



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 20, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian 
Zoning Permits West Section

Project No. R2012-01555-(3) - Conditional Use Permit No. 201200144, Variance No. 201200004- RPC Meeting: May 20, 2015 - Agenda Item: 6

Please find enclosed condition of approval letters from County Departments of Fire, Public Health, Public Works, and Parks and Recreation.

In addition, please find additional letters in support and opposition, which were received subsequent to the hearing package that was submitted to the Regional Planning Commission May 7, 2015. The package contains 15 letters in opposition to the project, 1 letter sent from the lawyer retained by members of the public in opposition to the project, and 1 letter in support.

Finally, the following addresses concerns raised by Luna & Glushon Attorneys in their letter addressed to the Commission dated May 18, 2015:

I. Zoning and Land Use:

- Residential Character: The project is residential in character and meets all requirements for a bed and breakfast establishment. Per Los Angeles County Code Title 22, the Santa Monica Mountains North Area Community Standards District specifically allows, in Zone A-1, bed and breakfast establishments with the approval of a CUP, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the establishment maintains a residential character. The zoning and the special standards district created specifically for this area allows bed and breakfast establishments and the project is in conformance with the provisions for a bed and breakfast establishment. The project includes one main residential structure on one parcel which is one-story

in height, the residential structure proposed on the second property is two-stories in height. The massing, materials, and design of the structure on each property maintains a residential character similar to residential structures on properties of similar size in the area. One bed and breakfast facility is proposed in each main residential structure. Each residential structure contains not more than five guest rooms, in accordance with the conditions required for bed and breakfast establishments.

- Per the Santa Monica Mountains North Area Plan Land Use Policy bed and breakfast lodgings are a permitted use in the Mountain Lands land use category. The land use category for both parcels involved in the project is Mountain Lands 5.

II. Findings of Compatibility:

- **Land Use Compatibility:** Bed and breakfast establishments are required to be residential in character. The proposed bed and breakfast structures are comparable to single-family residences, compatible with the surrounding land use pattern, accessed from a major thoroughfare, State Hwy 27, and adjacent to commercial land uses. The structures are adequately buffered, located at a minimum of 200 feet away from the nearest residential structures on neighboring properties. The project, with the application of conditions and mitigations measures, will not adversely impact the surrounding area.
- **Traffic:** Use-specific conditions and mitigations measures address potential traffic impacts. The project site is located off of N. Topanga Canyon Blvd, a state highway and major thoroughfare in the area. The County Department of Public Works has reviewed the project and applied conditions to address potential traffic impacts in accordance with the proposed use of the property. The conditions allow only right turn access into and out of the driveway.
- **Fire Safety:** The project has been reviewed and conditioned by the County Fire Department with conditions well beyond those of a single-family residence, and additional operating conditions have been placed on the establishments. The establishments will be owner and lessee-occupied and are required to operate as non-smoking facilities, per the conditions of use. Additionally, the Fire Department required conditions beyond those typical of single family residences, including the installation of 2 fire hydrants, one on Topanga Canyon Blvd and one on the private property and requiring that all on-site structures have an automatic fire sprinkler system installed.

- **Noise:** The project has been conditioned and mitigated to address noise impacts during construction and operation of the bed and breakfast establishments. This project is conditioned and subject to additional standards because it is a bed and breakfast establishment and not a single-family home. The structures on both properties are at minimum 200 feet from nearby residences. Per the conditions of use, the facilities cannot have public events, live entertainment, nor any type of restaurant establishment that serves the general public. Each of the properties maintains approximately 96% of the properties as undeveloped open space, limiting activities on the property to the immediate developed area. The project is also subject to the Los Angeles County Noise Ordinance.
- **Variance:** The northern parcel has site development constraints given the shape, topography, and resources present on-site. The property had a preexisting graded building pad with an approved grading permit issued prior to the adoption of the ridgeline ordinance provisions. The proposed structure is sited on the existing graded building pad. Additionally, in accordance with the County section 22.44.133.5.c, an alternate location on the property could not have been selected due to the potential for habitat damage. Building upon the legally graded building pad provided the least disruptive site for development. Without the application for a variance, structures in the developable portion of the parcel would be limited to five feet in height, a limit on development that owners of property in the same vicinity and zone are not subject to. The property has slopes greater than 25% and sensitive habitat areas, leaving the disturbed areas that were previously graded for a building pad and road as the least impactful area for development.

