

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: July 30, 2026

MEETING DATE: August 4, 2026 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2024-002738-(3)

PERMIT NUMBER: Minor Coastal Development Permit ("Minor CDP")
No. RPPL2024004097

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2295 Little Las Flores Road, Topanga

OWNER: John Richard Greene

APPLICANT: Nita Mehta

CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-002738-(3), Minor CDP Number RPPL2024004097, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

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 NUMBER RPPL2024004097 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT BACKGROUND

This agenda item is a request to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence ("Project") pursuant to County Code Section 22.44.800 (Permit Required) and 22.44.1430 (Exploratory Testing).

Prior to the public hearing on May 19, 2026, Staff received photos showing that exploratory testing, grading, and vegetation removal may have already occurred on the property without the required permits. The Hearing Officer opened the public hearing and heard testimony from the property owner and neighbors. Following a discussion with the property owner, the Hearing Officer continued the public hearing to August 4, 2026, to give the property owner time to address what had occurred on the property.

STATUS UPDATE

The property owner shared information regarding their after-the-fact corrective efforts to Staff in the attached emails dated July 29 and 30, 2026, and sent Staff photos of sandbags placed on site. Additionally, Staff obtained the property owner's submittal to Public Works addressing erosion control measures. The submittal included the approval notes that LA County Planning applies to all erosion control plans in the Santa Monica Mountains Coastal Zone. The property owner is demonstrating good faith efforts to comply with the County Code by continuing to communicate with Staff regarding their after-the-fact corrective efforts.

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	Email correspondence from owner dated July 29 and 30, 2026
EXHIBIT B	Photo of sandbags
EXHIBIT C	Property owner's submittal to Public Works

From: [JohnRichard Greene](#)
To: rglasser@planning.lacounty.gov; [Tyler Montgomery](#)
Cc: [Shawn Skeries](#)
Subject: Hi Shawn, Robert and Tyler,
Date: Wednesday, July 29, 2026 12:58:07 PM
Attachments: [gravel bags.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Joshua Felton gave me approval to place the gravel bags at the bottom of the driveway and the sandbags going up the side of the driveway. He also approved the erosion control plan and I was able to pay the initial permit fees on EpicLA, BLDG2607040011.

I'm including a photo of the gravel bags and sandbags. The fiber rolls and Native Grass Hydroseeding will be forthcoming. I plan to attend the August 4th hearing coming up next week. Thanks again for your assistance in moving this project forward.

Sincerely,
JohnRichard Greene

From: [JohnRichard Greene](#)
To: [Shawn Skeries](#)
Subject: Re: Hi Shawn, Robert and Tyler,
Date: Thursday, July 30, 2026 12:22:35 PM

CAUTION: External Email. Proceed Responsibly.

Hi Shawn

I do not have a finalized approval yet for the special permit. Joshua gave me a verbal approval to put the gravel bags and sandbags in place. I met with Joshua in the office on July 27th and signed the required forms he gave me and then paid the initial permit fee on EpicLA. I believe he said it needed approval from his supervisor and then additional fees will show up on EpicLA . When those are paid I will receive final approval and proceed with the fiber rolls and check dams. Joshua asked me to email him once the initial fees were paid, which I did. I'm waiting for those fees to show up on EpicLA and for the additional processing that he explained to me.

Thank you for the SMM recommended seed mix. I'll make sure to follow those guidelines for the Hydroseeding mix that will be used.

And thank you for your response. I plan to be at the Hearing on the 4th.

Sincerely
JohnRichard Greene

On Thu, Jul 30, 2026 at 9:36 AM Shawn Skeries <sskeries@planning.lacounty.gov> wrote:

Good morning, John-

Do you have a copy of the approved erosion control plan? Please see attached for the recommended seed mix for the Santa Monica Mountains.

Regards,

SHAWN SKERIES

PRINCIPAL PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (213) 893-7042

Email: sskeries@planning.lacounty.gov

planning.lacounty.gov

Please note that our office is closed on Fridays.

All official correspondence is issued solely from [\[Name\]@planning.lacounty.gov](mailto:[Name]@planning.lacounty.gov) and donotreply@lacounty.gov email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: JohnRichard Greene <soultranscendence@gmail.com>
Sent: Wednesday, July 29, 2026 12:57 PM
To: rglasser@planning.lacounty.gov; Tyler Montgomery <tmontgomery@planning.lacounty.gov>
Cc: Shawn Skeries <sskeries@planning.lacounty.gov>
Subject: Hi Shawn, Robert and Tyler,

CAUTION: External Email. Proceed Responsibly.

