

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	July 24, 2025	
HEARING DATE:	August 5, 2025	AGENDA ITEM: 3
PROJECT NUMBER:	2019-003128-(3)	
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") RPPL2019005489	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	20266 Reigate, Topanga, CA	
OWNER:	Brian Bright	
APPLICANT:	Brian Bright	
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov	

This agenda item is a Minor CDP to authorize a new 800-square-foot single-family residence, a water well, and an onsite wastewater treatment system ("Project").

Before the May 27, 2025, public hearing, and as noted in the Supplemental Report to the Hearing Officer dated May 27, 2025, Staff discovered discrepancies in the submitted plans for the Project (Exhibit A) and the Draft Findings (Exhibit C), specifically the Zoning Code Consistency Findings – Required Yards, and requested a continuance to August 5, 2025, to work with the applicant to address those discrepancies. Staff requested that the applicant submit a Yard Modification Statement of Findings (attached) per County Code Section 22.44.1390 to substantiate the location of the proposed single-family residence in the required front yard. The Findings were made to the satisfaction of Staff, and the revised Findings are attached to this Supplemental Report.

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005489 SUBJECT TO THE ATTACHED MODIFIED FINDINGS.

Report
Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

ATTACHMENTS

EXHIBIT C	Revised Findings
APPLICANT'S BURDEN OF PROOF	Yard Modification Statement of Findings

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-003128-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005489**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on August 5, 2025, in the matter of Project No. 2019-003128-(3), Minor Coastal Development Permit No. RPPL2019005489 (“Minor CDP”).
2. **HEARING PROCEEDINGS.** [RESERVED]
3. **ENTITLEMENT(S) REQUESTED.** The applicant, Brian Bright (“Permittee”), requests a Minor CDP to construct a new 800-square-foot single-family residence, a 30-foot-long access driveway, a water well for domestic use, and an onsite wastewater treatment system (OWTS) with 20 cubic yards of grading (“Project”) on a 2.5-acre property located at 20266 Reigate Road, Topanga, in the Santa Monica Mountains Coastal Zone (“Project Site”). An underground drainage pipe would also encroach into the protected zones of two oak trees. As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board (“ERB”), resulting in approximately 1.03 acres of H3 Habitat, 0.77 acres of H2 Habitat, and 0.70 acres of H1 Habitat.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is a request to construct a new single-family residence and improvements, including a new water well and OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H1 and H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any oak tree removals or encroachments (County Code Section 22.44.950). The Project would result in the encroachment into the protected zones of two oak trees. Thus, a Minor CDP is required for all the activities involved with this request.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20—One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
6. **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 and its accessory structures is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any development that requires ERB review, which the Project does. A Minor CDP is also required for any oak tree removals or encroachments (County Code Section 22.44.950).

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.5 gross acres in size and consists of one legal lot, which is irregular in shape. The Project Site is accessed from Reigate Road, a private gravel road of irregular width, to the north and east, and from Skyhawk Lane, a 20-foot-wide paved private road, immediately to the south. The Project Site contains a 130-foot-long dirt driveway from Reigate Road to the north, which is proposed to be abandoned as part of the Project. The Project Site consists mostly of sloping terrain, with some steeper slopes located on its northern and eastern portions. On-site vegetation consists of native trees and grassland, with oak woodland traversing the site from the southwest to the northeast. The southern half of this oak woodland lies within fuel modification zones of existing single-family residences. The Project Site includes areas mapped as H2 Habitat (1.22 acres) and H3 Habitat (1.28 acres) within the Santa Monica Mountains Land Use Plan ("LUP"). However, the ERB has proposed remapping that results in 1.03 acres of H3 Habitat, 0.77 acres of H2 Habitat, and 0.70 acres of H1 Habitat. In general, areas mapped as H3 Habitat include oak woodland within existing fuel modification zones on the Project Site's southwestern portion and non-native grassland on the Project Site's southeastern portion. Native grasslands on the northern portions of the Project Site are mapped as H2 Habitat, and undisturbed oak woodland on the central and northeastern portions of the Project Site are mapped as H1 Habitat.

B. Site Access

The Project Site is bounded to the north and east by Reigate Road, a private gravel road of variable width that connects to Tuna Cayon Road—a 60-foot-wide scenic highway—approximately 1,300 feet to the northwest. It is bounded to the southeast by Skyhawk Lane, a 20-foot-wide paved private road that connects to Tuna Canyon Road approximately 0.35 miles to the west.

