

**SUPPLEMENTAL  
REPORT TO THE REGIONAL PLANNING COMMISSION**

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DATE ISSUED:	April 25, 2023	
HEARING DATE:	April 26, 2023	AGENDA ITEM: 7
PROJECT NUMBER:	2017-004054-(3)	
PERMIT NUMBER(S):	Major Coastal Development Permit ("Major CDP") RPPL2017006647	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	25740 Mulholland Highway, Calabasas	
OWNER:	Sam Afghani	
APPLICANT:	Matt Gifani	
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov	

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Staff has received three additional letters regarding the above Project. The first letter, dated April 24, 2023, is from the Las Virgenes Homeowners Federation (LVHF) (Exhibit A-2). It requests that the Project be continued "to ensure essential and relevant studies and reports are updated, conditions of approval are fully addressed, and potential additional analysis is considered."

A second letter is from Mr. Gary Bardovi, dated April 25, 2023 (Exhibit B-2). The letter states that the potential for trail easements across the Project Site has not been adequately addressed by the Department of Parks and Recreation comments, and that this issue should be revisited prior to any approval of the Project.

The third letter is a follow-up from Robert and Holly Scapa, who previously submitted a letter on April 19, 2023. This letter, dated April 25, 2023, states that, contrary to Staff's assertion, a trail does exist on the Project Site and includes attachments to document this existing trail (Exhibit C-2). Staff recognizes that an informal trail does exist across the Project Site. However, this is not an officially mapped or planned trail pursuant to the Santa Monica Mountains Local Coastal Program.

Staff's recommendation for approval of the Project remains unchanged. For questions or additional information, please contact Tyler Montgomery at [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov).

Report

Reviewed By: M. Glaser for Robert GlaserRobert Glaser, Supervising Regional Planner

Report

Approved By: M. GlaserMitch Glaser, Assistant Administrator**LIST OF ATTACHED EXHIBITS**

EXHIBIT A-2	Letter from LVHF (4/24/23)
EXHIBIT B-2	Letter from Gary Bardovi (4/25/23)
EXHIBIT C-2	Letter from Robert and Holly Scapa (4/25/23)



April 24, 2023

Los Angeles County Department of Regional Planning  
Planning Commission  
320 W. Temple Street  
Room 150  
Los Angeles, CA 90012

**Re: Agenda Item 7**  
**REQUEST TO CONTINUE**

Project No. R2017-004054-(3) / Coastal Development Permit RPPL2017006647

Honorable Chair Michael R. Hastings, Vice Chair Pam O'Connor, and Commissioners:

On behalf of the Las Virgenes Homeowners Federation, Inc., and our communities and stakeholders in the Santa Monica Mountains and environs, we respectfully ask you to continue this Project today to ensure essential and relevant studies and reports are updated, conditions of approval are fully addressed, and potential additional analysis is considered.

Thank you.

Sincerely,  
Kim Lamorie  
President  
Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains

Alicia Gonzalez  
President  
Monte Nido Valley Community Association

**From:** [DRP Public Comment](#)  
**To:** [Tyler Montgomery](#)  
**Subject:** FW: Los Angeles County Regional Planning Commission meeting - Item #7 2017-004054-(3) [25740 Mulholland Highway]  
**Date:** Tuesday, April 25, 2023 11:36:34 AM

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FYI

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**From:** Gary Bardovi <gary@bardoviarchitects.com>  
**Sent:** Tuesday, April 25, 2023 11:27 AM  
**To:** DRP Public Comment <comment@planning.lacounty.gov>  
**Subject:** Los Angeles County Regional Planning Commission meeting - Item #7 2017-004054-(3) [25740 Mulholland Highway]

**CAUTION:** External Email. Proceed Responsibly.

Tyler, please submit the below comments for agenda item #7 2017-004054-(3) [25740 Mulholland Highway].

Thank you,  
Gary Bardovi

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**From:** Gary Bardovi  
**Sent:** Tuesday, April 25, 2023 9:21 AM  
**To:** 'comment@planning.lacounty.gov' <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Los Angeles County Regional Planning Commission meeting - Item 6 Project No. 2019-000686-(3)

Commissioners,

I am a resident of Monte Nido. I, like so many others within and outside of our community, have enjoyed the hiking trails in and around the Lost Canyon area within which the subject property is situated. Trails that have existing for far longer than the 30 years that I have lived in the area.

**A significant section of this trail system exists on the subject property and in the absence of a formal trail dedication there is a clear potential for loss of public access to these trails.**

I have read the staff report and feel that the issue of continued public access to the trails has not been adequately addressed. ERB item #10 noted "Staff observed equestrians using the trails of the project parcel".

The Department of Parks and Recreation in their letter dated May15, 2017 recommended that the Project proceed to public hearing without conditions, however, in communications I have recently had with Robert Ettleman, Trails & OHV Planner with Department of Parks and Recreation Trails Section, Mr. Ettleman was unaware of the presence of the trails on the project parcel. I am concerned that the presence of these long standing trails may not have been adequately

considered in the review by the Department of Parks and Recreation. As such I feel it is appropriate, in fact critical, that the project be revisited by the Department of Parks and Recreation before the Commission take action on approval of the project.

Respectfully yours,

Gary Bardovi  
845 Cold Canyon Road  
Monte Nido, CA 91302  
(310) 924-9921  
[gary@bardoviarchitects.com](mailto:gary@bardoviarchitects.com)



April 25, 2023

VIA EMAIL ONLY

[TMontgomery@planning.lacounty.gov](mailto:TMontgomery@planning.lacounty.gov)  
[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)

Los Angeles County  
Department of Regional Planning  
Attn: Tyler Montgomery, Principal Regional Planner  
320 W. Temple Street  
Los Angeles, CA 90012

RE: L.A. County Regional Planning Commission Meeting - Agenda Item 7: April 26, 2023  
Project No. : 2017-004054-(3)

Dear Mr. Montgomery and Regional Planning Commission:

This correspondence is offered as a rebuttal to the Supplemental Report to the Regional Planning Commission issued April 20, 2023, in response to my letter of April 19. This letter only deals with our concern of dedicated trail access.

The Supplemental Report is incorrect. While the Staff Report indicates that "*Staff recognizes the importance of requiring trail easements when they are warranted,*" the Supplemental Report erroneously concludes that "*no existing or proposed trails cross the applicant's property.*" This is wrong. At an on-site inspection, identified in ERB Item No. 10, it was noted that "*Staff observed equestrians using the trails of the project parcel.*" There can be no more compelling evidence that the trail clearly exists, was misidentified in the Supplemental Report, and must be preserved for the benefit of the public and the environment.

I have attached two exemplars from Section E of the Staff Report that identifies the requested trail easement. The first aerial imagery identifies the "*existing trail*" and is highlighted." See page 74. On page 72, the "*habitat category map,*" also has the trail identified under "*existing trail.*"

I am therefore requesting that the Planning Commission postpone approval to adequately address the trail and public access thereto. I understand this Applicant commenced his entitlements request in 2017. If the Applicant desires to avoid a postponement of his project approval, then he should dedicate the identified trail as a covenant running with the land. Otherwise, the Commission should postpone approval and remand the project to Staff to make sure that the concerns of continued public access to the trails has been adequately addressed.

Respectfully submitted,

  
Robert and Holly Scapa





**Figure 1.** Actual Habitat, including the locations of three onsite wastewater treatment systems (yellow ovals).





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. 2017-004054

CDP RPPL2017006647

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2022

EXISTING  
TRAIL

Feet

0 250 500



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012