Joshua Felton gave me approval to place the gravel bags at the bottom of the driveway and the sandbags going up the side of the driveway. He also approved the erosion control plan and I was able to pay the initial permit fees on EpicLA, BLDG2607040011.

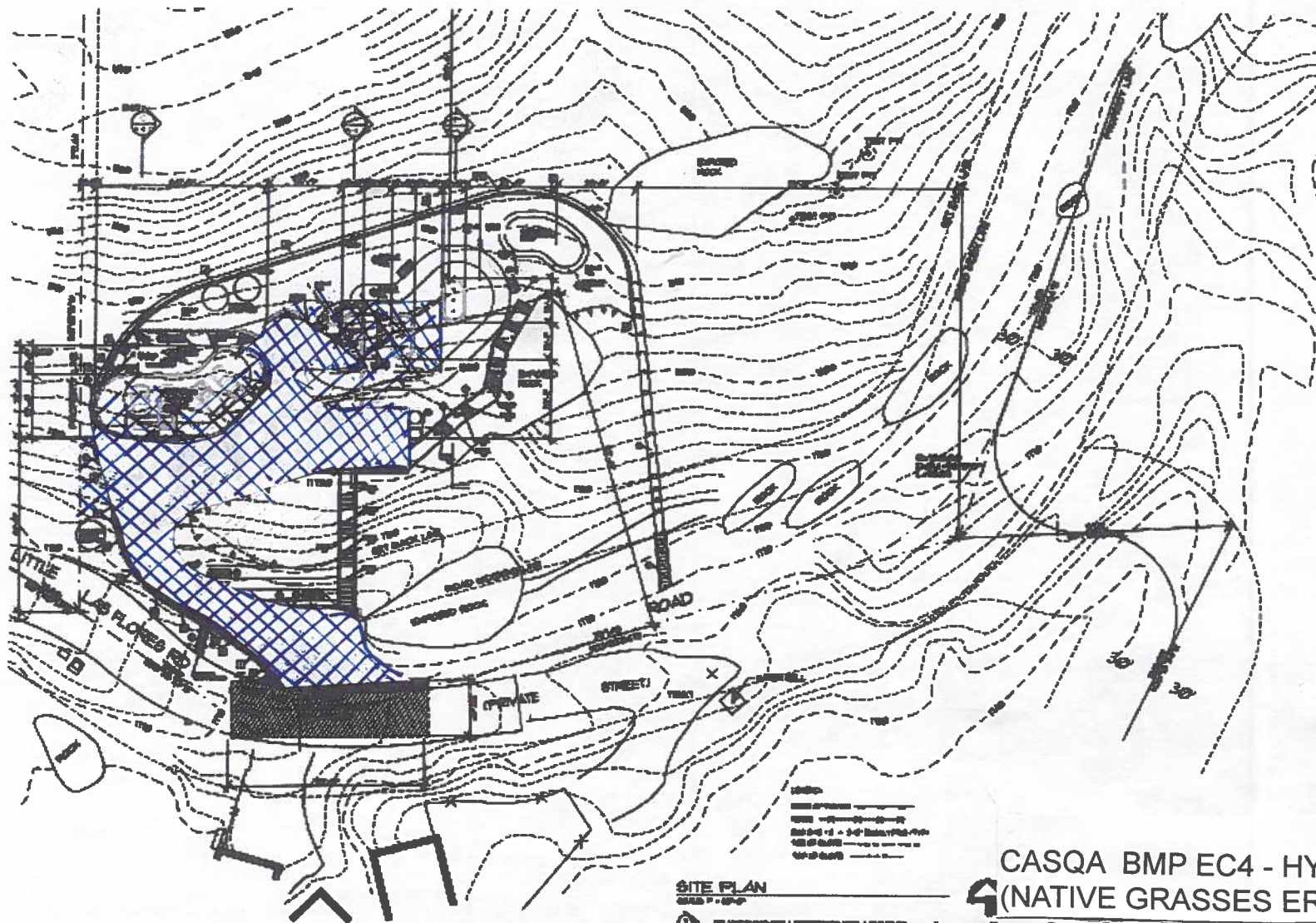
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Sincerely.

