

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: March 17, 2025

HEARING DATE: March 18, 2025 AGENDA ITEM: 9

PROJECT NUMBER: 2019-000010

PERMIT NUMBER(S): Minor Coastal Development Permit Nos.
RPPL2019000016, RPPL2019000017,
RPPL2019000018, RPPL2019000019
Environmental Assessment No. RPPL2023001199

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 24937 Mulholland Highway, Calabasas

OWNER: Green Hills Associates, Inc.

APPLICANT: Isaac Zachary

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

This agenda item is a request to construct four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981 ("Project").

On March 17, 2025, LA County Planning staff received a letter from Elisa Paster representing the owner, Green Hills Associates, Inc. (attached as Exhibit A). The letter was submitted in response to concerns raised by Kimberly Rino in a letter dated February 17, 2025. Additionally, the letter acknowledges the letter sent by the Santa Monica Mountains Conservancy dated February 24, 2025, and states they do not have any objections to deed restrictions being placed on the four lots to ensure that adequate wildlife movement is maintained throughout the properties.

Additionally, Staff received an email from Mairead Mac Mullan (attached as Exhibit B), dated March 17, 2025, and signed by 24 neighbors expressing opposition to the Project.

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

Report
Reviewed By: M. Glaser for Robert Glaser
Robert Glaser, Supervising Regional Planner

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

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Letter from Elisa Paster dated 3/14/2025
EXHIBIT B	Email from Mairead Mullan dated 3/17/2025



633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Elisa Paster
213.557.7223
Elisa@rpnllp.com

March 14, 2025

VIA EMAIL

LA County Regional Planning Hearing Officer
c/o Tyler Montgomery, AICP
Principal Planner, Coastal Development Services
tmontgomery@planning.lacounty.gov
comment@planning.lacounty.gov

**Re: Response Letter to Doheny Partners on behalf of owners/neighbors in vicinity of the
Project to LA County Regional Planning Department
Project No. 2019-000010**

Dear Hearing Officer:

We represent Green Hills Associates, Inc. (the "Applicant"), the applicant for a proposed development consisting of four new single-family residences on four contiguous and independently subdivided parcels along Mulholland Highway consisting of Assessor Parcel Numbers (APN's): 4455-019-044, 4455-019-045, 4455-019-046 and 4455-019-047 (the "Project") on a site located in the County of Los Angeles ("County"). The Hearing Officer is considering the Project at the public hearing on March 18, 2025. Given the severe housing crisis in Los Angeles County, made worse by the devastating fires, we urge the Hearing Officer to approve the Project. Please put this letter into the administrative record for the Project.

We hope the County agrees that the Applicant throughout the entitlement process thus far has been nothing but cooperative, transparent, and responsive to any questions, comments or concerns that have been raised by neighborhood groups/organizations and the County. The Project has been ongoing at the County for over five (5) years and has remained in full compliance with all applicable development standards. Throughout this time, the Applicant has diligently addressed and incorporated modification requests from both the County and various neighborhood organizations. Every effort has been made to respond to these requests to the best of the Applicant's ability, ensuring that the Project aligns with regulatory requirements and community concerns.

This letter is submitted in response to concerns raised by Kimberly Rino of Doheny Partners, LLC ("DP") on behalf of homeowners in the vicinity of the project dated February 17, 2025 with the subject "PROJECT NO. 2019-010" ("DP Letter"). The DP Letter raises concerns about (a) compliance with current County ordinances with respect to fire, life safety, and property safety and the applicability of "grandfathered" laws (b) release and timing of the January 16, 2025 Hearing Officer agenda/staff report (c) the applicability of a "grandfathered" zoning ordinance as it applies to the Project and location of the

residence at Lot 4 and (d) economic considerations and use of properties for personal return on investment. All of the arguments raised in the DP Letter are without merit and should not be relied upon by the Hearing Officer.