III. Environmental Document – Mitigated Negative Declaration:

The project is subject to 31 mitigation measures, in addition to the conditions imposed on operation of bed and breakfast facilities.

- **Traffic:** CalTrans and County Public Works were consulted on the environmental documentation. CalTrans did not have provide any comments of concern and County Public Works imposed right-turn only ingress and egress to adequately address potential traffic impacts.
- **Noise:** See above comments regarding noise.
- **Land Use Planning:** Per the Santa Monica Mountains North Area Plan, existing legal lots at the time of the adoption of the ordinance are not affected and may be developed, following current development requirements, regardless of lot size. Both properties were existing legal lots at the time of the adoption of the land use

plan and zone changes. As such, even though one parcel is 3.08 acres in area, it is still a legal lot and meets requirements for development. Further, per development standards regulating bed and breakfast facilities, a lot containing a facility is required to be a minimum of one acre in area.

- Hazards and Hazardous Materials: See above comments regarding fire safety. No hazardous materials will be present on-site beyond that typical of a single-family residence.
- Aesthetics: The project has mitigation measures to address potential aesthetic impacts and reduce the impacts to less than significant. The designated ridgeline in the vicinity of the project has been disturbed with a previously developed residence built on top of the ridgeline. The project design with limited heights at a maximum of 16.5 feet, earth-tone materials, native landscaping and limited visibility will not create further visual disturbance. The properties are largely not visible from Topanga Canyon Blvd.
- Public Services: For fire safety related comments see above. The project has provided a Will Serve letter for water access and installed water efficient measures such as gray water systems, drought tolerant landscaping, and irrigation efficient systems to address water usage and render impacts less than significant. The addition of this project will not have a significant effect on fire response times for the area. Fire services are deemed to be adequate for the area by the Fire Department and a Fire Mitigation Fee will be imposed as a condition of the project approval to contribute to the Emergency Management Fund.
- Cumulative Impacts: See above comments regarding zoning and land use. Any future application for a bed and breakfast establishment in the area will be subject to a CUP, reviewed for compatibility with the surrounding area, and subject to the development requirements that regulate such a use in this area.

If you need further information, please contact Adrine Arakelian at (213) 974-6435 or arakelian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:AAA

Enclosure(s):

Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014
Letters from the public (17)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated August 26, 2014

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders. The Fire Department vehicular access is to be within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. The required 20 foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26 -foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

Reviewed by: Wally Collins

Date: September 10, 2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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8. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
9. The gradient of Fire Department vehicle access roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7
10. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
12. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
2. The required fire flow for the public fire hydrant for this development at this location is 2000 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand. Two (2) fire hydrants flowing simultaneously may be used to achieve the required fire flow.

Reviewed by: Wally Collins

Date: September 10, 2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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PROJECT: R2012-01555

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LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. The required fire flow for the private on-site fire hydrant is 1250 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand.
4. The proposed project requires the installation of one (1) public fire hydrant and one (1) private on-site fire hydrant.
5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
6. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
 - Plans showing underground piping for private on-site fire hydrant shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
7. Per the building code, all single family residential unit, including the storage shed and bath house, are required to have an automatic fire sprinkler system installed.

Additional Information:

1. Once the project has been cleared by the County of Los Angeles Planning Commission, submit a minimum of three (3) copies of the water plan indicating the installation of the public fire hydrant on Topanga Canyon Road to the Department's Land Development Unit for review.
2. The building plans shall be submitted to the Department's Calabasas Fire Prevention Office for building plan check review. The phone number to the Calabasas Office is (818) 880-0341.

Reviewed by: Wally Collins

Date: September 10, 2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555

MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. Once the project has been cleared by the Department's Land Development Unit, the fire protection system plans for the fire sprinkler system and the installation of the on-site private fire hydrant shall be submitted to the Department's Commerce Fire Prevention Office for fire protection system plan check review. The phone number to the Commerce Fire Prevention Office - Fire Sprinkler Unit is (323) 890-4243.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

- Gloria Molina
First District
- Mark Ridley-Thomas
Second District
- Zev Yaroslavsky
Third District
- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

September 22, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01555/RCUP 201200144
Bed and Breakfast Project
1820-1832 N. Topanga Blvd., Topanga

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The project proposal is to construct two new single story residences, each with a bed and breakfast establishment, over two contiguous hillside parcels by the same persons and under the same ownership. The Department has no objection to the approval of the CUP project contingent upon the project's compliance with the following conditions:

Drinking Water Program

The Drinking Water Program recommends approval of this CUP with the following condition:

Prior to public hearing, the applicant shall provide a current "Will Serve" letter from an approved water system/company attesting that potable water will be provided to the proposed project.