C. Site Plan

The Permittee proposes the construction of an 800-square-foot single-family residence and a 30-foot-long, 900-square-foot paved driveway and parking area on the southeastern edge of the 2.5-acre Project Site, connecting to Skyhawk Lane. The two-story residence would have a maximum height of 21 feet above grade and would include a roof deck and attached rear view deck, all terraced into a downward slope. A total of 20 cubic yards of earth is proposed (20 cubic yards cut, all exported). The Project would also include retaining walls, decks, and stairways on a total building site of approximately 1,500 square feet. Two 7,500-gallon water storage tanks would be located 160 feet to the west of the residence, and a new OWTS with two seepage pits would be located 10 feet to the east of the residence. Drainage structures are also proposed to the west and north of the residence, with

an underground drainage pipe to the southwest of the residence encroaching into the protected zones of two oak trees. While the entirety of the building site area is mapped as H3 Habitat, it is within 200 feet of H1 Habitat. Thus, the building site area is split between the H1 Habitat Buffer (0-100 feet from H1 Habitat) and the H1 Quiet Zone (100-200 feet from H1 Habitat). The Project would not require any new fuel modification within H1 Habitat, as all H1 Habitat has been exempted from fuel modification per the approved Fire Department plan. A new water well for domestic use would be located 150 feet to the northwest of the residence, within H2 Habitat, and a line connecting the well to the residence would traverse H1 Habitat. The Project would result in 0.01 acres of direct development within the H1 Habitat, 0.01 acres of direct development and 0.44 acres of fuel modification within the H2 Habitat, and 0.02 acres of direct development within the H1 Habitat Buffer Zone.

8. **PUBLIC COMMENTS.** Staff did not receive any public comments regarding the Project as of the date of the Report to the Hearing Officer.

9. **AGENCY RECOMMENDATIONS.**

- A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated April 20, 2020.
- B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with no conditions on April 24, 2020. This clearance was issued through the County's electronic permit tracking system, EPIC-LA. No letter was provided.
- C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated April 27, 2020.
- D. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated September 28, 2023.
- E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on June 27, 2022. The ERB conditions have been included within the Project's conditions of approval.

10. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, 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 April 9, 2025, a total of 29 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 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and an access driveway.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 20 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project, with a maximum height of 21 feet above grade, is not expected to impact scenic resources such as the designated scenic highway (Tuna Canyon Road) or Topanga State Park. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL20 land use designation is intended for single-family residences and accessory uses on relatively large lots. A single-family residence and its accessory uses are permitted under this designation.
13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize a small area on the southeastern edge of the Project Site, immediately adjacent to Skyhawk Lane and within the brush clearance zones of adjacent single-family residences to the south. This location will avoid the need to remove large areas of native vegetation and grade large amounts of earth. It is also the location that is farthest from H1 Habitat on the northern portion of the Project site, and it will avoid all development, including fuel modification, within H1 Habitat.

Conservation & Open Space Element

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is not within a Scenic Resource Area, as it is not visible from Tuna Canyon Road to the north or Topanga State Park to the east. The tallest portions of the structure would be the 21 feet above, and the Project proposes only 20 cubic yards of grading (all cut and export). The proposed location of the Project, which is immediately adjacent to Skyhawk Lane, is within the existing fuel modification zones of residences to the south and would result in little disturbance of the Project Site from driveway grading and vegetation removal. The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk. It has a smaller floor area (800 square feet) than any other residence within a 700-foot radius, and its 1,500-square-foot building site area significantly less than the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I).

ZONING CODE CONSISTENCY FINDINGS

14. **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—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, County Code Section 22.44.950 requires a Minor CDP for projects that propose removals or encroachments into the protected zones of oak trees. Since the Project requires ERB review and proposes two oak tree encroachments, a Minor CDP is required instead of an Administrative CDP.
15. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with all the standards identified in County Code section 22.44.1380 (Yard Modification Authorized) for the front yard setback reduction. The Project proposes a zero front yard setback. The presence of H1 and H2 habitat on the northern portion of the subject property necessitates situating the residence to the southeastern edge, where the building is completely within H3 habitat and requires no impacts to H1 habitat. In addition, the proposed location minimizes driveway length by sitting it as close as to the existing paved road as feasible.
16. **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 in the Santa Monica Mountains Coastal Zone is 30 feet above grade, while the Project's maximum height is 21 feet above grade.
17. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

18. **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, 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 June 27, 2022, 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.
19. **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 proposed grading is estimated to be 20 cubic yards (all cut and export). 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.
20. **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 proposes 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.
21. **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). Because the Project Site exceeds one acre in area, no covered parking spaces are required. Two uncovered parking spaces are provided within a paved parking area immediately adjacent to the access driveway.
22. **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 for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. No fences or separate retaining walls are proposed.
23. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 1,500 square feet is significantly less than the maximum building site area of 10,000 square feet.
24. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. While the proposed location of the residence would be entirely within H3 Habitat, areas of ancillary development and fuel modification located 200 feet to the north, east, and west are designated as H1, H2, and H3 Habitat. H1 Habitat, consisting of undisturbed oak

woodland to the north, are within 200 feet but would not be subject to fuel modification, per the plan approved by the Fire Department. A water line connecting the residence with a well to the northwest will traverse a portion of the H1 Habitat on the central portion of the Project Site, but this is permitted by County Code Section 22.44.1890 C.2 when there is no other feasible alternative to provide access for authorized development on a legal parcel. The Project meets this requirement because the proposed water line location must traverse H1 Habitat to reach the well location. This location was the only vicinity shown to be feasible for a domestic water well per a report issued by DCA Drilling & Construction in May 2023, which was subsequently reviewed and approved by the Department of Public Health. The water line would be the minimum width and length required for such use, and its path avoids encroachment into the protected zones of all oak trees.

Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While the entirety of the residence would be located in H3 Habitat, the water well and some fuel modification would be located within H2 Habitat. While the residence is small and would be located as far as possible from H2 Habitat, the relatively narrow width of H3 Habitat (160 feet), the required well location, and mandated fuel modification make this encroachment unavoidable. As a result, less than 0.01 acres of direct development (the well) and 0.44 acres of fuel modification would occur within H2 Habitat. A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The ERB found that the Project, with conditions, would be compatible with biological resources.

While almost the entirety of Project development would be H2 or H3 Habitat, the residence and the majority of its fuel modification would be within an H1 Habitat Buffer Zone (0-100 feet from H1 Habitat) or H1 Quiet Zone (100-200 feet from H1 Habitat). Per the requirements of the LIP (County Code Sections 22.44.1890.D and 22.44.1890.E), development may be permitted within the H1 Habitat Buffer or H1 Quiet Zone when all of the following apply:

- a. The Project Site is on a lawfully created parcel;
- b. The development is the minimum necessary to provide the landowner a reasonable economic use of the property, and in no case shall it exceed the maximum standards provided in County Code Sections 22.44.1910 and 22.44.1920;
- c. There is no other feasible alternative building site location that can avoid the H1 Habitat Buffer or H1 Quiet Zone;
- d. The maximum feasible buffer width is provided between the development and the H1 Habitat area;
- e. The development is sited and designed to prevent impacts that would significantly degrade H1 Habitat; and
- f. All feasible mitigation measures have been provided to minimize adverse environmental effects.

The Project's proposed location on the southeastern edge of the Project Site is the most appropriate site for development because it is the farthest feasible distance from mapped H1 Habitat to the north. Further, the floor area of the residence (800 square feet) is the minimum area permitted for a single-family residence. The Fire Department has also approved a fuel modification plan that exempts all H1 Habitat from thinning or brush clearance. Therefore, the existing H3 Habitat area on the southeastern edge of the Project Site is the most appropriate location for development.

25. **ONSITE WASTEWATER TREATMENT SYSTEM ("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.
26. **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.
27. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

28. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, 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, habitat preservation, fences and walls, biological resources, building site area, habitat categories, and height restrictions.
29. **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.

YARD MODIFICATION STATEMENT OF FINDINGS

30. **The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.** The presence of H1 and H2 habitat on the northern portion of the subject property necessitates situating the residence adjacent to the southeastern edge, where the building site is completely within H3 habitat and requires no impacts to H1 habitat. The development has been carefully sited to minimize impacts to sensitive habitat in accordance with the Santa Monica Mountains Local Coastal Program. Protection of H1 and H2 habitat shall take priority over other development standards as stated in the LIP code section 22.44.1910.D.

31. **The Hearing Officer finds that the proposed structure is similar to the other legally built structures on adjacent or neighboring properties.** The residence is 30 feet from the center of the private street which is similar to other legally established residences in the neighboring properties.
32. **The Hearing Officer finds the use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.** The use of an 800-square-foot single family-residence in the R-C-20 is a permitted land use and is designed and located in an area that does not impact H1 habitat, not visible from scenic resources, and is proposing minimal grading amounts of 20 cubic yards of cut.
33. **The Hearing Officer finds the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is conformity with good zoning practices.** The Los Angeles County Fire Department finds the proposed ingress for the proposed development to their satisfaction. The single-family residence is proposed to sit back 20 feet from the existing paved road and the location is of such that potential traffic impacts are less than significant and will not adversely affect the neighboring properties including pedestrians.
34. **The Hearing Officer finds the use, development of land, and application of development standards is suitable from the standpoint of functional development design.** The single-family residence has been designed to protect habitat, minimize landform alteration, is not visible from scenic resources, and provides satisfactory fire department access.

ENVIRONMENTAL FINDINGS

35. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and section 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorical Exemption specifically pertains to the proposed fuel modification, oak tree encroachments, and grading.

ADMINISTRATIVE FINDINGS

36. **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:

- A. The proposed development is in conformity with the certified local coastal program.
- B. 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.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005489**, subject to the attached conditions.

ACTION DATE: August 5, 2025

MG: RG: SS
07/23/25

c: Zoning Enforcement, Building and Safety

Los Angeles County Planning Dept.
C/O Shawn Skeries
320 West Temple St.
Los Angeles, CA 90012

RE: RPPL2019005489: 20266 Reigate Rd. – Yard Modifications, Visual Impacts and Water Line Alignment

Hello Shawn,

Thank you for your time and attention to this application. As discussed during our previous meetings and correspondence, we have compiled the information requested pertaining to the yard modification request, visual impacts analysis, private water line alignment and Public Works review of the proposed application. Please see below our analysis and exhibits pertaining to the above-mentioned items.