As discussed herein, the Applicant has taken those concerns seriously and has provided responses to the DP Letter. Our client has reached out to different neighborhood organizations on multiple occasions, including the neighborhood group/homeowners described in the DP Letter and presented to the Las Virgenes Homeowners Federation, Inc. via virtual meeting and presentation on January 25, 2024. Additionally, the Applicant sent an email on August 29, 2024 to Holly Arias, President of the Cold Creek Community Council (“CCCC”) requesting a virtual meeting to present the project to the CCCC, however the request was not responded to. Further, the Applicant responded to a letter from the CCCC sent to Supervisor Horvath’ office (without copying Applicant) via a response letter submitted to the County on September 13, 2024. That letter addressed the CCCC’s concerns with the legality of the subdivision, consistency with the LCP/LUP and the redesign of lots 3 and 4 thereby reducing impacts to the high resource H2 habitat areas. The Applicant has always remained open to setting up meetings to discuss any concerns face-to-face, though on multiple occasions, offers to set up meetings with nearby residents have been ignored.

I. Compliance with Current County Ordinances and “Grandfathered” Laws/Fire Protection and Property Safety

Contrary to the misinformation in the DP Letter, the Project is in compliance with all current and applicable development standards for residences in the Santa Monica Mountains Local Implementation Plan (“LIP”), Local Coastal Program (“LCP”) and the Scenic Resource Area (“SRA”) as noted and confirmed by the County in their Staff Report dated January 21, 2025. Further, the Project is similar in character to other single-family residences in the area in terms of height and bulk, maintaining compliance with the building site area (less than 10,000 square feet), one-story building heights of no greater than 18 feet above grade, and comparable in size to most other residences as provided in our last response letter to the CCCC (attached as Attachment A), in which the Applicant prepared a study area map confirming the Projects four sites having building areas less than the average square footage of neighboring properties within an approximate 600-700 foot radius (4,224 square feet/per residence) and are consistent and compatible with the surrounding area.

APN-Lot	Building Square Feet
4455-019-044-Lot 1	4,114 square feet
4455-019-045-Lot 2	4,138 square feet
4455-019-046-Lot 3	3,291 square feet (proposed reduced size)
4455-019-047-Lot 4	4,186 square feet

The DP Letter does not indicate or note what specific ordinances or development standards the Project is non-compliant with or seeking to utilize grandfathered 1981 zoning regulations, therefore making this claim wholly speculative and false.

To clarify further, the only “grandfathered” or vested rights the Project is legally allowed and utilizing is the approval of Parcel Map 10857 which was subdivided in 1981 to allow for four legal parcels and confirmed via email dated September 3, 2024, from Tyler Montgomery that “the subdivision is

legal". Therefore, the development of four new single-family residences on four (4) contiguous parcels is allowed and compliant with the County and State Subdivision Laws.

As related to fire and life safety, the Applicant is in full compliance with all fire codes and has received preliminary approval from LA County Fire based on its detailed review of the plan. The Applicant is taking full responsibility to ensure that all of the four residences will not only meet all required County Fire standards but exceed those standards where applicable. Some of these extra fire protective measures could include, but not limited to the following:

- Fire Resistance Dens Glass Sheathing and or cement under all exterior cladding materials.
- Substituting wood siding with composite siding.
- Installation of fire sprinkler systems on the rooftop of all residences so long as allowed and approved by the County.

The Applicant is completely sympathetic to the most recent wildfire devastations that have impacted the region and victims and is therefore willing to commit to the above protection measures making the residences more fire defensible than neighboring properties. In fact, the Applicant has been actively involved in doing pro bono work in the rebuild efforts for victims who were affected by the Palisades Fire and understands the need for robust fire protection. Indeed, the County needs the proposed four housing units more than ever to help those displaced by the devastating fires.

II. Timing of the January 16, 2025, Hearing Officer Agenda/Staff Report

As noted in the DP Letter, the County continued the January 21, 2025 Hearing Officer meeting to March 18th, 2025 due to the Palisades Fire in the surrounding area and to allow for sufficient time since then to allow for any additional comments to be received and Project plans to be reviewed. As noted above the Project has been ongoing at the County for over five (5) years and has been continued five times from the original hearing date of May 28, 2024, as indicated below:

- Original Hearing date: 5/28/24-continued to allow for compliance with CEQA 30-day review period.
- Continued Hearing date: 6/25/24- continued as directed by staff.
- Continued Hearing date: 8/20/24-continued as directed by staff.
- Continued Hearing date: 9/17/24- continued as directed by staff.
- Continued Hearing date: 10/15/24-continued to allow staff more time to review changes to lots 3 and 4 (as requested and directed by County staff).
- Continued Hearing date: 1/21/25-continued due to Palisades fire.