JohnRichard Greene



NOTICE OF
HEARING



SITE PLAN

SCALE: 1" = 10'-0"

PHOTOGRAPH REFERENCE LEGEND



CASQA BMP EC4 - HYDROSEEDING (NATIVE GRASSES EROSION CONTROL MIX)

000-00-000-000

Regional Planning Approval Notes for SMM Area Erosion Control Plans:

- If seeding, use only locally indigenous native species.
- All plantings must comply with the approved landscape plan, as applicable.
- Minimize scraping to bare earth to the extent feasible.
- Gravel bags and/or sandbags shall be certified weed free.
- Remove all silt fences at the end of the rainy season (April 15, 2026).
- Plastic sheeting is approved as a temporary erosion control measure only. All Erosion Control Plans approved with plastic sheeting shall submit an application for a Coastal Development Permit for permanent site restoration prior to the end of the rainy season (April 15, 2026).
- No anticoagulant rodenticides shall be used.

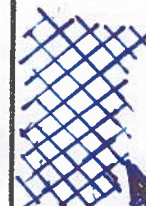
SHEET INDEX

ARCHITECTURAL

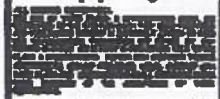
- A-01 PROJECT CHARTER / SITE PLAN
- A-02 REFERENCE LOWER FLOOR PLAN
- A-03 REFERENCE MAIN FLOOR PLAN
- A-04 REFERENCE UPPER FLOOR PLAN
- A-05 REFERENCE ROOF PLAN
- A-06 REFERENCE BUILDING ELEVATIONS
- A-07 REFERENCE BUILDING SECTIONS

