

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	November 17, 2025	
HEARING DATE:	November 18, 2025	AGENDA ITEM: 10
PROJECT NUMBER:	2019-000833-(3)	
PERMIT NUMBER(S):	Minor Coastal Development Permit (“Minor CDP”) No. RPPL2020001110 Variance No. RPPL2022005027	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	1714 Decker School Lane, Malibu	
OWNER:	Miriam Colin Hoff	
APPLICANT:	Neelima Gadicherla, Schmitz and Associates	
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov	

The applicant requests a Minor CDP for proposed additions, improvements, and restoration associated with a single-family residence (“Project”) on a 9.79-acre property (“Project Site”) in the R-C-40 (Rural Coastal—40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone.

On November 13, 2025, Staff received a letter from the applicant requesting that the Project be continued to December 16, 2025 Hearing Officer date rather than the January 20, 2026 date recommended by Staff (attached as Exhibit A-1). Because there are currently nine other items scheduled for the December 16, 2025 hearing date, Staff’s recommended continuance date remains unchanged.

Staff recommends the following motion:

I, THE HEARING OFFICER, CONTINUE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2020001110 AND VARIANCE NUMBER RPPL2022005027 TO JANUARY 20, 2026 WITHOUT OPENING THE PUBLIC HEARING.

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

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	Letter from Applicant (11/13/2025)
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Date: 11/13/2025

From

Neelima Gadicherla
Project Team Manager
Schmitz and Associates Inc.

To

Hearing Officer and
Tyler Montgomery
Department of Regional Planning
Los Angeles County.

Sub: PRJ2019-000833 – RPPL2020001110 - 1714 Decker School Lane - Request to Schedule Minor CDP Project for December 16th, 2025 Public Hearing.

I hope you are doing well. I am writing to formally bring to your attention the fact that our project was originally scheduled for a public hearing on November 18th, with the notice posted at the property on October 17th, 2025. Following Tyler's email request dated October 23rd, 2025, the required story poles were installed on November 6th for the CDP Exemption approved fire rebuild SFR and Minor CDP for an addition to approved SFR project. As the LIP requires story poles to remain in place for at least 30 days prior to the public hearing, we were informed that the hearing must now be continued to January 20, 2026 as December 16th calendar is full with 9 items in the agenda.

We would like to respectfully highlight that we have been diligently working on this Minor CDP project since 2020. Unfortunately, preparation of the staff report experienced a delay of approximately four months due to staff unavailability, significantly extending the project's timeline. Given the extensive time, effort, and resources already invested, we are concerned that a further postponement will create additional hardship and unnecessary delay.



In light of the circumstances, we respectfully request that the project be accommodated for the December 16th public hearing rather than deferred to January 20th. We kindly ask for your consideration in helping ensure the project continues to move forward without additional delays.

Thank you for your attention and consideration. We sincerely appreciate your support and look forward to your response.

Sincerely,

Neelima Gadicherla
Project Team Manager
Schmitz and Associates Inc
Phone: 7474446187
Email: ngadicherla@schmitzandassociates.net