At this point there has been plenty of opportunity to allow for any neighborhood groups and other organizations to provide comment or have the opportunity to review the Project and all subsequent revisions that have been made since the original submittal. The Applicant has also reached out on several occasions to the local community and neighborhood groups/homeowners described in the DP Letter, including Ms. Rino, with efforts made during a period from May 17, 2024-May 31, 2024 via email and phone calls in which the Applicant attempted to setup an on-site meeting with Ms. Rino. Since that time there has not been any success in establishing consistent communication or in setting up

any meetings to discuss the project further. Any further continuances or delays to the Project at this point is completely unfair to the Applicant.

III. Applicability of “Granfathered” Zoning Ordinance/Location of Residence-Lot 4

As described above in Section I, the Project complies with all current and applicable development standards for residences in the Santa Monica Mountains LIP, LCP and SRA areas, contrary to the false and speculative comments in the DP Letter on this subject. The Applicant has complied with all current applicable zoning regulations and land use polices and has further obliged all requested design changes from County staff and its plans will be subject to the most recent version of the building code.

Regarding the location of the residence for Lot 4 positioned directly adjacent to two existing residences to the east, this was redesigned/repositioned at the request of the County in September of 2024. While opponents characterize the location of the residence proposed for Lot 4 as too close to the adjacent residence to the east, its location complies with the required side-yard setback for a flag lot (10 feet from the property line). This location was chosen by the Applicant to avoid restricted flood hazard zone that runs through the middle of Lot 4, such that the residence should be placed on either the eastern or western portion of the property. A residence on the western portion of the property would result in significantly more fuel modification within the H2 Habitat. The re-location of the residence to the eastern side of the property (10 feet) reduces the amount of disturbance in the H2 habitat area (5,717 sf differential) from 35 % (original plan) to 29.5% (current plan). Additionally, relocating the home to the west side of the flood hazard area would place the residence very close to the residence on Lot 3. In such case, the open space buffer zone between the homes on Lots 3 and 4 would not exist and the goal of achieving a rural character created by such a buffer zone would not be achieved.

Further, only a portion of the residence (at the north end) is proposing a 10-foot setback, the remainder of the residence along the eastern side yard towards the south end provides up to a 32-foot setback from the property line. If the County prefers, we can move it back to its original position.

IV. Economic Considerations and Use of Property

The DP Letter makes claims that the Applicant is only intending on using the properties for economic considerations with intention on capitalizing on the quantity of units and return on investment and not being built for personal use. As a preliminary matter, this issue is completely irrelevant to the proceeding before the Hearing Office. Further, it is false and without any basis in fact. The Applicant intends on occupying two of the residences for their own personal use and family. It is also the Applicant’s intention that all of the residences be occupied by families to provide much needed housing in a time where not only the State, but the entire area is in a housing crisis/shortage. The Project is not being dictated based on economic returns, rather it is being driven by providing much needed housing and contributing to the rebuild efforts of the areas recently impacted by the fires.

The founder of DP, LLC, who represents the owners and neighbors in the DP Letter, is a land use consultant specializing in assisting developers and property owners with the entitlement and construction process. It is unclear how such work is any different than what is proposed in this case, making that allegation even more suspect.

V. Compliance with the Santa Monica Mountains Conservancy

We are in acknowledgement of the letter sent by the Santa Monica Mountain Conservancy dated February 24, 2025 and do not have any objections to deed-restrictions being placed on the property to ensure that adequate wildlife movement is maintained throughout the properties.

VI. Consistency with LCP/LUP

The Applicant is committed to ensuring that the Project is compliant with the LUP's guiding principle that "resource protection taking priority over development," and has designed the Project accordingly. The Project demonstrates a commitment to the built environment and neighboring properties by incorporating design elements that respect community character, ensure compatibility with surrounding structures, and minimize environmental impact. The Project complies with the policies which are further described in Attachment B of this letter.

We look forward to our continued communication and dialogue as the Project progresses. Please do not hesitate to contact me if you have any questions regarding the contents of this letter.

