October 16, 2012

TO: Alex Garcia, Hearing Officer

FROM: Jarod Nygren, Field Offices Section

SUBJECT: Project Number R2010-01071-(3)
Conditional Use Permit No. 201100012
Environmental Assessment No. 201100019
Hearing Date: October 16, 2012
Agenda Item No. 8

Project No. R010-01071-(3), Conditional Use Permit No. 201100012 is a request for two new single-family homes located on two existing legal lots zoned R-R-1 in the unincorporated Malibou Lake area and in the Santa Monica Mountains North Area Community Standards District.

Attached you will find additional correspondence from the public and rebuttal information from the project applicant.

If you have any questions regarding this item, please contact Annie Lin, or the case planner Jarod Nygren at (818) 880-3799 or via email at jnygren@planning.lacounty.gov.

AL:JN
Mr. Nygren:

As a resident of Malibu Lake since 1986, all of those years in two houses within 500 feet of the above-mentioned project, I want to express to you several thoughts as to why this project is ill-conceived in its current proposed state.

For years, the Santa Monica Mountains North Area Plan struggled to get approved. Now that it is, it is important to understand why the above-mentioned project does not abide by the tenants of the Plan. Two huge homes such as those proposed are redundant to the concept of maintaining the unique quality and rural character of our community. One only needs to look across the street at the houses built by a developer who was not stopped in the early stages of construction to understand this important point.

For as long as I can remember, there has been flooding around this property in heavy rains and in altering the route of a blue water creek running through this property. Looking at the volume of the two proposed houses raises the question about water runoff from the rooflines, and from the high water table itself. Looking at the existing structures within 500 feet of the proposed project, the largest home is at maximum 3000 square feet. This is less than half of the size of each of the proposed structures.

It goes without saying that this piece of property is in the center of an important wildlife corridor. Across the street from this project, our neighbor saw a bobcat in her front yard on Crags Drive two weeks ago. Earlier this week, Brad was walking our dog early in the morning and ran into a 165-pound buck at the end of Crags at Lake Vista. These are unusual incidents that do not occur in suburbia across the freeway, but are unique to our surroundings of Malibu Creek State Park.

You are no doubt familiar with the complaints about congestion with this project and fire safety at Malibu Lake. Six years ago, my original house in this neighborhood, located within 500 feet of this project, had a fire on a Sunday afternoon that blocked access to the neighborhood for at least six hours, while fire hoses and equipment clogged Crags Drive. Imagine if this had been a wildfire and had been less contained. Neighbors with children to pack up, and those with horses to trailer and remove expeditiously would have had a difficult exit at best. These larger houses in the middle of all this probable congestion suggest a very scary scenario.
As residents of Malibu Lake, we are in agreement that there is a need for a Completion and Restoration Bond for this project, should the builder/developers fail to see this project through or try to sell "approved" plans to yet another prospective developer. I became president of our then-homeowners association in 1986 to stop the first developer. That was, by my count, four developers ago. Yet, here we are, still requesting your help in reviewing one more set of building plans.

Thank you for your serious consideration of the wisdom of this project.

Susan Laronge
29205 Crags Drive
Malibu Lake
-----Original Message-----
From: rquist@uclabruins.net [mailto:rquist@uclabruins.net]
Sent: Friday, October 12, 2012 12:32 PM
To: Jarod Nygren
Subject: Malibu Lakeside proposal--No!

Dear Mr. Nygren

I am writing to express my opposition to the proposed development at 29153 Crags Drive in Agoura, parcels numbered 4462 005 022 and 4462 005 023.

Although not a resident of the Malibu Lakeside or Malibou Lake communities I have known the area for more than forty years and consider them to be among the scenic treasures of the Santa Monica Mountains. I often go out of my way to drive through the area and recently took relatives from Sweden to see it.

While the lake is picturesque on its own, the dwellings around it enhance the beauty. Unlike the situation in many other areas, the housing does not detract from its setting.

The Malibu Lakeside community dates back to the 1920s. Since then, many much younger housing developments have been built and fallen into decay. Malibu Lakeside has not. It is not a problem that needs to be fixed. Just the opposite. It is a stable community that should not be disrupted. The proposal under consideration IS disruptive and would adversely affect the lives of many current residents. I urge that the "Conditional Use Permit" for this project be rejected.

Thank you

Richard Quist
P.O. Box 922797
Sylmar, CA 91392
818.365.2255
--- On Fri, 10/12/12, brad oskow <bradoskow@att.net> wrote:

From: brad oskow <bradoskow@att.net>
Subject: Re: R2010-01071 cup201100012 Malibu Lake permits
To: JNygren@planning.lacounty.gov
Date: Friday, October 12, 2012, 8:09 PM

Hi, This is my 2nd letter on the 2 large homes to be built on the old large property. This letter is for the Hearing at the hall of records on 10/16/12. The points that I feel strong about are as follows: The" Santa Mountain, Area Plan" was designed to preserve our unique "culture" Quality and character of the Malibou Lake Side Community. Please do not destroy the Beauty of My Homes by allowing [2,] 8,000 square foot Homes to be built @ 32 feet tall....I Own "4 COUNTRYTRY HOMES at Lakeside" and love our country feel here and that is why I chose to live here! 26 years, My biggest home is only 1500 sq ft and 3 of them are within the 500 foot range of new site. The size of the proposed homes will FOREVER change every thing that makes Lakeside Special....My Strong Request is to please down size the 2 homes to 3,000 sq. ft. and to have the Owners do a Full Enviromental Impact Report.. before any permits are issued. Please give me your responce, Thank you Brad Oskow..bradoskow@att.net

--- On Thu, 8/30/12, brad oskow <bradoskow@att.net> wrote:

From: brad oskow <bradoskow@att.net>
Subject: R2010-01071 cup201100012 Malibu Lake permits
To: JNygren@planning.lacounty.gov
Date: Thursday, August 30, 2012, 8:51 PM

This is a formal request that I Brad oskow "do not want the Zoning changes requested to take place " ... Because of Drainage and landscape run off into the lake, Street flooding on Paiute dr. where I own a home is seen each rain season , The Fire Danger ,Changes to the rustic charm of Lakeside a 90 year comminity .Street lighting, concrete curbs and roof run off that will flow into the near by creek that feeds Malibu lake...I strongly Protest the site plan approval Request...Thank you Brad Oskow A- 26 year lakeside resident.