Yard Modification Statement of Findings:

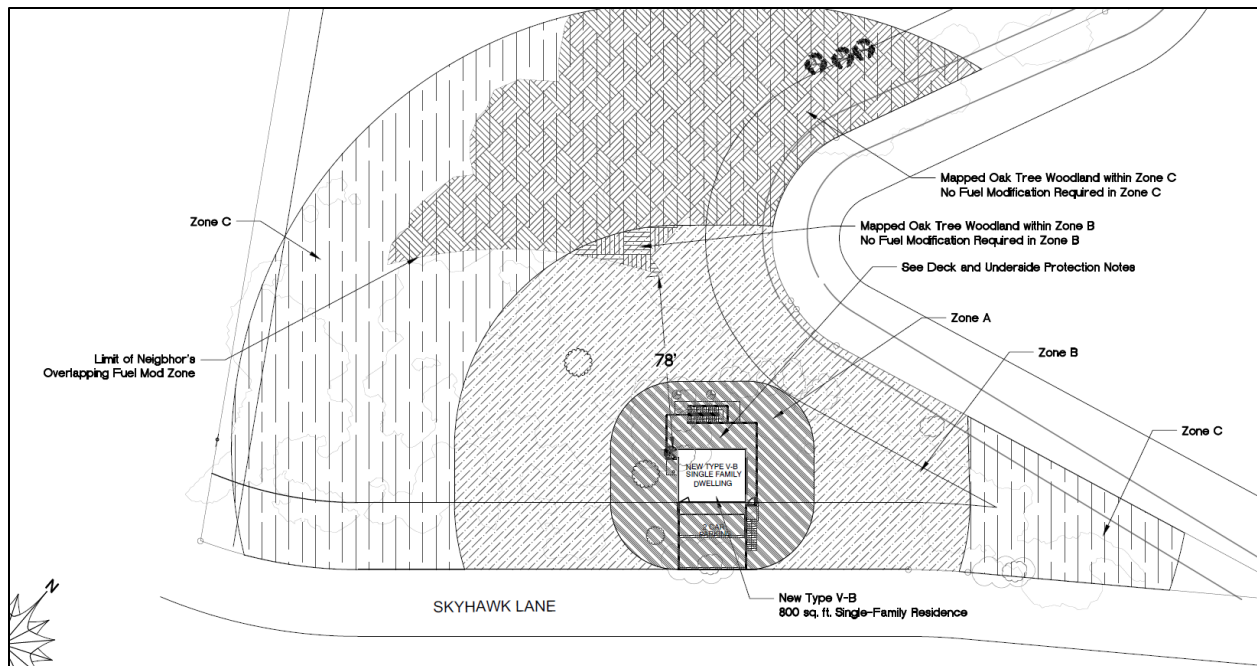
B.1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.

The proposed application includes an 800 sq. ft. residence on a Rural Coastal—20 Acre Minimum Required Lot Area (R-C-20) zoned lot. It has been carefully sited to minimize impacts to sensitive habitat in accordance with the County's Santa Monica Mountains Local Coastal Program (SMMLCP). The subject property benefits from a site-specific habitat analysis that mapped H1 habitat along the northern portion of the site (Fuel Modification Plan screenshot below).

The LIP gives habitat precedence over all other resources:

"22.44.1910 D. Protection of H1 and H2 habitat and public access shall take priority over other development standards, and if there is any conflict between the biological resource and/or public access protection standards and other development standards, the standards that are most protective of H1 and H2 habitat and public access, as determined by the County, shall have precedence."

The presence of H1 and H2 Habitat on the northern portion of the subject property necessitates situating the residence adjacent to the southeastern edge, where the building site is completely within H3 habitat and requires no impacts to H1 habitat.



The proposed location of the residence also complies with the LIP 22.44.1910 G:

“New development shall be located as close as possible to existing roadways, services and other developments to minimize impacts to H2 habitat areas.”

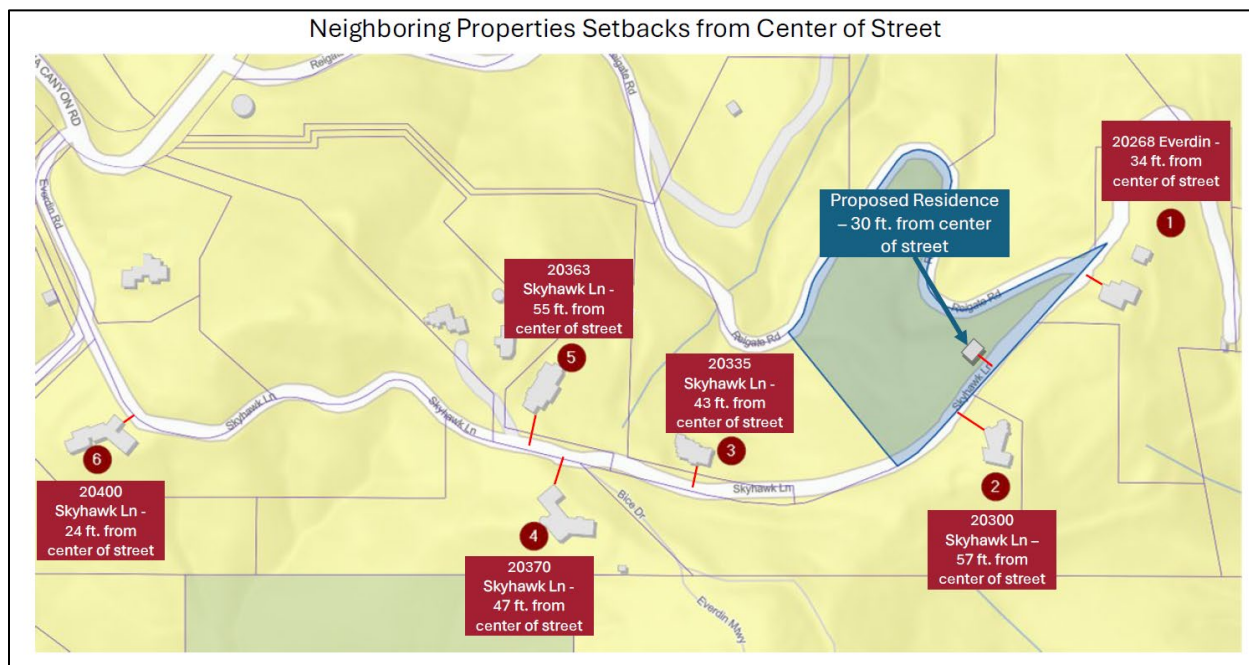
As proposed, the residence is located 20 feet from the edge of the existing pavement of Skyhawk Lane and 30 feet from the property line. The proposed residence is in compliance with the requirements for protecting habitat resources in the County’s LCP and minimizes driveway length by siting it as close to the existing road as feasible.

