

**DRAFT MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
In-Person Meeting of November 17, 2025**

Present:

ERB Members

Travis Longcore, Ph.D.
Dan Cooper, Ph.D.
Richard Ibarra
Margot Griswald
Edgar De La Torre (alternate)
Hovhannes Aklyan (alternate)

Regional Planning Staff

Joseph Decruyenaere, Senior Biologist
Michael Cady, Contract Biologist
Tyler Montgomery, Principal Planner
William Chen, Senior Planner
Iris Chi, ERB Coordinator

PART I: PRELIMINARY BUSINESS

1. Roll call- Travis Longcore, acting chair, requests applicants' permission for two pro tempore ERB members in order to complete quorum. All three applicants were present and agreed to add one member from the Department of Regional Planning and one member from Department of Public Works
2. Coordinator's Report – None.

PART II: APPROVAL OF MINUTES

3. April 21, 2025 ERB meeting minute approval. Vote: Unanimous consent with no objections to approve the minutes.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

4. **Project No.:** PRJ2024-001506-(3)
Permit No.: RPPL2021010380
APN: 4472-027-017, 4472-027-031
Address: 2570 Encinal Canyon Road, Malibu, CA 90265
Location: Encinal Creek Watershed
USGS Quad: Triunfo Pass and Point Dume (property straddles the boundary of two adjacent quads)
Project Applicant: Susan Villain
Project Biologist: Matt Ingamells, Padre Associates, Inc.
Staff Planner: Tyler Montgomery
Staff Biologist: Joe Decruyenaere

Project Description:

The Applicant proposes the construction of an 18-foot-tall single-family residence, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, swimming pool, retaining walls, and hardscaping on a 22.5-acre property consisting of two legal parcels. The proposed single-family residence would have a floor area of 3,600 square feet with an 440-square-foot detached garage and 302-square-foot workshop on a building site of 9,960 square feet. A total of 1,194 cubic yards ("CY") of grading is proposed—953 CY cut, 241 CY fill, 712 CY export. The lot would be accessed from Encinal Canyon Road, a 60-foot-wide limited secondary highway and designated scenic route to the west, by an new paved 20-foot-wide driveway with a length of 250 feet. The subject parcel is surrounded by vacant

land to the north, east, and west, and by Charmlee Wilderness Park to the southwest. ERB review is required, as area proposed for development is less than 200 feet from mapped H1 and H2 Habitat. Land use designation is RL10, Rural Land—1 dwelling unit/10 acres maximum; Zoning is R-C-10, Rural Coastal—10-Acre Minimum Lot Area.

ERB Comments:

- ERB asked to clarify vegetation map and findings of the morning glory on-site. The Applicant originally proposed the area as H3 but accepted the recommendation to re-map the area to H2 because there was only one small occurrence of the species outside of the project fuel modification area.
- The applicant's expediter asked if the Fuel Modification Plan and the Landscape Plan could be the same plan. County clarified that they are separate plans because areas that are categorized as unvegetated within Zone B in the Fuel Modification Plan would require re-vegetation that would be provided on the Landscape Plan.
- ERB requested clarification on the re-mapping of H1 to H2 on the southwest corner of the parcel. H2 is the appropriate designation because the vegetation community type is not sensitive and the water supply is a channel, not a stream, so it does not support riparian vegetation.
- ERB recommends updating the site plan to remove image renderings and proposal of palm trees.
- ERB recommends clearing all vegetation within Zone 0 to comply with the new Zone 0 policy.
- ERB points out there are a lot of glass elements proposed on the project and refers to the recommendation that glass should be least reflective or have fritted patterns to promote energy conservation and prevent bird strikes caused by a bird mistaking reflection of habitat for flight space. ERB recommends consulting with the American Bird Conservancy database to provide a safer design.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMMLCP after modifications recommended by ERB, including accepting the ERB recommendations to update the site plan to remove image renderings and proposal of palm trees, clearing all vegetation within Zone 0 to comply with the new Zone 0 policy, and consulting with the American Bird Conservancy database to provide a safer design.

