

REPORT TO THE HEARING OFFICER

DATE ISSUED:	May 25, 2023	
HEARING DATE:	June 6, 2023	AGENDA ITEM: 4
PROJECT NUMBER:	PRJ2020-002005-(3)	
PERMIT NUMBER(S):	Minor Coastal Development Permit ("Minor CDP") RPPL2020006315	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	25755 Piuma Road, Monte Nido	
OWNER:	Don Reith	
APPLICANT:	Don Reith	
CASE PLANNER:	Tyler Montgomery, Principal Regional Planner TMontgomery@planning.lacounty.gov	

The applicant requests a Minor CDP for construction of a new 2,740-square-foot single-family residence and onsite wastewater treatment system ("OWTS") in the R-C-1 (Rural Coastal—1 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone ("Project"). The Project is proposed on a 0.72-acre property located at 25755 Piuma Road in the unincorporated community of Monte Nido ("Project Site").

During the public notification period for the Project, LA County Planning Staff ("Staff") was notified by several area residents of an ongoing legal dispute between the applicant, Don Reith, and the Monte Nido Valley Community Association ("Association"). A lawsuit filed by the applicant against the Association, which is currently pending before the Los Angeles County Superior Court (*LASC: 22SMCV01481*), seeks to clarify whether the property can be legally developed with a single-family residence.

The dispute stems from a CDP that was granted to the Saddle Peak Lodge for the expansion of their existing restaurant use in 1997 (CDP 5-87974). This CDP allegedly included a condition of approval requiring the Project Site—which at the time was under the same ownership—to be dedicated as open space, with the dedication recorded on the Project Site's title. However, this dedication never occurred, and the Project Site was subsequently sold to the applicant.

Staff has requested a copy of the conditions of approval for CDP 5-87974 from the California Coastal Commission. However, the physical file must be shipped from Sacramento and is currently in transit. Staff therefore requests that the public hearing for this Project be continued to **August 1, 2023**, which will give Staff adequate time to review the CDP conditions. The continuance will also allow Staff to consult with the California Coastal

Commission regarding how it intends to enforce this condition if it exists, which would have ramifications for the Project.

Staff recommends the following motion:

I HEREBY CONTINUE THE PUBLIC HEARING FOR MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2020006315 TO AUGUST 1, 2023.

For questions or additional information, please contact Tyler Montgomery at tmontgomery@planning.lacounty.gov.

Report

Reviewed By:



Robert Glaser, Supervising Regional Planner

Report

Approved By:



Mitch Glaser, Assistant Administrator