B.2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.

The surrounding houses were constructed prior to adoption of the current LCP and were sited under different circumstances. The surrounding houses were reviewed and approved by the Coastal Commission under their ESHA development standards. They do not have the same habitat restrictions as this property being reviewed under the County’s LCP adopted in 2015 which precludes any development in H1 habitat, which is mapped on the subject property. However, even given the preceding, the proposed setback is in keeping with the setbacks of the surrounding properties. Please see below the measurements of the proposed residence to the center line of the existing road to the front edge of the existing residences and an exhibit showing the same. On average, the surrounding properties are 43 feet from the center of the road. Given the unique circumstances the property is being developed with, the subject property is similarly setback from neighboring properties.

Proposed Residence setback - 30 ft. from center of street
 20268 Everdin - 34 ft. from center of street

20300 Skyhawk Ln - 57 ft. from center of street
 20335 Skyhawk Ln - 43 ft. from center of street
 20370 Skyhawk Ln - 47 ft. from center of street
 20363 Skyhawk Ln - 55 ft. from center of street
 20400 Skyhawk Ln - 24 ft. from center of street



B.3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

The subject property is zoned R-C-20 within the SMMLCP. Single-family residences are identified as the primary use in the R-C zone. The proposed application consists of the construction of a new single-family residence and associated development within the R-C zone surrounded by similarly developed parcels to the south, east, and west. The subject application is for an 800 sq. ft. residence, sited to not impact H1 habitat on the property, not be visible from scenic resources (analysis below), and minimize grading and landform alteration with 20 cubic yards of cut. With the requested grant of yard modification as discussed in these findings, the application is in full compliance with Title 22 and the LCP.

B.4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

As discussed above, the proposed application is a new single family residence in the R-C zone. The subject property is accessed from Skyhawk Lane to the southeast. Skyhawk Lane is a 20-foot-wide paved private road that connects to Tuna Canyon Road approximately 0.35 miles to the west. Use of Skyhawk Lane is limited to the other single-family residences located to the south, east, and west of the property. The potential for traffic impacts are less than significant and will not adversely affect the neighboring properties. Furthermore, access has been approved by the fire department for the proposed development.

B.5. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

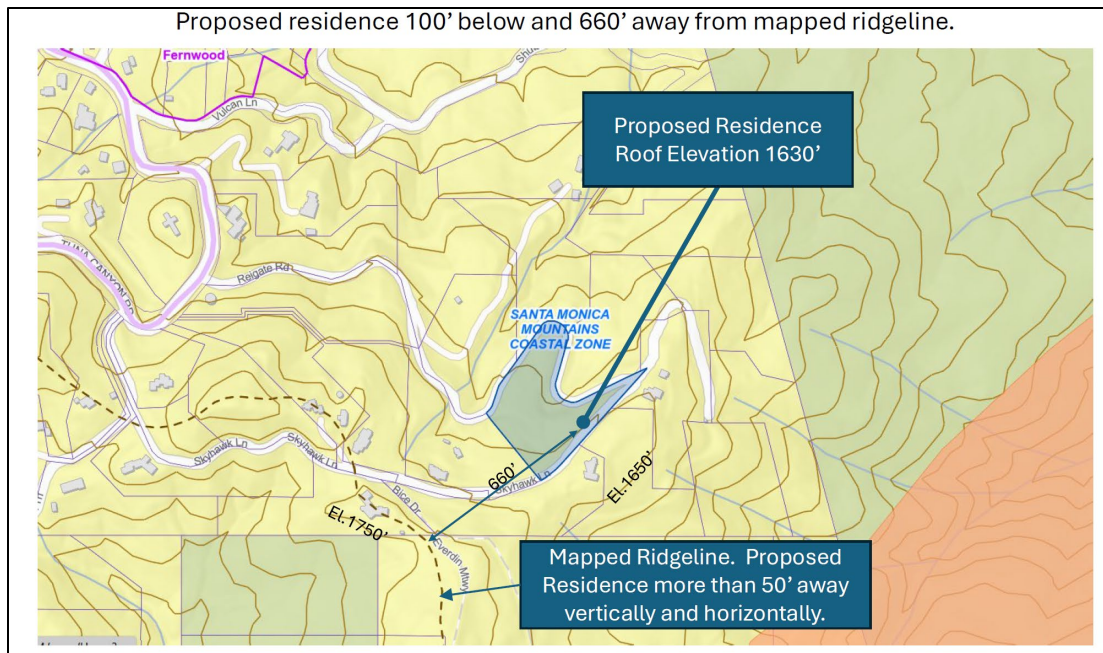
As discussed above, the property is zoned R-C-20 in the SMMLCP. Habitat protection of H1 and H2 shall take priority over other development standards. In addition to being designed to protect habitat, the proposed single-family residence has been carefully sited on the property to minimize landform alteration, is not visible from scenic resources, and provides approved fire department access. All departmental reviews have been completed and approved during the County's review process and confirms, as proposed, is suitable from the standpoint of functional developmental design.