For questions regarding the above condition, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail rlavin@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

Recreational Water Program

The Recreational Water Program recommends approval of this CUP with the following condition:

The applicant shall comply with all Public Health requirements relating to the construction of the proposed swimming pool and spa. The applicant shall obtain project review approval prior to construction of the swimming pool and spa.

For questions regarding this condition, please contact the Recreational Water Program at (626) 430-5360.

Land Use Program

The Land Use Program recommends approval of this CUP contingent upon the following conditions:

The Land Use Program (the Program) has reviewed the report submitted for the above referenced project by Subsurface Designs Inc. dated January 28 and 29, 2013, for 1820 and 1832 N. Topanga Canyon Blvd., respectively. The data submitted tend to support a premise that the above referenced sites can support the installation of Onsite Wastewater Treatment Systems (OWTS) for the proposed use. Therefore, the Program has no objection to the approval of the CUP project contingent upon the following provisions:

1. Prior to the construction of the proposed buildings, storage and other structures, pool, spa and installation of the OWTS, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, "*The Professional Guide to Requirements and Procedures for OWTS*" to include the present and 100% future expansion dispersal systems and shall submit to the Program (Calabasas office) for review and final approval.

During the review of submitted documents, the following discrepancies were noticed. Please make necessary corrections and incorporate all corrections into the feasibility report and submit to the Program for review and approval.

Note: The consent expressed herein is intended for the CUP project and does not authorize any land development, construction of any buildings or installation of OWTS. This review does not encompass all aspects of the land development review process. Therefore, additional corrections may arise during the project review for construction.

• The feasibility reports prepared by Subsurface Designs Inc. do not indicate the proposed "Bed & Breakfast" lodging use. The proposed OWTS shall be designed according to the intended use.

Note: The required size and capacity of the proposed OWTS shall be determined based on the factors including fixture unit count, number of rooms, visitors, employees, parking spaces, the type of food facilities and number of customers and meals served in each room, etc., either individually or in combination of one, two or more factors, whichever method results in the largest system capacity and in accordance with Table K-2 and K-3 of Appendix K of the Plumbing Code and requirements established by the Program.

Note: No OWTS, or part thereof, shall be located in any lot other than the lot that is the site of the building or structure served by such OWTS.

• The areas that have been graded previously are not identified. No dispersal system (Seepage pits) shall be located within fill.

- Groundwater monitoring has not been performed as required. The groundwater shall be monitored once the boring has been made and at least twice within the ensuing 5 days (once on 2nd day and once on 5th day).
 - The percolation tests performed are not in conformance with the requirements established by the Program. The required data regarding the fill-up intervals, the volume of water metered in at each fill-up and depth to water readings prior to each fill-up has not been collected.
2. If due to the development, unforeseen geological limitations, required setbacks to oak trees, watercourse and surface/ground water concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this consent shall be deemed void.
- Note: Any future grading in the area where test borings are located may nullify the data that provided a basis for this consent. Moreover, any changes to the configuration of the proposed sewage disposal system shall render this consent void,
- Note: If a public sewer connection becomes available within 200 feet of any part of the proposed building or exterior drainage prior to the installation of OWTS, all future wastewater drainage and piping shall be connected to such public sewer.
3. The applicant shall contact the Los Angeles Regional Water Control Board and file necessary documentation for a Waste Discharge Permit in order to obtain authorization prior to the commencement of the development.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

Housing and Institutions Program

The project shall comply with all Public Health requirements relating to the operation of bed and breakfast establishments. Each proposed bed and breakfast establishment must be issued a Public Health License to operate by this Department prior to operation.