Sincerely,

Elisa Paster

Elisa Paster

Managing Partner

of RAND PASTER & NELSON, LLP

Attachments:

A: Nearby Study Area Map of existing residential building SF

B: Consistency with LCP/LUP

Attachment A-Study Area Map

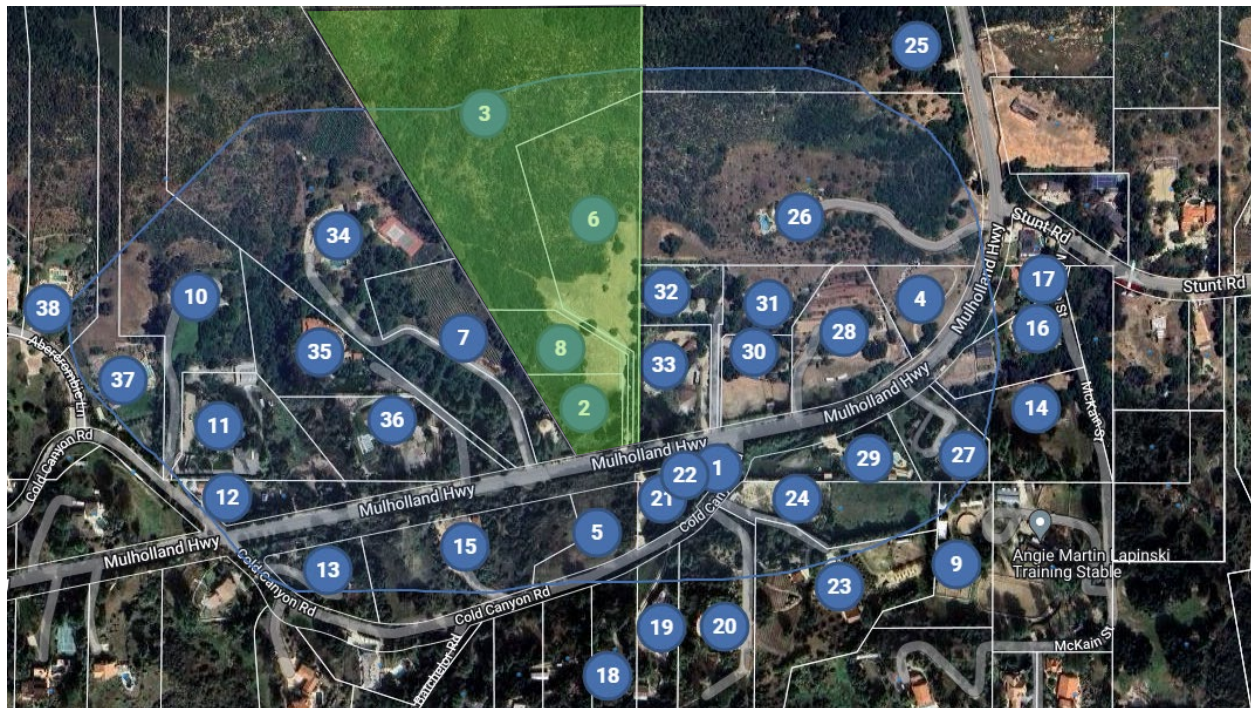


Table of Residential Building Area Square Footage

APN	Corresponding ID # on Study Area Map*	Building Square Feet
4455-019-015	25	1,008
4455-019-016	26	6,526
4455-019-025	28	2,777
4455-019-027	17	3,912
4455-019-028	29	3,060
4455-019-029	27	3,181
4455-019-030	14	2,240
4455-019-031	16	2,932
4455-019-034	30	3,343
4455-019-035	31	2,076
4455-019-036	32	3,852
4455-019-041	11	5,172
4455-019-042	35	8,368
4455-019-043	36	5,255
4455-019-049	33	5,200
4455-019-050	34	7,170
4455-020-003	21	4,473
4455-020-004	19	2,198
4455-020-005	20	2,556
4455-020-006	23	2,760
4455-020-035	18	2,533
4455-020-041	13	4,584
4455-020-042	15	4,008
4455-020-044	24	3,604
4455-060-029	38	6,772
4455-060-030	10	6,224
4455-060-031	37	8,259
		Average: 4,223.81 sf

* Following ID's removed from average due to vacant land or no single-family residence on site:

