

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: [Joan Slimocosky](#)
To: [Shawn Skeries](#); [Robert Glaser](#); ddegrazia@planning.la; abodek@planning.lac
Subject: Project No. 2019-000010 continuation
Date: Tuesday, March 18, 2025 5:20:57 PM

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: [Kimberly Rino](#)
To: [Richard Mukai](#); [Tyler Montgomery](#); [Robert Glaser](#)
Cc: ["Mairead Mac Mullan"](#); ["Liam Lynch"](#)
Subject: Fw: Green Hills Mulholland - Project No. 2019-00010-(3)
Date: Monday, March 17, 2025 10:12:50 AM

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 arid 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 204/25 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 Plannings 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 | 2485 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 CALAB |
| 18. [Signature] | 24875 MULHOLLAND CALABASAS 9 |
| 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 24879 Mulholland Hwy CA 91302
2. Liam Lynch 24879 Mulholland Hwy CA 91302
3. Michael Blodgett 24885 Mulholland Hwy CA 91302
4. Christy Blodgett 24885 Mulholland Hwy CA 91302
5. Joan Erwin 24871 Mulholland Hwy CA 91302
6. Calissa Blodgett 24885 Mulholland Hwy CA 91302
7. Melissa Whiting 24875 Mullholland Hwy CA 91302
8. Van Whiting 24875 Mullholland Hwy CA 91302
9. Jana Van Surksum 24845 Mullholland Hwy CA 91302
10. Jennifer Mayer Sandoval. 2222 Cold Canyon Rd, CA 91302
11. Linda Yannetty. 2183 Cold Canyon Rd, CA 91302
12. James Roemer 2171 McKain St, CA 91302
13. Suzanne Goode 24980 Bob Bachelor Rd, CA 91302
14. Jeremy Miller 2200 Cold Canyon Rd CA 91302
15. Liat Miller 2200 Cold Canyon Rd CA 91302
16. Mark & Nancy Kaufman 24969 Mulholland Hwy CA 91302
17. Walt Miller 2250 Cold Canyon Rd, CA 91302
18. Tim Skogstrom 24875 Mulholland Hwy, CA 91302
19. Danuta Jablonowska 2081 Cold Canyon Rd, CA 91302
20. Annecka Kelleher 24940 Bob Bachelor Rd, CA 91302
21. Pete (Merf) Kelleher 24940 Bob Bachelor Rd, CA 91302
22. Holly Arias Gray 24890 Bob Bachelor Rd, CA 91302
23. Elizabeth Arias Gray. 24890 Bob Bachelor Rd, CA 91302
24. 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.

From: [Kimberly Rino](#)
To: [Richard Mukai](#); [Tyler Montgomery](#); [Robert Glaser](#); [Richard Mukai](#)
Cc: [doug@dworskygroup.com](#); [gillie@ajbuilders.la](#); [isaac@ajbuilders.la](#); [Shawn Skeries](#); [edelman@smmc.ca.gov](#); [Elisa@rpnllp.com](#)
Subject: RE: Staff Memo to the Hearing Officer_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
Date: Tuesday, March 18, 2025 1:43:21 PM

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

I understand our hearing has been continued to May 6th; however, the entire Las Virgenes Homeowners Federation staff is unavailable the month of May, therefore, we respectfully request the hearing be continued to June.

Thank you in advance and we look forward to working together.

Sincerely,
Kimberly



Kimberly K. Rino (pr. Reno)
Partner
Doheny Partners, LLC
Construction & Project Management
Family of General Contractors Since 1982 – License #425891
Land Use, Entitlement & Permitting
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: Richard Mukai <RMukai@planning.lacounty.gov>
Sent: Monday, March 17, 2025 6:31 PM
To: [isaac@ajbuilders.la](#); [gillie@ajbuilders.la](#); [doug@dworskygroup.com](#)
Cc: Shawn Skeries <[sskeries@planning.lacounty.gov](#)>; Tyler Montgomery <[tmontgomery@planning.lacounty.gov](#)>; Kimberly Rino <Kimberly@dohenypartners.com>; [edelman@smmc.ca.gov](#); [Elisa@rpnllp.com](#)
Subject: Staff Memo to the Hearing Officer_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

Dear Applicants,

Here is the link to the Staff Memo to the Hearing Officer for the above-referenced project:

- Hearing Officer Meeting of March 18, 2025
 - Agenda Item 9: <https://lactrp.legistar.com/View.ashx?M=F&ID=13935011&GUID=AB3AC510-C5A7-4E72-8A86-8F283D4E5EE3>

Thank You,

Richard Mukai
Senior Typist-Clerk
Coastal Development Services
Department of Regional Planning, County of Los Angeles
(213) 974-0051



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

Page 2

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