

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: April 24, 2025

HEARING DATE: May 6, 2025 **AGENDA ITEM:** 3

PROJECT NUMBER: 2019-000010

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
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 that were created by Parcel Map 10857 in 1981 (“Project”).

A public hearing regarding the Project was initially scheduled for the January 21, 2025 Hearing Officer meeting, and a Report to the Hearing Officer was issued on January 8, 2025. However, at the Hearing Officer meeting on January 21, 2025, following the Palisades Fire, the Hearing Officer continued the item to March 18, 2025, without opening the public hearing, to ensure that the surrounding community had an opportunity to participate in the public hearing process.

At the Hearing Officer meeting on March 18, 2025, LA County Planning staff (“Staff”) reported that the Project’s on-site public hearing notices were no longer in place. County Code Section 22.44.970.D requires that these hearing notices be posted on the Project Site at least 30 days prior to the public hearing and that they be left in place until after the public hearing occurs. As a result, the Hearing Officer continued the item again to May 6, 2025, without opening the public hearing.

Since then, Staff has received three letters (attached) from Joan Slimocosky, the co-president of the Las Virgenes Homeowners Federation, Mairead MacMullen, and Kimberly

Rino, who represents several community members, requesting an additional continuance. These letters state that many community members will be unable to attend the Hearing Officer meeting on May 6, 2025.

Staff also received a letter from Elisa Paster, an attorney representing the applicant. The letter states that the applicant objects to an additional continuance because the community members who are requesting an additional continuance have had an ample opportunity to submit written comments regarding the Project. The letter also states that an additional continuance would cause an unnecessary delay for the Project, which has already been continued several times.

As the previous continuance was due to a lack of proper on-site posting by the applicant, Staff recommends continuing the item, without opening the public hearing, to a date on which all community stakeholders will be able to attend. Therefore, Staff recommends that this item be continued again to July 1, 2025, without opening the public hearing, because the applicant has indicated they will not be available during the month of June. Staff also recommends that Hearing Officer Mark Herwick continue to handle this item, with the expectation that he will open the public hearing on July 1, 2025.

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

Staff recommends the following motion:

I MOVE THAT THE HEARING OFFICER CONTINUE PROJECT NUMBER 2019-000010 TO JULY 1, 2025, WITHOUT OPENING THE PUBLIC HEARING.

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

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

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-1	Three letters requesting an additional continuance
EXHIBIT B-1	Letter from Elisa Paster objecting to an additional continuance

From: [Robert Glaser](#)
To: [Tyler Montgomery](#)
Cc: [Mitch Glaser](#)
Subject: Fw: Project No. 2019-000010 continuation
Date: Monday, March 24, 2025 8:29:22 AM
Attachments: [Outlook-5qsbr15w.png](#)

FYI

ROBERT S. GLASER, (he/him/his)

SUPERVISING REGIONAL PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (818) 880-3352

Email: rglaser@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Joan Slimocosky <jslimocosky@gmail.com>
Sent: Tuesday, March 18, 2025 5:20 PM
To: Shawn Skeries <sskeries@planning.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; ddegrazia@planning.la <ddegrazia@planning.la>; abodek@planning.lac <abodek@planning.lac>
Subject: Project No. 2019-000010 continuation

CAUTION: External Email. Proceed Responsibly.

Good afternoon Mr. Skeries:

My name is Joan Slimocosky, co president of Las Virgenes Homeowners Federation. I traveled downtown this morning for a scheduled 9 AM hearing on this project before HO Mark Herwick. I live in the unincorporated Monte Nido area of the County. Perhaps you know how horrendously impacted the 101 freeway is with PCH and Topanga Cyn closed. Today was no exception- 6:30AM departure to make a 9AM hearing, only to have it continued all due to lack of required action by the developer! Besides feeling lousy from the cold I have, I am furious about this developer's lack of seriousness re basic posting requirements for the

property.

I am not able to make the continuation date now scheduled for May 6 as I will be in FL for my grandson's college graduation (airfare tkts already purchased). Written comments are just not adequate for such a precedent setting project.

I am requesting a further continuance of this project. And, we concerned residents need to be informed about a decision on this important matter.

Thank you for your consideration,

Joan Slimocosky

From: [Robert Glaser](#)
To: [Tyler Montgomery](#)
Subject: Fw: Reschedule request - Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 24, 2025 9:14:50 AM
Attachments: [Outlook-qq2r10ye.png](#)

Hi Tyler,

Please add this correspondence for the HO memo for April 24 for the May 6th hearing.

