

AGENDA

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

Meeting Date: April 21, 2025 - 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

PART II - MINUTES FOR APPROVAL

3. November 18, 2024 Draft ERB Minutes

[25-067](#)

Attachments: [Draft ERB Minutes 11 18 2024](#)

PART III - OLD BUSINESS

PART IV – NEW BUSINESS

4. Project No. PRJ2021-002760 [25-064](#)
Permit No.: Minor Coastal Development Permit No. RPPL2021010380
APN: 4455-019-004
Address: 24772 Mulholland Highway, Calabasas, CA 91302
Location: Cold Creek Canyon Watershed
USGS Quad: Malibu Creek
Applicant: Richard Walker
Project Biologist: R. Mitchel Beauchamp, Pacific Southwest Biological Services, Inc
Staff Planner: Tyler Montgomery
Staff Biologist: Joe Decruyenaere

The applicant proposes the construction of an 5,838-square-foot, 18-foot-4-inch-tall single-family residence with attached two-car garage, attached one-car garage, balconies, driveway and other associated improvements on a 2.4 acre lot in the R-C-20 (Rural Coastal - 20-acre minimum required lot area) Zone. The Project includes 49 cubic yards of cut and 4 cubic yards of fill, with 45 cubic yards of exported soil. The proposed development is located within a 7,000-square-foot building site area. The Project includes a 20-foot-wide pass through driveway with two points of access of Mulholland Highway with a total length of 87 feet. The proposed residence would be constructed on a currently unpermitted graded pad, accessed from Mulholland Highway. The applicant proposes to plant trees on and off site and to mitigated the unauthorized removal of 9 oak trees prior to application submittal and to mitigate the impacts of unauthorized import and disposal of fill material on the project site. ERB review is required because the proposed development is less than 200 feet from mapped H1 and H2 Habitats. The project site is located within the Cold Creek Canyon watershed, which is tributary to Malibu Creek. Mountains Restoration Trust-owned and Santa Monica Mountains Conservancy-owned properties are present within 1000 ft but not adjacent to the property, and further than 200 ft. from the proposed residence. The Property is designated with the RL20 (Rural Lands - One dwelling unit / 20 acres maximum. The Santa Monica Mountains Local Coastal Program maps the property with H2 and H3 Habitats. The property also includes H1 Habitat Quiet Zone. Fuel Modification will be required in H1 Habitat Quiet Zone, H2 Habitat, and H3 Habitat.

Resources: H1 Habitat, H2 Habitat, freshwater forested / shrub wetland, chamise-black sage-laurel shrubland, Cold Creek Canyon Watershed

Attachments: [Environmental Review Board Recommendations](#)
[Biological Resources Assessment Report](#)
[Oak Tree Report](#)
[Mitigation Oak Tree Planting Plan](#)
[Landscape Plan](#)
[Grading Plans](#)
[Arch Plans](#)

5. Project No.: 2017-004216 [25-065](#)
Permit No.: RPPL2017006847 (Includes Major Coastal Development Permit and Variance)
APN: 4455-058-003
Address: 25531 Mulholland Highway, Calabasas, CA 91302
Location: Malibu Creek (Cold Canyon Creek) Watershed
USGS Quad: Malibu Beach
Applicant: Mr. and Mrs. Randhawa c/o Don Bruckner
Project Biologist: Matthew South, South Environmental
Staff Planner: Tyler Montgomery
Staff Biologist: Karla Roman

The Applicant proposes the construction of an approximately 5,272-square-foot, two-story, 30-foot-tall single-family residence with attached garage, 440-foot long driveway, and on-site water treatment system (OWTS). A variance is required for the project due to the request to exceed the allowed maximum height of 18 feet along a scenic highway and to exceed the allowed maximum driveway length of 300 feet. The project includes 13,291 cubic yards (cy) of grading (consisting of 12,918 cy of cut and 274 cy of fill, with 12,844 cy of export). The project directly impacts 0.96 acres of H2 Habitat and 0.03 acres of H3 Habitat. Additionally, on-site fuel modification will impact 2.15 acres of H2 Habitat and 0.13 acres of H3 Habitat. Off-site brush thinning will impact 0.78 acres of H2 Habitat and 0.57 acres of H2 habitat. The project fronts Mulholland Highway and access to the proposed development will be taken directly from that street. The project site has multiple streams, that are part of the Malibu Creek Watershed, located across the central and north portion of the parcel. All streams are entirely outside of the project development footprint and associated fuel modification zones. There is a protected open space area managed by the Mountains Recreation and Conservation Authority (MRCA) west of but not abutting the project parcel and more than 200 ft. from the proposed residence. The surrounding parcels are all zoned R-C-20 (Rural Coastal - 1 dwelling unit / 20 acres) and only the neighboring parcel to the east will be subject to off-site brush thinning requirements.

Resources: H2 Habitat, Hoary Leaf Ceanothus-Laurel Sumac Shrubland Association, Malibu Creek Watershed

Attachments: [ERB Recommendations Revised 04102025](#)

[Biological Resources Assessment Report](#)

[Fuel Modification Plans](#)

[Landscaping Plans](#)

[Grading Plans](#)

[Grading Calculations](#)

6. Project No.: PRJ2023-002436 [25-066](#)
Permit No.: CDP Major RPPL2023003235
APNs: 4457-002-053 (on-site),
4447-002-045, 4457-002-054, 4457-002-055 (off site)
Address: None (West Side of Mulholland Highway, South of Francisco Road)
Location: Malibu Creek Watershed
USGS Quad: Malibu Beach
Project Applicant: Martin Rasmussen, Keystone Strategic Partners
Project Biologist: Daryl Koutnik, Environmental Science Associates
Staff Planner: Tyler Montgomery
Staff Biologist: Joe Decruyenaere

The proposed project is the development of a single-family residence on a 6.26-acre parcel (APN 4457-002-053) and associated access driveway over portions of its eastern adjacent parcels (APNs 4457-002-055, 4457-002-054, and 4457-002-045). In addition, a water well and septic system are proposed off-site within parcel APN 4457-002-055 within the access driveway grading limits. The project site is located within the Malibu Creek watershed. There are no properties within 1000 ft of the project site that are protected as open space by local, state, or federal agencies. The project parcel is mapped in the LCP as H1 (California walnut / California sagebrush / giant wild rye woodland/forest association), H2 (greenbark ceanothus shrubland association and laurel sumac shrubland alliance), and H2 High Scrutiny (birch leaf mountain mahogany-greenbark ceanothus shrubland association and laurel sumac-ashy buckwheat shrubland association). In addition to the above plant communities, the proposed access road would also be aligned through stands of vegetation mapped by NPS as California sagebrush / giant wild rye shrubland association and giant wild rye herbaceous association and designated in the LCP as H2 High Scrutiny. Construction of the project as proposed would impact 1.18 acres of H1, 1.00 acre of H2, and 0.32 acres of H3 habitats on and off site. Fuel-modification and off-site brush thinning impacts would amount to 2.41 acres of H2.

Resources: H1 Habitat, H2 Habitat, Malibu Creek Watershed

Attachments: [Environmental Review Board Recommendations](#)
[Biological Resources Assessment Report](#)
[Pilot Road / Test Drilling Drawings](#)
[Driveway Alternatives Analysis](#)
[OWTS Report](#)
[Building Site Area Exhibit](#)
[Architectural Drawings](#)
[Fuel Modification Plans](#)

7. PART V - PUBLIC COMMENT

8. PART VI - ADJOURNMENT

ADJOURNMENT TO 1:00 PM, May 19, 2025.

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