Visual Resources Analysis:

The subject property is located in a bowl like topographic setting that blocks the visibility of the proposed residence to any scenic resources. The property is surrounded by three scenic resources that have been analyzed below. Due to the location of the residence and distance to the mapped resources, the proposed development is not subject to the scenic resources development standards.

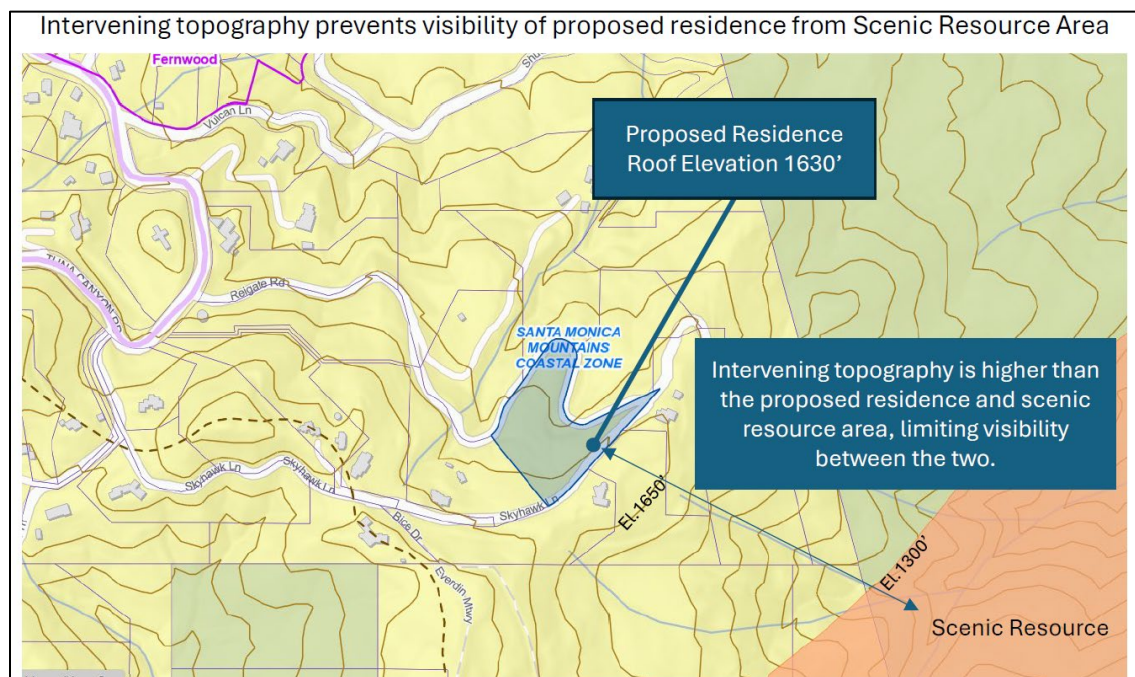
Significant Ridgeline:

The SMMLCP requires all new development to be located a minimum of 50 feet vertically and horizontally away from a mapped significant ridgeline. Please see the below exhibits that shows the proposed residence is approximately 660 feet away horizontally and 120 feet lower vertically from the ridgeline. As sited, the proposed residence will not impact visibility of the mapped ridgeline.