For questions regarding the above condition, please contact the Housing and Institutions Program at (626) 430-5590.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 3, 2014

IN REPLY PLEASE
REFER TO FILE. LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201200144
PROJECT NO. R2012-01555
1820 AND 1832 NORTH TOPANGA CANYON BOULEVARD
ASSESSOR'S MAP BOOK NO. 4434, PAGE 10, PARCEL NOS. 19 AND 20
UNINCORPORATED COUNTY COMMUNITY OF TOPANGA CANYON**

We reviewed the site plan for the proposed project located at 1820 and 1832 North Topanga Boulevard in the unincorporated County community of Topanga Canyon. The project is for the construction of 2 new single-family residences that will each serve as a bed and breakfast establishment with 5 guest rooms each.

This project was initially reviewed as a plot plan for 2 new single-family residences. The grading for the two building pads and a shared driveway extending from Topanga Canyon Boulevard to the proposed buildings was completed based on grading plans GR 0304180002 and GR 0604170004, but due to changes in the scope of the project and the design of the buildings, the final precise grading has not been approved. An egress/ingress easement, 30 feet wide, has been recorded between the two properties to allow access through the shared driveway (Instrument Nos. 20072277297 and 20072277298). A portion of the shared driveway (from Topanga Canyon Boulevard to first building located on parcel 20) has also been constructed/paved within the limits of this easement.

The scope of the project and the design of the two buildings have been modified to include bed and breakfast use. The addition of bed and breakfast use initiated a CUP review. To accommodate changes in the design of the buildings, additional grading is required. The proposed grading, which includes 500 cubic yards of cut and 500 cubic yards of fill, will be balanced on site and is for the grading modifications to the building pads and the extension of the shared driveway to the 2 new single-family residences.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 The driveway shall be restricted to right-turn ingress and egress only. Install applicable signs restricting vehicular access onsite and within the road right of way to the satisfaction of Caltrans and Public Works. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Caltrans.
- 1.2 Submit signing and striping plans to Caltrans for review and approval prior to the issuance of any grading or drainage permits. Installation of any signs within the road right of way will require Caltrans' approval.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a drainage and grading plan to Public Works for review and approval. The drainage and grading plan must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, the water quality devices, and Low-Impact Development features if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

- 2.2 Provide a covenant and/or easement as applicable for any off-site grading work between the two properties, to the satisfaction of Public Works. It is the sole responsibility of the property owner to obtain any off-site covenants and/or easements to the satisfaction of Public Works.
- 2.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.
- 2.4 Provide the latest hydrology study upon submission of the grading plan.
- 2.5 Conform with applicable Low-Impact Development requirements to the satisfaction of Public Works.
- 2.6 Provide a maintenance agreement for all privately maintained drainage devices, slopes, and other facilities to the satisfaction of Public Works.

For questions regarding the grading conditions, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Water

- 3.1 Comply with all the requirements listed on the attached Will Serve letter from the Los Angeles County Water District dated October 1, 2014, to the satisfaction of Public Works.

For questions regarding the water condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4910 or mesfahan@dpw.lacounty.gov.

4. Drainage

- 4.1 Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to comply with the approved hydrology study dated July 10, 2014, to the satisfaction of Public Works or the latest approved revision if the infiltration rate differs from the approved hydrology study.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Mi Kim
December 3, 2014
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5. Building and Safety

5.1 Submit plans to Public Works' Building and Safety Division, Calabasas District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb

P:\ldpubl\SUBPCHECK\Plan\CUP\CUP 201200144\TCUP 201200144\14-09-03 Submittal\Project R2012-01555 CUP201200144 1820 and 1832.docx

Attach.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

Los Angeles County
Department of Health Services
Environmental Health: Mtn. & Rural/
Water, Sewage & Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

Los Angeles County
Department of Public Works
Building & Safety Division

Los Angeles County
Fire Department

City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: 1820 & 1832 N. Topanga Canyon Blvd. Topanga 90290
Address City Zip Code

APN 4434-010-019 & 020

Assessor's Parcel Number

Los Angeles County Waterworks District No. 29, Malibu

Will serve water to the above single lot properties subject to the following:

- Annexation of the property into Los Angeles County Waterworks District is required. Water service to this property will not be issued until the annexation is completed.
- The appropriate connection fees have not been paid to Waterworks Districts.
- The appropriate connection fees have been paid to Waterworks Districts.
- Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
- The service connection and water meter serving the property must be installed in accordance with Waterwork's District standards.
- The property has an existing service connection and water meter.
- Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
- A portion of the existing fronting water main may be required to be replaced if the water service tap cannot be made or if damage occurs to the water main.
- Property may experience low water pressure and / or shortage in high demand periods.
- The District CAN NOT serve water to this property at this time. installed by others.
- Existing water main is located on the west side of the street, owner needs to extend/install water main to the east side of the street and install required water system facilities (boring under the state highway is required).

