

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: March 6, 2025

HEARING DATE: March 18, 2025 AGENDA ITEM: 9

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, which were created by Parcel Map 10857 in 1981 ("Project").

On February 17, 2025, LA County Planning staff ("Staff") received a letter from Kimberly Rino, a land use professional representing homeowners in the vicinity of the Project (attached as Exhibit A). The letter states the nearby homeowner's objections to the development of the single-family residences on the grounds of public safety concerns for the surrounding area if the homes are to be built as proposed.

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: Rob Glaser
Robert Glaser, Supervising Regional Planner

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

Exhibit A	Letter from Kimberly Rino dated 2/17/2025
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10153 ½ Riverside Drive, Suite 280
Toluca Lake, CA 91602
Kimberly@dohenypartners.com
(310) 422-8289

February 17, 2025

Mr. Richard Mukai
Coastal Development Services
Department of Regional Planning, County of Los Angeles
Rmukai@planning.lacounty.org

PROJECT NO. 2019-000010

January 21, 2025
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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.

Dear Los Angeles County Planning Staff,

On behalf of a quorum of direct owners/neighbors and local community impacted by Project # 2019-000010, with the request to construct four new single-family homes on four lots via Parcel Map 10857 in 1981, we would like to submit our further objections to the current proposed planning application hearing SCHEDULED for March 18, 2025.

In brief, the proposed planning application was initially made informally known to the local community on April 22, 2024, when four sets of story poles were placed to designate the proposed location of these newly, soon-to-be, four homes to be constructed. The immediate neighbors promptly prepared a valid, yet reasonable presentation objecting to various aspects of the proposed planned community known as Green Hills Association.

Los Angeles County Planning respectfully then created the following recommendations for the developer to take under the advice:

Request: 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 impact of fuel modification on H2 Habitat for both 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 reduced the footprint of the home furthest away from the current residents yet failed to make changes to the lot size of parcel four. Moreover, the developer then intentionally moved the home

closer to the existing residents located to the left of this lot creating zero mitigation as to the dangerous proximity to the property line of the existing residents that remain directly adjacent to this proposed lot.

Furthermore, it is crucial that we understand the dynamic of today's coastal living environment, whereby, developments within high brush / high fire zone communities are continuously rejected because of the potential impact of fires such as the Woolsey fire as well as the fires of 2025 (Palisades and Altadena). With today's environment, four homes on four lots would never be approved under the 2024/25 fire code and/or Los Angeles County Planning Requirements. The frequent and extremely destructive fires we all have experienced in the Los Angeles County area across all regions – a “grandfathered in” planning permission from 1981 is no longer tenable or acceptable to the community and simply places existing residence at severe risk.

Here are the residents and local community's objections:

1. The revised plans are not in compliance with current planning ordinances with respect to current/future fire conditions, life safety, property safety and defensible space. It is simply impossible to claim that these “grandfathered in” laws from the early 1980's should be legally allowed to exist, let alone be approved in 2025. Not only is the County not doing its due diligence to protect current life and properties, but it's also willfully creating a situation where further life and properties from these future developments will be put at severe risk from future fire danger. What insurance company would provide homeowners with fire insurance for any of these four homes today or in the future and at the value they hope to achieve when the existing homeowners are receiving cancellation notices daily.

2. The County released its latest status of this project on January 16, 2025, (just days after the beginning of the Palisades & Eaton fires). The recommendation states that the four lot, four home development should be approved literally during the worst wildfire in Los Angeles County, IN HISTORY. 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. Although the community residents near this development sincerely appreciate that the County did allow a continuance of the hearing process to March 18th, 2025, which then allowed 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 forever.

b. To approve the proposed plan to build four new homes at this site, leveraging a 1981 “grandfathered zoning ordinance” that is completely unapplicable to the current conditions is exposing all existing residents - both current and future - to willful endangerment.

This decision made by the County of Los Angeles Planning Staff exudes pure negligence and is morally wrong. If the 2024/25 zoning codes applied to this project, Planning Staff would rule for a humble one, possibly two at the most, and most certainly not three or recklessly four dwellings considering our lack of water flow. The audacity of the developer choosing to position one home (Lot 4) directly adjacent to two existing homes, dangerously adhering to the absolute minimum 10 ft from fence line, provides no practical defensible space while also stubbornly maintaining its footprint since inception.

c. This will be Los Angeles County Planning Departments decision that they will be responsible for its conclusion which will carry the liability of that direction.

4. Needless to say, the immediate neighbors requested an in-person meeting and approached the applicant/developer as genuinely concerned neighbors and were told that economic considerations dictate quantity of units. In other words, these are not homes built for personal use, these homes within this

community will be built with the intention of greed and return on investment with zero regard for the existing homeowners which will expose this community to severe risk.

Are we really going to be dictated solely by economic considerations when this current and devastating priority is what has led to Palisades and Altadena entire demise of a community, Malibu fractured by three major fires in six years, two in six weeks.

Economics (greed) or public safety?


5. Approving this development will be the demise of the existing and future homeowners' coverage.

In closing, the days of Angelenos acting in self-interest and neglecting the greater good and safety of our communities are over. People died in the destruction we all witnessed in the past days and weeks. It will be years before people return to their homes and/or communities are rebuilt.

We ask that the County of Los Angeles Planning Department and their respective leadership constituents take into consideration that just maybe the "grandfather clause" no longer acts as an applicable strategy or approval method as we all clearly know the guidelines of 1981 have no business in the hands of developments in 2025. A lot has changed in 45 years!

This is about public safety, let this new precedent be set now for all future communities.

Respectfully,



Kimberly Rino
Founder – Doheny Partners, LLC
Urban Planning

cc:
Shawn Skeries, LA County Planning
Tyler Montgomery, LA County Planning
Robert Glaser, LA County Planning
Mitch Glaser, LA County Planning
Liam Lynch, Homeowner
Mairead Mac Mullan, Homeowner
Mark Kaufman, Homeowner
Michael & Christy Blodgett, Homeowner