Thanks,

Rob

ROBERT S. GLASER, (he/him/his)

SUPERVISING REGIONAL PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (818) 880-3352

Email: rglaser@planning.lacounty.gov

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From: Mairead Mac Mullan <mairiad@mairiadmusic.com>

Sent: Wednesday, March 19, 2025 3:09 PM

To: sskeries@planning.la.county.gov <sskeries@planning.la.county.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; David DeGrazia <DDegrazia@planning.lacounty.gov>; EDL-DRP BU-D Executive Office <executive@planning.lacounty.gov>

Cc: Kimberly Rino <Kimberly@dohenypartners.com>; Liam Lynch <liam@authenticagency.com>

Subject: Reschedule request - Green Hills Mulholland - Project No. 2019-00010-(3)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Department,

I am writing in reference to the hearing for: **Green Hills Mulholland - Project No. 2019-00010-(3)** - that was scheduled for yesterday March 18th - downtown for 9am. I made the

journey down and was ready to speak on behalf of myself and my neighbors to plea for a deeper scrutiny on the proposed plans for the property development referenced above when the public planning meeting was rescheduled to May 6th because of the Developers lack of proper posting of said meeting before any of us were given the opportunity to share our reasoned objections and researched facts. I am going to be out of the country for a long planned trip for my son's birthday in Ireland (a Freshman in University there) I cannot change this trip but I absolutely need to be able to be at the public hearing for this project so I am appealing to you to please postpone this hearing to June. With gratitude for your understanding and hope for a rescheduling,

Sincerely,
Mairead Mac Mullan
24879 Mulholland Highway
CA 91302

10153 1/2 Riverside Drive, Unit 280
North Hollywood, CA 91602
310 422 8289

March 25, 2025

Mr. Robert Glaser

Mr . Tyler Montgomery

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor

Los Angeles, CA 90012

RE: Project No. 2019-000010-(3) / Minor CDP No. RPPL2019000016, Minor CDP No. RPPL2019000017, Minor CDP No. RPPL2019000018, Minor CDP No. RPPL2019000019, Environmental Assessment No. RPPL2023001199

REQUEST FOR CONTINUANCE – GREEN HILLS MULHOLLAND

Dear Mr. Glaser,

The most recent Public Hearing was continued to May 6, 2025. We understand your team will be prepared to hear this project on that day. However, we wish to request a continuance as a result of several of our community leaders, homeowners, and concerned and invested partners of this community are traveling and/or unavailable.

We politely request a continuation to June 24th, 2025.

This letter dated March 25, 2025, clearly meets the April 24th request for a continuance deadline. We understand that the Hearing Officer will decide on May 6th whether to either grant a continuance or open to the Public Hearing.

Thank you for your consideration.

Respectfully submitted,

Kimberly Rino

Kimberly Rino, Partner

Doheny Partners, LLC

cc: Las Virgenes Homeowners Federation

Cold Creek Community Council



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

Elisa Paster
213.557.7223
Elisa@rpnllp.com

April 23, 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: Objection to Hearing Officer Continuance Request and Confirmation of Scheduled Hearing
Project No. 2019-000010**

Dear Tyler:

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"). This letter serves as our formal objection to any further continuance of the Project, specifically to Kimberly Rino's request for continuance to a June hearing date. The original hearing for this matter was scheduled for May 28, 2024, almost a year ago, and more than four years after the Applicant formally submitted and proposed this modest Project. The Applicant has modified the project as required by the County, and it is patently unfair to continue the hearing further. The Applicant and architect are not available for any June hearing date, and we do not agree to a continuance until July, nor is there any grounds to keep continuing the hearing.

Additionally, The Las Virgenes Homeowners Federation has had ample time to submit written comments regarding the project and has another month to do so. These comments will be considered by the hearing officer. There is no code requirement that an opponent must be available for a hearing. It is wholly unreasonable to continue a hearing because a staff person from the Homeowners Federation is unavailable. The Federation has many members, as demonstrated by the large group who appeared at the hearing on March 18, 2025. In fact, as noted in our response letter to Ms. Rino and the County dated March 14, 2025, the Applicant on several occasions has reached out to the local community and neighborhood groups. This is nothing more than another attempt by the Federation to delay much needed housing.

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. Because the hearing

Objection to Hearing Officer Continuance Request

April 23, 2025

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officer set the date of the hearing at the March 18, 2025 meeting, by law, it cannot be continued by staff. Please confirm that the hearing will go forward on May 6, 2025, as announced at the last meeting.

Sincerely,

Elisa Paster

Elisa Paster

Managing Partner

of RAND PASTER & NELSON, LLP