By:  Tom Eng (626) 300-3355 10-1-14
Signature Print Name Phone Number Date

Rev. 03/05

*** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.**



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"



Russ Guiney, Director

John Wicker, Chief Deputy Director

December 3, 2014

Sent via e-mail: aarakelian@planning.lacounty.gov

TO: Adrine Arakelian
Department of Regional Planning

FROM: Kathline J. King – Chief of Planning
Planning and Development Agency *K King*

SUBJECT: COUNTY PROJECT NO. R2012-01555
CONDITIONAL USE PERMIT NO. RCUP 20120-0144
CARRIE L. AND WILLIAM CARRIER

The Department of Parks and Recreation (Department) has completed the review of the application and site plan for proposed development of two Bed and Breakfast structures on two (2) contiguous parcels (APN 4434-010-020 & APN 4434-010-019) totaling approximately 6.8 acres located respectively at 1820 & 1832 N. Topanga Canyon Blvd., Topanga, CA 90290. The Department is requiring recordation of a fifteen (15) foot wide trail easement centered primarily upon an existing dirt trail, as shown on page three within Exhibit "A" Trail Map for the National Park Service (NPS), "Santa Maria Canyon Trail."

The Department requests that the Department of Regional Planning include the following conditions as part of the conditional use permit:

Trail Easement Recordation Conditions

1. Prior to issuance of grading permit(s), the Applicant shall:
 - a. Dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement for purposes of the NPS Santa Maria Canyon Trail. The trail easement dedication document and the plat map and legal description shall be attached and submitted to the Department for review and acceptance on behalf of the NPS.
 - b. Dedications and the following language (in exact form) must be shown for the trail dedication in the easement document:

"We hereby dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking and equestrian) easement for purposes of the "Santa Maria Canyon Trail," as shown on Exhibit "A" Trail Map. Full public access shall be provided in perpetuity within the multi-use trail easement."

Arakelian, Adrine
December 3, 2014
Pg. 2

- c. Collaborate with the Department's trail-planner to:
 - i. Confirm accurate trail alignment.
 - ii. Draft template easement document.
 - iii. Review and approve easement recordation documents.