CIVIL

- C-01 GRADING PLAN
- C-02 GRADING PLAN



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Job Name

**JR. GREENE RESIDENCE
2255 LITTLE LAS FLORES
TOPANGA, CA 90969**

Sheet Title

**PROJECT STATISTICS
SITE PLAN
100'-0"**

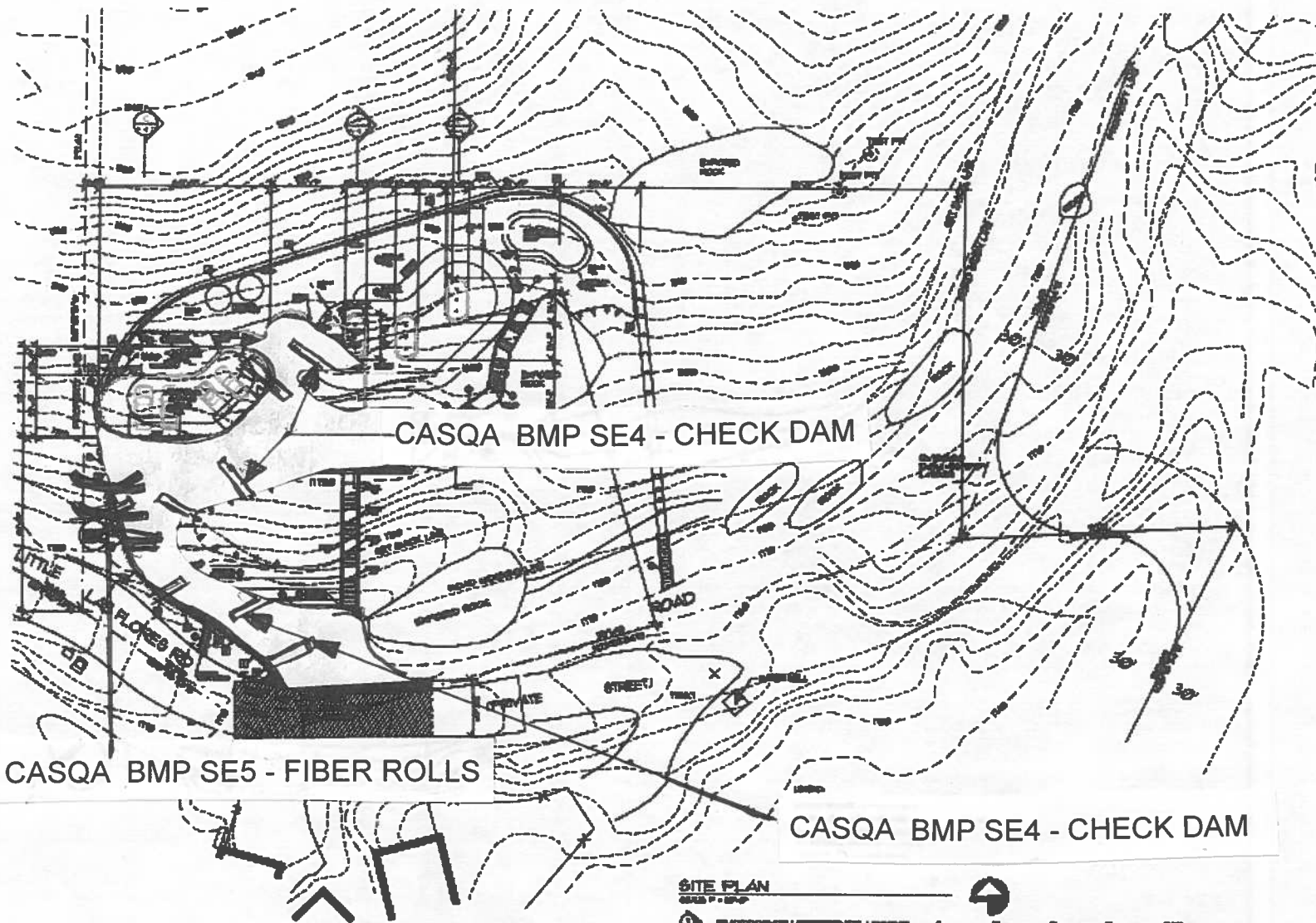


**Gepner Mehta
Architects, Inc.**

2221 Uptown Highway Suite 112
Glendale, California 91202

PH: 818-241-1122 FAX: 818-241-1123
WWW.GEPNERMEHTA.COM





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- A-15 TERRACE BUILDING ELEVATIONS
- A-16 TERRACE BUILDING SECTIONS

CIVIL

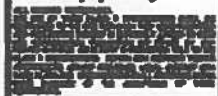
- C-1 GRADE NOTES
- C-2 GRADE PLAN

SITE PLAN
 08/25/07 P. 01/01

1 PHOTOGRAPH REFERENCE LEGEND



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Job Name

JR GREENE RESIDENCE
 2755 LITTLE LAG FLORES
 TOPANCA, CA 92078

Sheet Title

PROJECT STATISTICS
SITE PLAN
 1/25/07

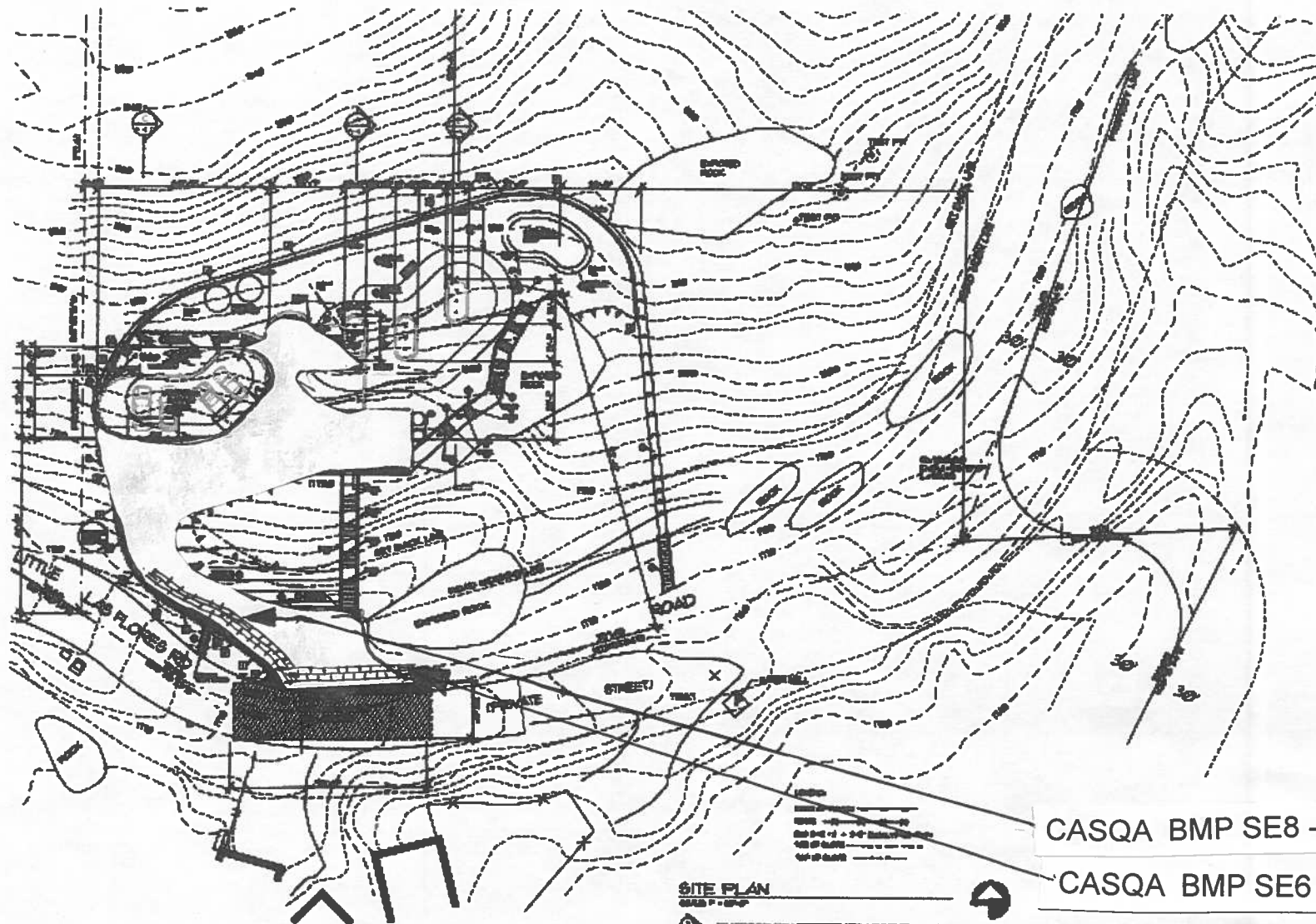


Gepner Mehta Architects, Inc.

22251 Upland Highway Suite 112
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 www.gmaarchitects.com





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CIVIL

C-1	GRADING NOTES
C-2	GRADING PLAN

CASQA BMP SE8 - SANDBAG BARRIER

CASQA BMP SE6 - GRAVEL BAG BERM

SITE PLAN
SHEET 1 OF 2

PHOTOGRAPH REFERENCE LEGEND



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Job Name

J.R. GREENE RESIDENCE
2735 LITTLE LAS FLORES RD
TOPANCA, CA 90738

Sheet Title

PROJECT STATISTICS
SITE PLAN
P-01-01



