



**TO: Environmental Review Board (ERB) Members**  
**FROM: Marie Pavlovic, ERB Coordinator**  
**SUBJECT: MEETING NOTICE/AGENDA**

The next meeting of ERB is scheduled for:

**Day/Date: Monday, 19 October 2015**  
**Time: 1:00 P.M.**  
**Place: DEPARTMENT OF REGIONAL PLANNING**  
**Hall of Records, Room 1385**  
**320 West Temple Street**  
**Los Angeles, CA 90012**

ERB County Members: Please park in Lot 17 located at 131 S. Olive, entering from Olive; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by Classic Parking, Inc. A validating sticker will be given at the meeting.

ERB non-County Members: Please park in Lot 10 underground parking, located at 145 N. Broadway, to the south of the Old Hall of Records. Entries are at 145 N. Broadway and northbound near 142 N. Hill. Obtain a standard entry ticket, and this will be exchanged for a validated ticket at the meeting.

## **AGENDA**

Materials are available at the webpage under the appropriate meeting dates: <http://planning.lacounty.gov/agenda/erb/>

### **OLD BUSINESS**

**A. 1 p.m. Approval of minutes for 21 September 2015.**

### **NEW BUSINESS**

**B. 1:15 P.M. Mouzaya Single Family Residence, Topanga**  
**Project No. R2015-01161**  
**Permit No. RCDP201500052**  
**APN: 4448-023-011**  
**Location: 22390 Swenson Drive**  
**Planner: Adrine Arakelian**  
**Applicant: Bruce Bolander Architect**  
**Biologist: Jacqueline Worden, Impact Sciences**  
**USGS Quad: Malibu Beach**

**Proposal:** A Coastal Development Permit request to construct a 3016 SF (1708 SF lower level, 1308 SF upper level) single family residence with 400 SF attached garage. The height of the single family residence will be 26 feet. There will also be a new fire department turnaround, onsite wastewater treatment system, draft hydrant, and water tanks on site. The 3.17 acre land (APN 4448-023-011) is located on 22390 Swenson Drive, Topanga, CA. The proposed development is located within areas that are mapped H3 habitat and within 200 feet of mapped H2 habitat to the northwest, northeast, and southeast of the property. The new fuel modification zone will overlap with existing neighboring fuel modification zones to the north, south, and southeast.

If you require reasonable accommodations or auxiliary aids and services such as material in an alternate format or a sign language interpreter, please contact the ADA (American with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least five business days notice.

**Biological Resources:** The project parcel is entirely in the **H3 habitat category**, but has possible **elements of H1 (grassland and rock outcrops)**, elements of **H2**, and sub-drainages that have signs of **wildlife use** for movement. A substantial flow is indicated by a 2-ft. diameter culvert in the southeastern corner of the driveway junction with Swenson Drive. The drainages feed to Little Las Flores and are part of the **Las Flores Canyon watershed**. The project appears to have **generalized rainwater flow** across the mutual driveway with 22380 Swenson **into the lowest elevation of the parcel across and through rock slab crevices with lichen encrustation and potential for bryophytes**. The house is to be located in a **grassland area** next to the driveway. As yet there has been no springtime assessment of the **potential sensitive H1-type habitat elements within the H3 mapped area**. The landscape plan has a conceptual plan with *Agave attenuata* and coast live-oaks approved by County Fire (but not Dept. of Regional Planning) and a more detailed landscape plan with no locally native plants. Fuel modification will extend into new areas of H2 habitat and is partially overlain by fuel modification for houses to the east and south (Fig.5 of Biological Assessment). **Santa Monica Mountains Conservancy land** is 670-ft. to the west.

**Project request:** Analyze the biological report for sufficiency, and analyze the project plan for least impact to biological resources and consistency with the 2014\_Santa Monica Mountains Local Coastal Program (SMM LCP). Provide recommendations to be used as guidelines for the Director's Review, which will also require a Coastal Development Permit (CDP). This is part of necessary environmental review of the project under the California Environmental Quality Act (CEQA). Projects normally exempt from CEQA are subject to environmental review when in sensitive locations [PRC §15300.2(a)].

**C. 2:15 P.M. Zanzuri Single Family Residence, Calabasas**  
**Project No. R2015-00871**  
**Permit No. RCDP 201500043, RENV 201500069**  
**APN: 4455-042-015**  
**Location: 24604 Mulholland Highway**  
**Planner: Joshua Huntington**  
**Applicant: Zeev Zanzuri**  
**Biologist: Andrew Forde**  
**USGS Quad: Malibu Beach**

**Proposal:** A minor Coastal Development Permit request to construct a 7,151.5 sq. ft. house that is 31.25 feet tall (two stories). The house's proposed footprint is 3,926.5 sq. ft. An 807 sq. ft. three-car garage, pool, septic system, driveway, and fire department turnaround are also proposed. The total development footprint is approximately 10,000 square feet. The vacant, 1.64-acre subject property is located at 24604 Mulholland Highway (APN 4455-042-015). The proposed development is located within areas that are mapped as H3 and H2 habitat. The proposed development is also within the Quiet Zone buffer that results from mapped H1 habitat areas to the east and west of the proposed development. The proposed house's fuel modification will overlap with existing fuel modification zones which protect existing houses to the southwest, west, northwest, north, and northeast.

**Biological Resources:** The project parcel has **H3 habitat category** on the north and west where it has fuel modification of adjacent houses, but has a possible **element of H1 (grassland) on the knoll** where the house is sited. The southern part of the parcel has an **H1 category drainage with riparian habitat that includes willows**, a part of the **Cold Canyon watershed**. Much of the parcel, and in part of the house site, is mapped as H2 and is chamise-dominated chaparral. The house is to be located in a **grassland area** of H2. As yet there has been no springtime assessment of the **potential sensitive H1-type habitat element grassland mapped as H2**. The landscape plan has an approval by County Fire (but not Dept. of Regional Planning), has no locally native plants, and includes the LA County invasive plant *Pittosporum tobira*. Fuel modification will extend into new areas of H2 habitat and is partially overlain by fuel modification for houses to the north and west (Exhibit O of Biological Assessment). **Mountains Recreation and Conservation Authority land** is about 650-ft. to the east of the property in view of the scenic Mulholland Highway and Stokes Ridge Trail.

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**Santa Monica Mountains Local Coastal Program LIP:**

[http://planning.lacounty.gov/assets/upl/project/coastal\\_adopted-LIP.pdf](http://planning.lacounty.gov/assets/upl/project/coastal_adopted-LIP.pdf)

**OTHER MATTERS**

D. Public comment pursuant to Section 54954.3 of the Government Code.

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