

AGENDA

Meeting Place: In-person: Calabasas Field Office - 26600 Agoura Road, Calabasas, CA 91302

Meeting Date: November 18, 2024 - Monday

Time: 1:00 PM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first and last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Thursday, the week previous to the meeting, will be provided to the Environmental Review Board. Written public comments submitted after 12 p.m. on Thursday, the week previous to the meeting, will not be provided to the Environmental Review Board but will be added to the public record.

PART I - PRELIMINARY BUSINESS

1. Roll Call
2. Coordinator's Report
3. Draft Minutes of 7/15/24 ERB Meeting

[24-259](#)

Attachments: [Draft ERB Minutes 07 15 2024](#)

PART III - OLD BUSINESS

PART IV – NEW BUSINESS

4. Project No.: 2017-003698-(3)
Permit No.: Minor CDP RPPL2017008419
APN: 4448-019-049
Address: 21655 Saddle Peak Road, Topanga CA 90290
Location: Topanga Canyon Watershed
USGS Quad: Topanga
Applicant: Martin Rasmussen
Biologist: Andrew Forde, Forde Biological Consultants
DRP Planner: Tyler Montgomery
DRP Biologist: Joe Decruyenaere

[24-252](#)

The Applicant proposes the construction of an 18-foot-tall single-family residence, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, swimming pool, retaining walls, and landscaping/hardscaping on a 6.8-acre lot. The proposed single-family residence would have a floor area of 2,005 square feet with an 859-square-foot detached garage on a building site of 9,055 square feet. A total of 686 cubic yards ("CY") of grading is proposed—45 CY cut, 641 CY fill, 596 CY export. The lot would be accessed from Saddle Peak Road, a 60-foot-wide limited secondary highway and designated scenic route to the north, by an existing paved 20-foot-wide shared driveway with a length of 700 feet. The driveway would have one corner made less sharp, which would result its lengthening by approximately 30 feet. The subject parcel is surrounded by single-family residences to the north and west and vacant land and open space to the south and east. ERB review is required, as area proposed for development is less than 200 feet from mapped H2 Habitat. Land use designation is RL10, Rural Land—1 dwelling unit/10 acres maximum; Zoning is R-C-10, Rural Coastal—10-Acre Minimum Lot Area. The Santa Monica Mountains LCP maps the project site as 1.98 acres H3 Habitat, 4.8 acres H2 Habitat, and 0.02 acres H1 Habitat. However, it is proposed to be remapped, resulting in 2.39 acres H3 Habitat, 4.31 acres H2 Habitat, and 0.11 acres H1 Habitat. The residence and all other appurtenant development are proposed within H3 Habitat, although 0.59 acres of non-irrigated fuel modification would occur within H2 Habitat (0.12 acres on site, 0.47 acres off site).

Resources: H1 Habitat, Stipa/Melica Grassland, Topanga Canyon Watershed

Attachments: [ERB Recommendations](#)

[Bio Assessment 10-30-2020](#)

[Revised Impact Table 12-8-23](#)

[Architectural Plans 5-2-23](#)

[Civil Plans 7-25-23](#)

[Approved Prelim Fuel Mod Plan 11-7-23](#)

5. Project No.: 2023-001003-(3) [24-253](#)
Permit No.: Minor CDP RPPL2023001410, Variance RPPL2023001417,
Lot Line Adjustment RPPL2023001914
APN: 4457-013-063; 4457-013-064
Address: 2643 Corral Canyon Road, Malibu CA 90265
Location: Malibu Creek Watershed (Dry Creek)
USGS Quad: Malibu Beach
Applicant: Arfakhashad Munaim
Biologist: Jacqueline Bowland Worden, SWCA Environmental Consultants
DRP Planner: Tyler Montgomery
DRP Biologist: Karla Moreno

The Applicant proposes the construction of an 18-foot-tall single-family residence, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, swimming pool, deck, retaining walls, and landscaping/hardscaping on two lots totaling 34.91 acres. As part of the project, the two lots, APN 4457-013-063 (14.79 acres) and APN 4457-013-064 (20.12 acres), would be merged with a lot line adjustment. Because the project would be developed less than 50 feet from a mapped significant ridgeline, a variance is required. The proposed single-family residence would have a floor area of 5,897 square feet with an 810-square-foot attached garage on a building site of 14,588 square feet. A total of 1,545 cubic yards ("CY") of grading is proposed—1,535 CY cut, 10 CY fill, 1,525 CY export. The residence would be accessed from Corral Canyon Road, a 40-foot-wide public road and designated scenic route to the east, by a new paved driveway with a length of 250 feet and a width of between 15 and 20 feet. The subject parcel is surrounded by single-family residences, vacant land, and open space to the north, south, and west and open space to the east. ERB review is required, as area proposed for development partially within a mapped H2 Habitat. Land use designation is RL40, Rural Land—1 dwelling unit/40 acres maximum; Zoning is R-C-40, Rural Coastal—40-Acre Minimum Lot Area. The Santa Monica Mountains LCP maps the project site as 1.72 acres H3 Habitat, 28.08 acres H2 Habitat, and 5.11 acres H1 Habitat. No remapping is proposed. The residence and all other appurtenant development are proposed within H3 and H2 Habitat. In total, 0.15 acres of direct development, 0.01 acres of irrigated fuel modification, and 3.54 acres of non-irrigated fuel modification would occur within H2 Habitat (2.08 acres on site, 1.46 acres off site). There would also be 0.50 acres of non-irrigated fuel modification within a mapped H1 Quiet Zone (100-200 feet from H1 Habitat).

Resources: H1 Habitat, Oak Woodland, Southern California Black Walnut, Catalina Mariposa Lily, Dry Creek Watershed

Attachments: [ERB Recommendations 2023-001003](#)

[Biological Assessment 6/5/2024](#)

[Architectural Plans](#)

[Grading Plans 9/26/2022](#)

[Fuel Modification Plans](#)

6. PART V - PUBLIC COMMENT

PART VI - ADJOURNMENT

7. ADJOURNMENT TO 1:00 PM, December 16, 2024.

TIME LIMITS: The Director of Regional Planning has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Environmental Review Board members will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Coordinator may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

WRITTEN TESTIMONY: Written testimony that is received prior to the public meeting will be made a part of the record and need not be read into the record.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Environmental Review Board on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is accessible on the Department's website at <http://planning.lacounty.gov/agenda/erb/>. Any meeting-related writings or documents provided to a majority of the Environmental Review Board after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department webpage for Environmental Review Board and will not be also available in the Environmental Review Board meeting room on the day of the Board's meeting there regarding that matter. Projects are reviewed under the Santa Monica Mountains Local Coastal Program LIP:
http://planning.lacounty.gov/assets/upl/project/coastal_amended-LIP-maps.pdf

ARCHIVED WEB STREAMING: LA County Planning provides an archive of all regularly scheduled Environmental Review Board Meetings on its website at <http://planning.lacounty.gov>.