Motion by Longcore, Vote – Ayes: Unanimous with no objections

5. **Project No.:** PRJ2018-003079

Permit No.: RPPL2020000743

APN: 4472-025-052

Address: 2807 S. Foose Road, Malibu, CA 90265 **Location:** Malibu Creek Watershed

USGS Quad: Triunfo Pass

Project Applicant: Alan Webb

Project Biologist: Daryl Koutnik, Environmental Science Associates

Staff Planner: Tyler Montgomery

Staff Biologist: Michael Cady

Project Description:

The proposed project includes the construction of a 2,618-square-foot single-family residence on the western portion of the 1.00-acre property located at 2807 S. Foose Road (APN 4472-025-052) within the R-C-10 (Rural Coastal—10 Acre Minimum Required Lot

Area) Zone of the Santa Monica Mountains Coastal Zone. The residence will include a new 725-square-foot attached garage, a 425-square-foot attached workshop, a driveway, fire access walkways, a domestic water well, a water storage tank, fire hydrant, and an onsite wastewater treatment system (OWTS), all of which will be developed within a building site area of 8,712 square feet, exclusive of fuel modification areas. The maximum height of proposed structures would be 17 feet, 10 inches above grade. A total of 46 cubic yards of grading is proposed, consisting of 28 cubic yards of cut, 18 cubic yards of fill, and 10 cubic yards of export. The entirety of the project site is mapped as H3 Habitat, although approximately 0.22 acres of its easternmost portion is within the H1 Quiet Zone (100-200 feet away).

ERB Comments:

- ERB asked what the yellow mapping depicts? County staff explained that it is mapped Urban *Quercus agrifolia* woodland alliance which is the name that NPS maps oak woodlands within fuel modification areas.
- ERB asked what the impact of the proposed residence and septic to the west and south would have on the mapped Urban *Quercus agrifolia* woodland alliance area? County staff explained that the woodland is downhill of the project area, outside of the project footprint, and that the canopies end further inward of the mapped woodland area. The applicant assured ERB that the oaks in the woodland area would not be impacted.
- ERB clarified that the septic is located outside of the oak dripline as mapped on Sheet A 1.1 of the site plan.
- ERB points out there are a lot of glass elements, including windows and railings, proposed on the project that poses a bird collision hazard especially when next to oak trees. ERB amends the standard recommendation to the glass elements where glass, both on the windows and the railings, have a threat factor of less than 30 to prevent bird strikes caused by a bird mistaking reflection of habitat for flight space. ERB recommends consulting with the American Bird Conservancy database to provide a safer design.
- ERB comments on providing alternative features, like curtains, to limit the amount of interior light that may impact nocturnal wildlife.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by ERB, including accepting the ERB recommendation to consult with the American Bird Conservancy database to provide a safer design.

Motion by Longcore, Vote – Ayes: Unanimous with no objections.

6. **Project No.:** RPPL2023005937
Permit No.: RCDP-2017-004158
APNs: 4465-019-010, -020, -021, -024, -025, -029
Address: 616 Cold Canyon Road, Calabasas, CA 91302
Location: Malibu Creek Watershed
USGS Quad: Malibu Creek
Project Applicant: Padraic Hannon
Project Biologist: Matt Ingamells, Padre Associates
Staff Planner: William Chen
Staff Biologist: Michael Cady

Project Description:

The project is a request for a 436.5 square-foot addition and alteration of an existing single-

family residence with construction of an attached 586.25 square-foot garage and a 360 square-foot in-ground swimming pool. Legalize un-permitted 365 square foot accessory shed structure and site fencing. No change to the existing septic system is proposed.

ERB Comments:

- ERB member, Richard Ibarra, had a conflict with this project. He was replaced by ERB member, Margot Griswald, and left the room. The project applicant agreed with this change and with having temporary ERB members to meet quorum.
- ERB clarifies the re-mapping will essentially change the southern portion of the parcel into H1 restoration area and the northern portion of the parcel would be H3 developed area.
- The applicants asked why there was an H1 designation if the parcel is surrounded by roads? County staff clarified the H1 is mapped accordingly because it is contiguous with the riparian zone. The LIP includes language that supports categorizing riparian woodland as H1 habitat even if it is within legal fuel modification areas.
- ERB asked if the plant survey was only performed surrounding the development area because the plant species list was brief. The applicant clarified that the original survey was only around the development area, but they redid the survey to include the areas around the creek and surrounding parcels on the south.
- ERB asked if the pool cover was a County requirement? The applicant confirmed it is a requirement.
- ERB asked why there were proposed replacement trees if the existing development footprint is not being changed? Legalizing the existing shed is considered new development that is encroaching into two oaks where the mitigation is 5:1 for a total of 10 replacement oak trees.
- ERB asked if the applicant had a Planting Plan. The applicant provided the information through the Landscape Plan. The green polygon along the southern part of the parcel is the planting plan area.

ERB Motion:

Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist, including accepting the staff recommendation for map changes to habitat categories.

Motion by Longcore, Vote – Ayes: Unanimous with no objections.

PART V: PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT: Adjournment to 1:00 pm, December 15, 2025.