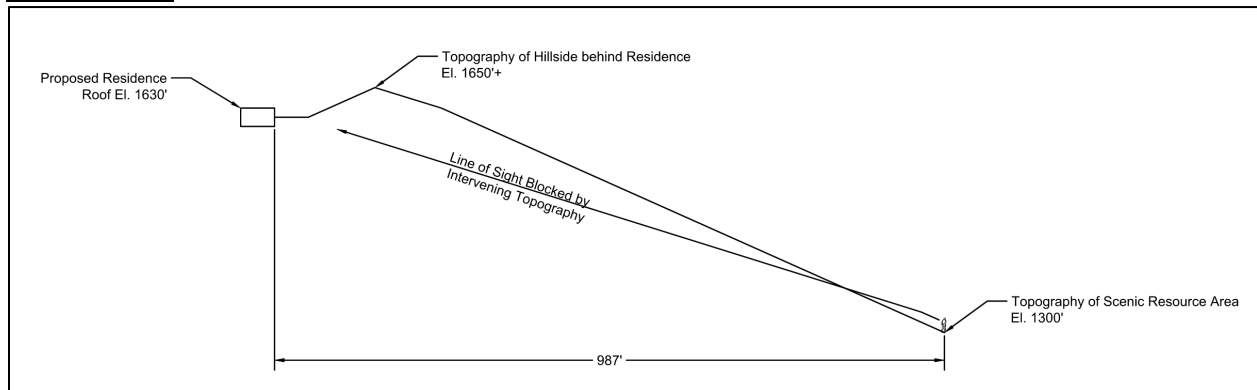


Scenic Resource Area (Topanga State Park) Road:

The SMMLCP provides development standards for new development that is visible from mapped scenic resources areas. Topanga State Park is a mapped scenic resource area. Please see below the exhibits showing the distance between the residence and topography between it and Topanga State Park. The proposed residence roof elevation is 1630'. South of the residence, just past the Skyhawk Lane, the hillside climbs to more than 1650'. On the other side of the hillside, the elevation falls to approximately 1300' which is 987' feet away from the proposed structure. As sited, the proposed residence will not impact visibility of Topanga State Park.

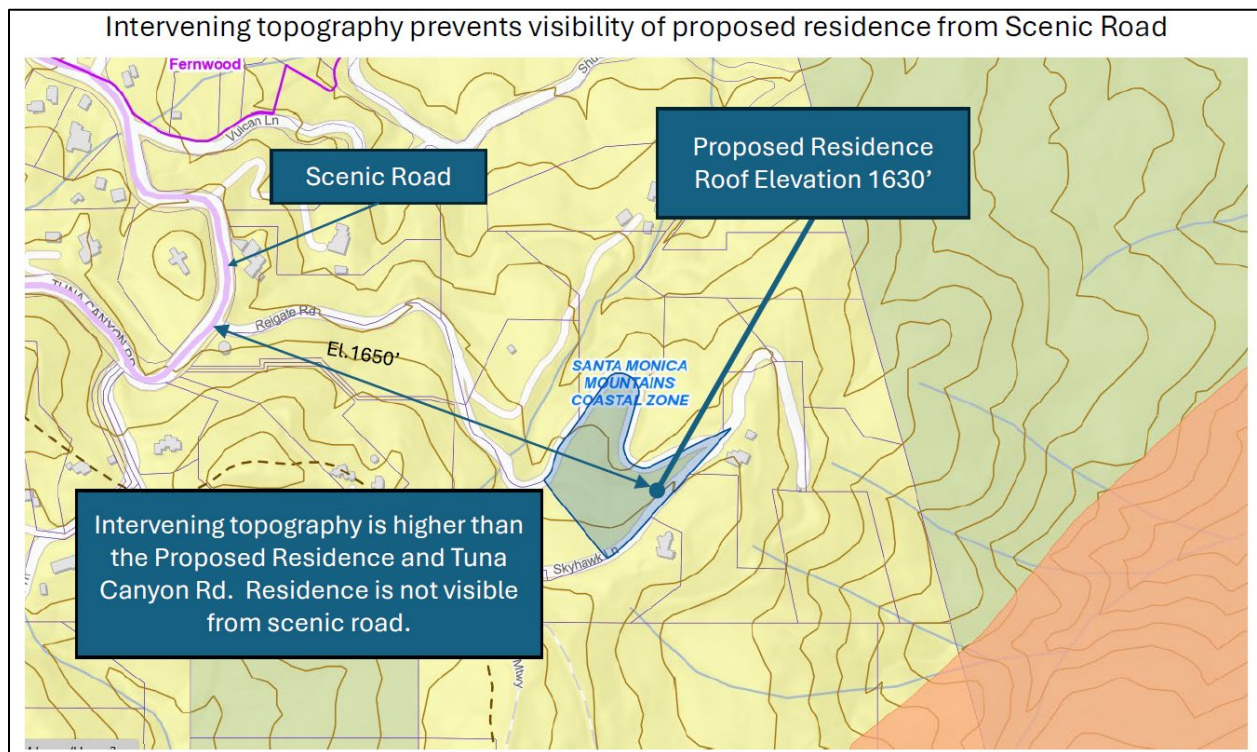


Section View

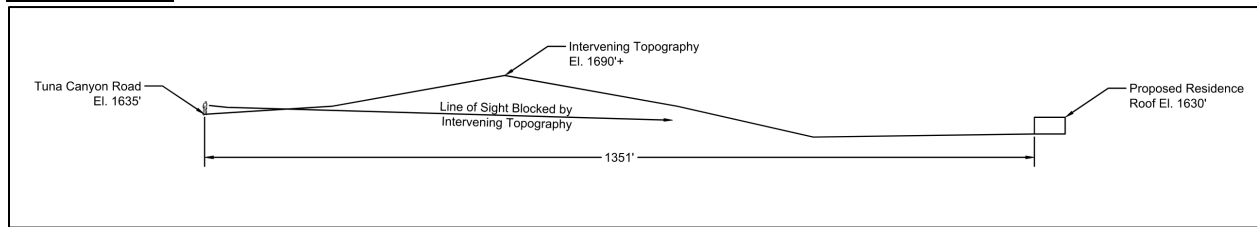


Tuna Canyon Road:

