

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 1, 2023

HEARING DATE: June 7, 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

Since the distribution of the previous memo, LA County Planning Staff ("Staff") has received one additional letter regarding the above Project. This letter, dated May 31, 2023, is from area residents Robert and Holly Scapa (Exhibit A-4). It supports Staff's recommendation to dedicate a trail easement across the Project Site. It also states that they and other neighbors have made several requests to meet with the applicant regarding the Project, but that the applicant has chosen not to do so.

Staff's recommendation to continue the hearing for the Project to **August 2, 2023** remains unchanged. For questions or additional information, please contact Tyler Montgomery at tmontgomery@planning.lacounty.gov.

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

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A-4	Letter from Robert and Holly Scapa (5/31/23)
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May 31, 2023

VIA EMAIL ONLY

TMontgomery@planning.lacounty.gov
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: June 7, 2023
Project No. : R2017-004054-(3)
Owner : Sam Afghani
Applicant : Matt Gilani

Dear Commission Members:

I reside at 25620 Mulholland Highway, Calabasas, California. I have reviewed the Report to the Regional Planning Commission of May 25, 2023. I concur with the Recommendations of Staff and especially the proposed adoption of the County Park's request for a 20-foot wide multi-use trail easement to be dedicated across the Project Site, per Map delineating the route, which is attached as Exhibit A-3.

The Commission should also be aware that several of my neighbors and I have reached out to the Applicant numerous times to schedule an on-site meeting to see if some disposition could be worked out in reference to the trail access. To date, the Applicant has chosen not to meet with us. The undersigned also reached out through a mutual friend that knows the Applicant and his family. That friend, Neil Schimmel, provided my phone number to the Applicant, but I never heard from him. For the benefit of residents of the Montenido and Calabasas communities, as well as the public, access to the trail systems is important to the use and enjoyment of the area.

The Lost Canyon Trail is a dedicated trail. Due to the heavy rains and vegetation growth, that trail was not accessible except from adjoining trails, like the one over the Applicant's property. As a result, it is imperative that the recommendation of County Parks Regional Planner be adopted as a condition of any land use entitlements to the Applicant.

Respectfully submitted,



Robert and Holly Scapa