER
ARCHITECTURE
SPACE PLANNING
SPECIFICATIONS
PHONE: (562)-434-0300
FAX: (562)-434-0300
E-MAIL: christinaflander@yahoo.com

ISELL RESIDENCE
25860 DARK CREEK ROAD
MONTE NIDO, CA 91302

SITE PLAN/ FUEL MODIFICATION

DESIGN: CHRISTINA FLANDER	SCALE	DESTROY ALL ISSUES PREVIOUS TO THIS DATE	6-02-23
CHECKED	JOB NO. 2017-C	VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB	
DRAWN: CHRISTINA FLANDER	FILE	FLOOD REVISION	GARY AND JEANNE ISELL

A2.1