4, 9, 6, 8, 2, 3, 7, 5, 22, 1

Attachment B

Consistency with LCP/LUP

Water Quality Goals and Policies

- **CO-4** Minimize impervious surfaces in new development, especially directly-connected impervious areas. Require redevelopment projects to increase the area of pervious surfaces, where feasible.
 - *All the sites incorporate minimal grading and building pads that are designed in order to minimize the amount of impervious surface area. Each of the residences' footprints incorporate pervious planters to recapture some of the pervious surface area and aid in stormwater runoff. In addition, on-grade landscape areas have been designed at the perimeter of the building sites to aid in the increase of pervious surface areas. Lastly, the location of the residences are situated as close to the existing shared driveway and access to the site in order to limit the driveway (impervious) surface area to each site.*
- **CO-5** Infiltrate development runoff on-site, where feasible, to preserve or restore the natural hydrologic cycle and minimize increases in stormwater or dry weather flows.
 - *All the sites have been designed with numerous area drains primarily located at the perimeter of the building pads near the base of the natural grade and run-off areas on site that helps minimize stormwater or dry weather flows.*
- **CO-6** Require development to protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, site and design development, including drainage, to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored where feasible.
 - *All the sites have been designed with 24" x 36" catch basins to help with stormwater flow that utilize the existing drainage pattern and consistent with the grade and slope of the sites to minimize stormwater run-off. Additionally, each of the sites have been designed with rain flow tanks (rainwater capture) re-use systems to help with onsite drainage in a non-erosive manner.*
- **CO-10** Limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. Monitor grading projects to ensure that grading conforms to approved plans.
 - *Configuration of residences was thoughtfully designed to step gently with the sloping topography, thus minimizing grading. The location of all the residences have been situated as close to the existing shared driveway and access to the site in order to further limit the amount of grading and removal of indigenous vegetation, allowing access and providing fire protection for the site.*

Land Use Plan Policies

- **LU-4** Maintain areas of diverse natural topography which provide, through the preservation of large undeveloped areas, long-range vistas of open ridgelines and mountain slopes.
 - *Both lots 3 and 4 have been sited and designed to preserve the most high resource areas that maintain large undeveloped areas and ridgelines, as discussed in more detail below.*
- **LU-5** Prohibit development on Significant Ridgelines, following those LUP policies and standards designed to protect ridgeline resources.
 - *Lots 3 and 4 have significant ridgelines at far north end of the site and the residences are well outside of a designated secondary ridgeline protecting the ridgeline resources.*
- **LU-29** Maintain low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyles by:
 - Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads;
 - Protecting natural vegetation, natural environmental features, and streams;
 - Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;
 - Protecting hilltops and ridgelines by prohibiting structures in those areas where feasible;
 - *The configuration and location of the residences are designed to step up gently with the topography thereby retaining the natural terrain and vegetation in the steeper portions of the lots. The sizing of the residences and useable outdoor areas are consistent with the natural setting in that they are terraced with the existing grade with minimal amounts of cut and fill. This design creates a pattern of land use that preserves the environmental resources and unique character of the land within the SM Mountains. In addition, the homes have been located to preserve open space buffers between each home reinforcing the rural character of the neighborhood and making the natural topography apparent surrounding each building site.*
- **LU-34** Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways which are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.
 - *The site is situated along a portion of Mulholland Highway that is a designated scenic route. The project lots and proposed residences are sited in a manner that it is not visible from Mulholland and intends to preserve existing views from the roadway and does not impact community amenities or natural features. Additionally, the view of the properties from Mulholland Highway is substantially blocked by a steep and high berm along Mulholland with a thick cover of natural vegetation. This feature will be preserved as part of the proposed development.*
- **LU-38** Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.
 - *The proposed residences are only one-story in height and do not exceed 18 feet in height ensuring protection of scenic resources and the surrounding settings. In some*

cases, and especially at Lot 4, the proposed height is less than that allowed by the current Zoning Code.

