LOS ANGELES COUNTY
ENVIRONMENTAL
REVIEW BOARD

AGENDA

Meeting Place: In-person: Calabasas Field Office - 27001 Agoura Rd, Suite 250, Calabasas, CA 91302

Meeting Date: October 19, 2026 - 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

Discussion Item: Cumulative impacts and LIP mitigation requirements

PART II - MINUTES FOR APPROVAL

3. August 17, 2026 Draft ERB Minutes **26-318**

Attachments: Draft ERB Minutes_08_17_2026

PART III - OLD BUSINESS

PART IV – NEW BUSINESS

4. Project No.: PRJ2023-003066-(3) **26-295**
Permit No.: Minor Coastal Development Permit No. RPPL2023004500
Variance No. RPPL2023004559
APN: 4438-038-006
Address: 21985 Saddle Peak Road, Topanga CA
Location: Malibu Creek watershed
USGS Quad: Malibu Beach
Project Applicant: Nita Mehta / Andrew Rasmusen
Project Biologist: Matt Ingamells / Padre Associates
Staff Planner: Shawn Skeries
Staff Biologist: Michael Cady

The Applicant proposes the construction of an 18-foot-tall single-family residence within the protected zone of a significant ridgeline, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, swimming pool, retaining walls, and hardscaping on an approximately 3.74-acre property consisting of one legal parcel. The proposed single-family residence would have a floor area of 4,445 square feet with a 571-square-foot attached garage on a building site of 9,949 square feet. A total of 2,125 cubic yards ("CY") of grading is proposed—1,755 CY cut, 370 CY fill, 1385 CY export. The lot would be accessed from a private road via Saddle Peak Road, a 60-foot-wide limited secondary highway and designated scenic route to the south. An existing gravel 10-foot-wide driveway (to be widen per Fire Department requirements) with a length of approximately 300 feet would access the property from the paved private road. The subject parcel is surrounded by existing single-family residences to the west, south, north and east. To the northwest an open space-parks zoned parcel adjoins subject parcel. ERB review is required, as area proposed for development is less than 200 feet from H2 Habitat.

Attachments: ERB Recommendations
Biological Assessment
Site Plan
Septic Plan
Fuel and Landscape Plan
Grading Plan
Proof of existing drinking water
Proof of Water_Fire Department

5. Project No.: PRJ2025-004895 **26-315**
Permit No.: RPPL2025004190
APN: 4472-024-013
Address: 3450 Decker Canyon Road, Malibu CA
Location: Malibu Creek watershed
USGS Quad: Triunfo Pass
Project Applicant: Chaim and Valerie Alon
Project Biologist: Matt Ingamelis, Padre Associates, Inc.
Staff Planner: Shawn Skeries
Staff Biologist: Joe Decruyenaere

The Applicant proposes the construction of a 17-foot 11-inch-tall single-family residence, as well as utilizing an existing onsite wastewater treatment system (OWTS) with seepage pits, existing swimming pool, new retaining walls, and hardscaping on a 4.58-acre property consisting of one legal parcel. The proposed single-family residence would have a floor area of 3,492 square feet with and 396-square-foot shed on a building site of 8,827 square feet. A total of 1,990 cubic yards ("CY") of grading is proposed—1506 CY cut, 484 CY fill, 1023 CY export. The lot would be accessed from Decker Canyon Road, a 40-foot-wide road and designated scenic route to the west, by an existing paved 20-foot-wide driveway with an approximate length of 431 feet. The subject parcel is surrounded by a single-family residence to the north and south, and by vacant land to the east and Mountains Recreation and Conservation Authority land to the west across Decker Canyon Road. ERB review is required, as area proposed for development is less than 200 feet from mapped H1 and H2 Habitat.

Attachments: ERB Recommendations
Biology Inventory
Architectural and Civil Plans
Geotechnical Report
Approved Fuel Modification Plans
Grading Plans

6. PART V - PUBLIC COMMENT

PART VI - ADJOURNMENT

7. ADJOURNMENT TO 1:00 PM, NOVEMBER 16, 2026

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