Gepner Mehta Architects, Inc.

2221 Wilshire Blvd., Suite 1112
Culver City, CA 90230

TEL: (310) 415-1112 FAX: (310) 415-1113
WWW.GEPNERMEHTA.COM



EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call RICHARD GREENE at 310-455-7050
i. Please fill in name and number
2. Total Disturbed Area .01 ACRES WDID #
i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).

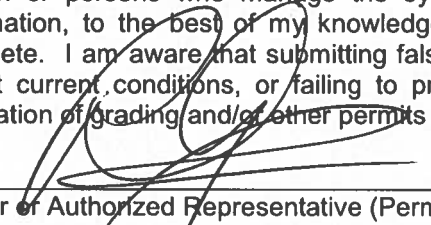
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

Civil Engineer/QSD Signature

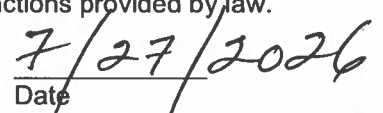
Date

21. The following notes must be on the plan:

As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."



Owner or Authorized Representative (Permittee)



Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

23. The following BMPs from the "CASQA Construction BMP Online Handbook" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – *RESERVED*
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

Best Management Practice Notes (BMP Notes) to be added to all Grading Plans

BEST MANAGEMENT PRACTICE NOTES:

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/ or adequately implement the ESCP may result in revocation of grading and/ or other permits or other sanctions provided by law."

Print Name

RICHARD GREENE
(Owner or authorized agent of the owner)

Signature

[Signature]
(Owner or authorized agent of the owner)

Date

7/27/2026

The following BMPs as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)