- **LU-43** Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available Dark Skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.
 - *Exterior lighting has been designed to minimize impacts by providing light fixtures with shielded recess step lights, and recessed downlights in exterior soffits thereby preserving dark skies and natural night skies and stars.*

Biological Resources Goals and Policies

- **CO-51** Where new development is permitted in H2 habitat pursuant to this LCP, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. Where new residential development is permitted in H3 habitat, the maximum allowable residential building site area shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less.
 - *The lots in which are located within in the H2 and H3 habitat zones do not exceed the maximum allowable building site as indicated above.*
- **CO-70** A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 “High Scrutiny” habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board (ERB).
 - *A Biological Assessment report and restoration plan was prepared for all four parcels. The Biological Assessment confirms that the Project is consistent with this policy and that it would not result in any significant impacts under the California Environmental Quality Act.*
- **CO-76** All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving water body.
 - *The siting of the residences is designed to minimize grading with minimal amount of cut and fill and will be consistent with building site area of 10,000 square feet. All vegetation clearance will be minimal to the extent possible and be restored or mitigated in order to prevent soil erosion, increased runoff and adverse impacts on plant and animal life. Additionally, landscape restoration plans are a part of the application for these properties.*

Fuel Modification Policies

- **CO-96** All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat

disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety. Development shall utilize fire-resistant materials. Alternative fuel modification measures, including but not limited to landscaping techniques to preserve and protect habitat areas, buffers, designated open space, or public parkland areas, may be approved by the Fire Department only where such measures are necessary to protect public safety. All development shall be subject to applicable federal, State and County fire protection requirements.

- *Both lots 3 and 4 building pads have been sited to minimize the least amount of disturbance to fuel modifications zones B and C. The design revisions proposed by the Applicant to Lots 3 and 4 will further reduce the impact due to Fuel Modification on both properties.*

From: [Richard Mukai](#)
To: [Shawn Skeries](#)
Subject: FW: Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 17, 2025 10:24:20 AM
Importance: High

FYI, this just came in. Looks like something to add to the HO memo.

From: Kimberly Rino <Kimberly@dohenypartners.com>
Sent: Monday, March 17, 2025 10:13 AM
To: Richard Mukai <RMukai@planning.lacounty.gov>; Tyler Montgomery <tmontgomery@planning.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>
Cc: 'Mairead Mac Mullan' <mairead@maireadmusic.com>; 'Liam Lynch' <liam@authenticagency.com>
Subject: Fw: Green Hills Mulholland - Project No. 2019-00010-(3)

CAUTION: External Email. Proceed Responsibly.

Good morning, LA County Planning

Please see below prior to our hearing tomorrow.

Thank you!

Kimberly



Kimberly K. Rino (pr. Reno)
Partner
Doheny Partners, LLC
Construction & Project Management
Family of General Contractors Since 1982 – License #425891
Land Use, Entitlement & Permit Expediting
10153 ½ Riverside Drive, Unit 280
Toluca Lake, CA 91602
www.dohenypartners.com
kimberly@dohenypartners.com
(310) 422-8289 Cell

As a mother of a child with Autism, please view a current project of ours that hits a chord of love, light and hope!

[Friendship Foundation campus to provide vocational training for special needs students | Urbanize LA](#)

"The positive thinker sees the invisible, feels the intangible, and achieves the impossible."

-Winston Churchill

From: Mairead Mac Mullan <mairead@maireadmusic.com>
Sent: Monday, March 17, 2025 9:47 AM
To: comment@planning.lacounty.gov <comment@planning.lacounty.gov>
Cc: Kimberly Rino <Kimberly@dohenypartners.com>; Liam Lynch <liam@authenticagency.com>
Subject: Green Hills Mulholland - Project No. 2019-00010-(3)

Green Hills Mulholland - Project No. 2019-00010-(3)

Mairead Mac Mullan, mairead@maireadmusic.com, Ph# 310- 773- 1093

Direct neighbor to proposed development of Project No. 2019-00010

Dear Los Angeles County Planning Department,

I am writing to submit a signed petition of over 20 of our neighbors who are either directly effected by the proposed development named above or in the close neighborhood. ***We are particularly concerned with Parcel Number RPPL2019000019 - which is currently running less than 11 feet from my family's fence line and less than 70 feet from our residence which is at least 30 feet short of what Fire Safety planning recommendations are in Fire zones which the Mulholland Corridor is.*** I implore of you that in light of our recent unprecedented but sadly new normal fire situation in Los Angeles County to reconsider the parameters for this proposed development.