The SMMLCP provides development standards for new development that is visible from mapped scenic roads. Tuna Canyon Road is a mapped scenic road. Please see below the exhibits showing the distance between the residence and topography between it and Tuna Canyon Road. The proposed residence roof elevation is 1630'. Northwest of the residence, the hillside climbs to more than 1690'. On the other side of the hillside, the elevation falls to approximately 1635' more than 1350' feet away from the proposed structure. As sited, the proposed residence will not impact visibility of Tuna Canyon Road.



Section View



Water Line Exhibits:

Please see below the exhibit showing the location of the water line in relation to the mapped oak trees. As aligned, the proposed water line will be outside of the protected zones of the protected trees on the property.

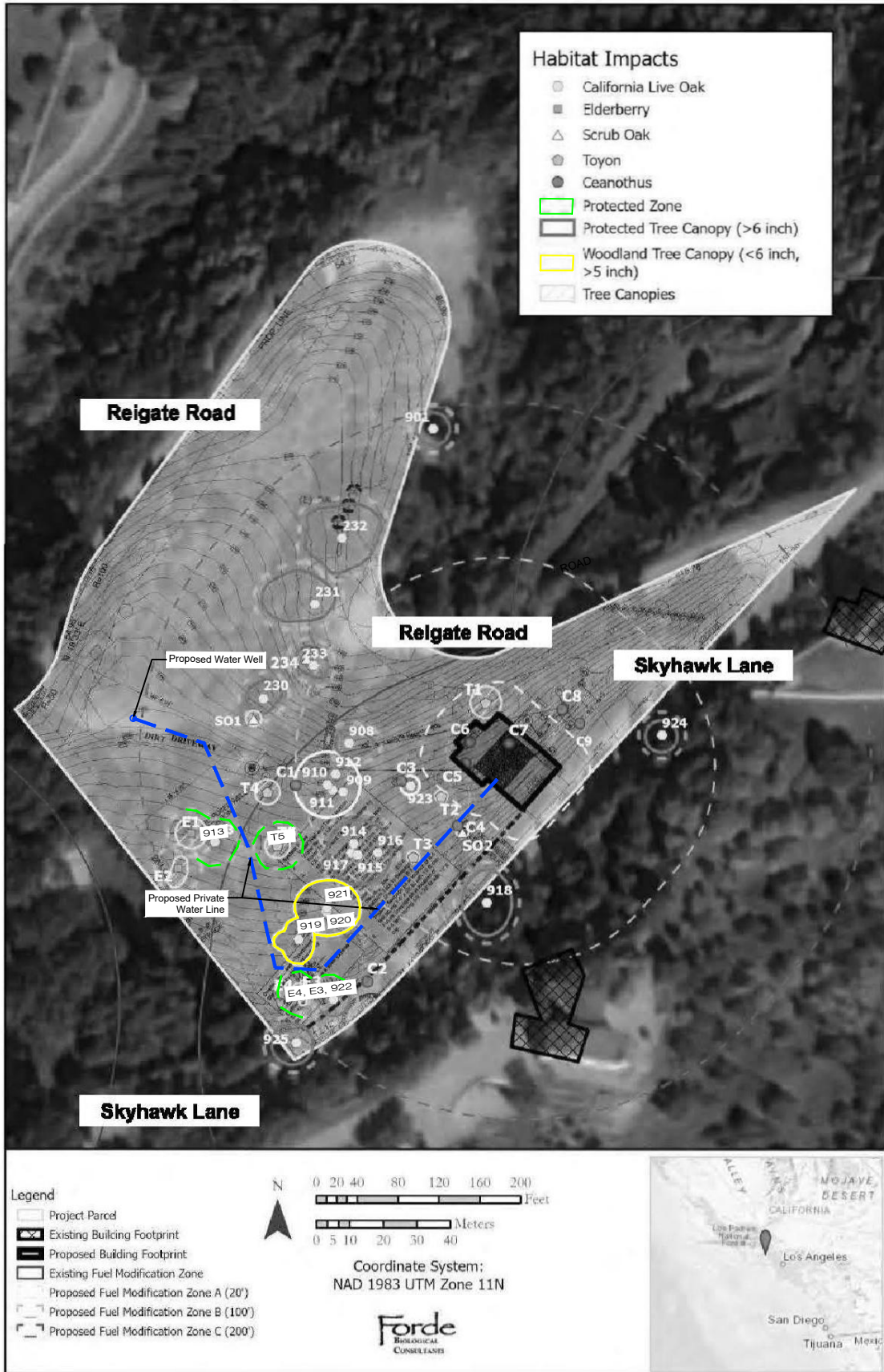


Exhibit T - Tree Impact Analysis