Submitting the below signed petition to illustrate ours and our neighbors concerns. We respectfully ask for your extreme due diligence on this matter,

Sincerely,

Mairead Mac Mullan

Neighborhood Petition Objecting to Project No.2019-000010

Since the above request was made by Staff, a natural disaster has occurred in the Project area, referred to as the Palisades Fire. Therefore, Staff requests a further continuance to March 18, 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 HEARING OFFICER CONTINUE THE PUBLIC HEARING FOR PROJECT NUMBER 2019-000010 TO MARCH 18, 2025.

To the Los Angeles County Planning staff,

We the direct neighbors and local community of the project number: 2019-00010

- *The planning request to construct 4 new single-family residences on four lots **which were created by Parcel Map 10857 in 1981** - would like to submit our further objections to the current proposed planning application.*

Brief Summary:

The proposed planning application was first made known to the local community on April 22nd 2024 - when 4 sets of story poles were put up in the proposed location for these 4 homes. Neighbors immediately put together a reasoned powerpoint objecting to particular aspects of the planning proposal. Los Angeles County Planning then created the following recommendations for the developer:

After taking a closer look at the project, we are recommending that the residences proposed for Lot 3 and Lot 4 be redesigned with smaller structural footprints and building site areas (BSA). This would reduce the overall impact of fuel modification on H2 Habitat for both of these lots. Several policies of the Santa Monica Mountains LCP Land Use Plan, as well as the Local Implementation Program, emphasize the importance of preserving H1 and H2 Habitat in its natural state, even if that means requiring less than the maximum allowed BSA and/or structural area. Reducing the size of the residences on Lot 1 and Lot 2 would not accomplish this, as the lots are smaller and contain much less H2 Habitat.

The developer then did reduce the footprint of the home furthest away from current residents however did not make any changes to the Lot size of parcel 4 and actually moved it closer to the residents that are to the left of this lot and created no change to the dangerous proximity to the property line of the residents that are directly adjacent to this proposed lot. Outside of the fact that the proposed 4 home lots would never be granted with current Los Angeles County planning requirements, in lieu of the recent frequent and extremely destructive wild fires in the Los Angeles county area across all regions - grandfathered in planning permission from 1981 is no longer tenable. Here are the residents and local communities objections:

1. The revised plans are not in compliance with current planning ordinances and respecting current/future fire conditions, life safety, property safety and defensible space. There is no way that these grandfathered in laws from the early 1980's should be legally allowed to stand and be approved in 2025. Not only is the county not doing it's due diligence to protect current life and property, it is willfully creating a situation where further life and property from these future developments will be put at risk from future fire danger.

2. The County released its latest status on this project on January 8th, (the day after the beginning of the Palisades & Eaton fires) - it's recommendation that these plans should be approved literally during the worst wildfire in Los Angeles County. While that was happening all the current property owners in the adjacent properties and neighboring community were evacuated from their homes and without power thus giving them zero opportunity to submit a rebuttal to the County's just released plans.

3. The Community in proximity to this Development Permit appreciates that the County did allow a continuance of the hearing process, to allow time for residents to prepare their objections given recent life changing developments for All Angelenos.

a. These catastrophic fires have changed the game for the entire county.

b. To approve planning for 4 homes on this site, leaning on 1981 grandfathered zoning is tantamount to exposing all residents - both current and future - to willful endangerment.

It may be paper legal, but it is not morally legal. If 2024/25 zoning were applied to this project, planning would rule for likely one dwelling, maybe two dwellings, and most certainly not three or recklessly four dwellings. Moreover, the applicant chooses to position one home (Lot 4) directly adjacent to two existing homes, dangerously adhering to the absolute minimum 10 ft from fence line, provided no practical defensible space while also stubbornly maintaining its footprint since inception.

c. This will be Planning's decision, you are responsible for its conclusion and carry with it the liability of your direction.

4. We approached the applicant as genuinely concerned neighbors and were told that economic considerations dictate quantity of units. Are we really going to be dictated solely by economic considerations here, when this very priority is what has led to Palisades in destruction, Alta Dena pummeled, Malibu fractured by 3 major fires in 6 years, 2 in 6 weeks. Economics or public safety?

5. Adding this development will kill insurance coverages for all residents both current and future.

6. In closing, the days of Angelenos acting in self-interest and neglecting the greater good of the community are over. They died in the destruction we all witnessed in the past days and weeks. We ask the Planning leadership to please put yourself in our shoes for one moment, while others in our City suffered from the neglect of long term, decades long residents point of view. This is about public safety in all its attributes. Let this new precedent be set now for all future communities. You possess in equal measure the authority to act and the responsibility of your action's outcomes.

Residents Signatures:

<u>Name</u>	<u>Address:</u>
1. Maikael MacMullan	24879 Mulholland Hwy 91302
2. [Signature]	24879 Mulholland Hwy, CA 91302
3. [Signature]	24885 Mulholland Hwy. CA 91302
4. [Signature]	24885 Mulholland Hwy Calabasas CA 91302
5. [Signature]	24871 Mulholland Hwy. Calabasas
6. [Signature]	24885 Mulholland Hwy. Calabasas 91302
7. M. Whiting	24875 Mulholland Hwy. 91302
8. [Signature]	24875 Mulholland Hwy 91302
9. Jan Van Surkaum	24845 Mulholland Hwy 91302
10. [Signature]	2222 Cold Canyon Rd, Calabasas CA 91302
11. LINDA YANNETTY	2483 COLD CYN RD CALABASAS 91302
12. James Roemer	2171 McKee St, Calabasas 91302
13. Suzanne Morale	24980 Bob Batchelor Rd. 91302
14. Jeremy Miller	2200 Cold Cyn. Rd. 91302
15. LIAT MILLER	2200 COLD CANYON ROAD, CA 91302
16. Mark & Nancy Kaufman	24969 Mulholland Hwy Calabasas, CA 91302
17. [Signature]	2250 COLD CYN. RD. CALABASAS
18. [Signature]	24875 MULHOLLAND CALABASAS 91302
19. Danuta Jablonowska	2081 Cold Canyon Rd. Calabasas CA 91302
20. ANNEKA Kelleher	24940 BOB BATCHELOR RD 91302
Pete (Meff) Kelleher	24940 BOB BATCHELOR RD 91302
22. [Signature]	24890 Bob Batchelor Rd 91302
23. [Signature]	24890 Bob Batchelor Road 91302
24. Sara Horner	24955 Bob Batchelor Rd. 91302

family homes. Project Number: 2019-00010

1. Mairead Mac Mullan
2. 24879 Mulholland Hwy CA 91302
3. Liam Lynch 24879 Mulholland Hwy CA 91302
4. Michael Blodgett 24885 Mulholland Hwy CA 91302
5. Christy Blodgett 24885 Mulholland Hwy CA 91302
6. Joan Erwin 24871 Mulholland Hwy CA 91302
7. Calissa Blodgett 24885 Mulholland Hwy CA 91302
8. Melissa Whiting 24875 Mulholland Hwy CA 91302
9. Van Whiting 24875 Mulholland Hwy CA 91302
10. Jana Van Surksum 24845 Mulholland Hwy CA 91302
11. Jennifer Mayer Sandoval. 2222 Cold Canyon Rd, CA 91302
12. Linda Yannetty. 2183 Cold Canyon Rd, CA 91302
13. James Roemer 2171 McKain St, CA 91302
14. Suzanne Goode 24980 Bob Bachelor Rd, CA 91302
15. Jeremy Miller 2200 Cold Canyon Rd CA 91302
16. Liat Miller 2200 Cold Canyon Rd CA 91302
17. Mark & Nancy Kaufman 24969 Mulholland Hwy CA 91302
18. Walt Miller 2250 Cold Canyon Rd, CA 91302
19. Tim Skogstrom 24875 Mulholland Hwy, CA 91302
20. Danuta Jablonowska 2081 Cold Canyon Rd, CA 91302
21. Annecka Kelleher 24940 Bob Bachelor Rd, CA 91302
22. Pete (Merf) Kelleher 24940 Bob Bachelor Rd, CA 91302
23. Holly Arias Gray 24890 Bob Bachelor Rd, CA 91302
24. Elizabeth Arias Gray. 24890 Bob Bachelor Rd, CA 91302
25. Sara Horner 24955 Bob Bachelor Rd, CA 91302

Also please let it be noted that there has been no posting of this hearing outside of the proposed property development of Project Number: 2019-00010. Or anything received in the mail within the last 30 days.