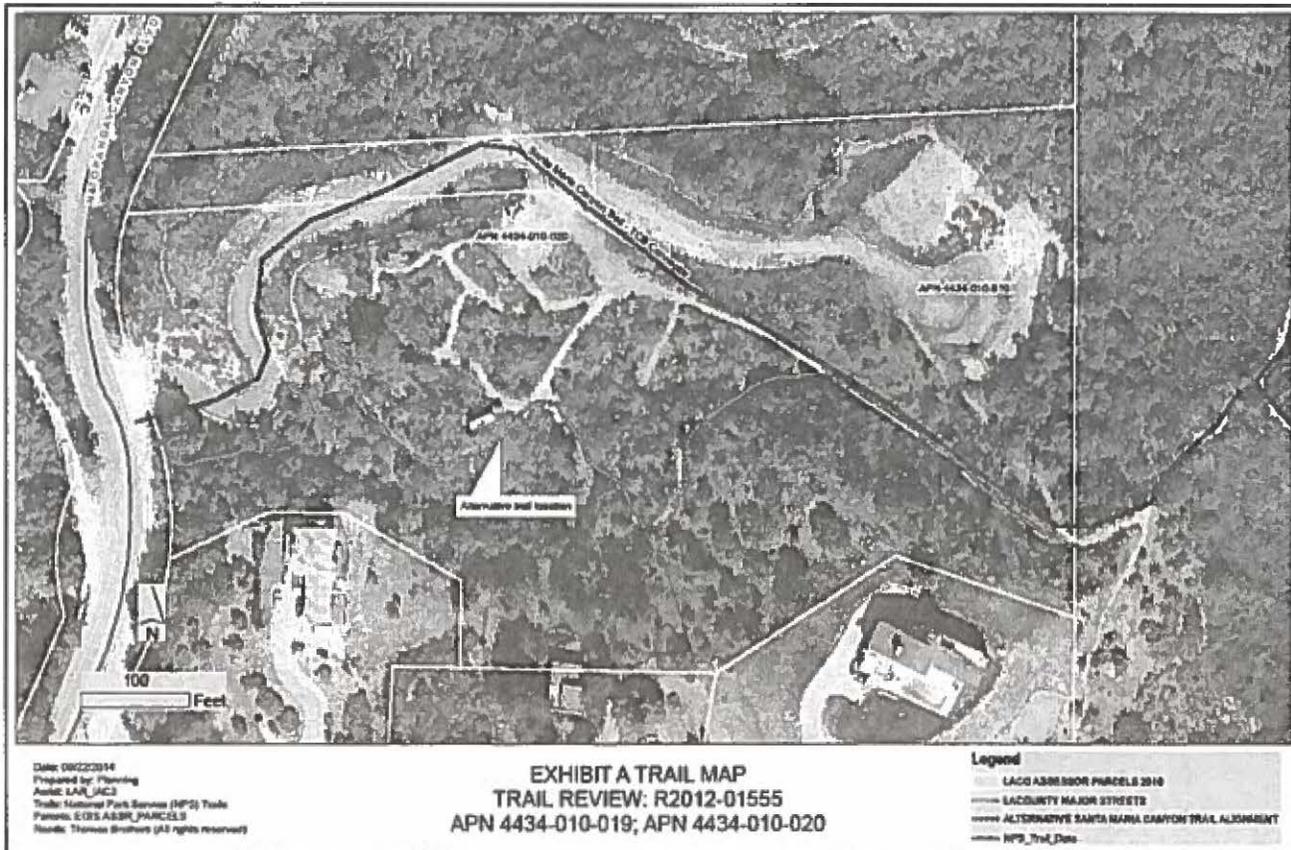
Rationale for the Trail Conditions

This trail easement requirement for the "Santa Maria Canyon Trail" is consistent with the National Park Service (NPS) Trail Plan for the Santa Monica Mountains, will provide public access (connectivity) to existing adjacent NPS trails, and is consistent with the Department's policy pertaining to inter-jurisdictional cooperation and collaborative efforts.

For any questions concerning trail alignment, conditions of trail approval, or to request a site visit, please contact Robert Ettleman, Park Planner, at (213) 351-5134 or rettleman@parks.lacounty.gov

RE:JY/ RCUP2012-00144/ Revised Site Plan, Topanga Community

c: Parks and Recreation: (N. E. Garcia, K. King, J. Yom, F. Moreno, R. Ettleman)
National Park Service: (M. Beck)



Additional Correspondence

LUNA & GLUSHON
ATTORNEYS

16255 VENTURA BOULEVARD, SUITE 1016
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

Century City Office
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

May 18, 2015

VIA EMAIL: arakelian@planning.lacounty.gov

Los Angeles County Regional Planning Commission
Pat Modugno, Chair
Esther L. Valadez
David W. Louie
Stephanie Pincetl, Vice Chair
Curt Pedersen

Re: Project Number R2012-01555; Variance No. 201200004;
Conditional Use Permit No. 201200144;
Environmental Assessment No. 201200263
1820 & 1832 N. Topanga Blvd

Dear Commissioners:

Our firm was just recently retained by the Arteique/Deerhill Neighbors Coalition ("Neighbors") which include residents and owners of properties in the neighborhood impacted by the proposed bed and breakfast facilities on two parcels of land with an total square footage of 14,127 square feet for both structures located at 1820 & 1832 N. Topanga Canyon Boulevard ("Project").

At the outset, the proposed Project is a commercial use that is out of character as to scale and use with the immediately adjacent single family homes and oriented residential community. The site is also located adjacent to the Santa Monica Mountains National Recreation Area. As set forth below, and based on evidence you will hear from the Neighbors, each of the required legal findings for the requested approvals cannot be made and supported by substantial evidence. In addition, the proposed Mitigated Negative Declaration ("MND") is inadequate as a matter of law in that it fails to identify and/or analyze, and fully mitigate all potential significant impacts.

I. Background

The proposed Project" is located in the A-1-5-zoning in the Topanga neighborhood which is designated as light agricultural zone. The applicant is proposing to develop two quasi- commercial single family dwellings while utilizing a Conditional Use Permit to operate multiple Los Angeles Bed and Breakfast facilities. As proposed, the Project will not maintain a "residential character" as required by law. The intent of the subject conditional use authority was to allow an incidental, low impact (Bed and Breakfast) B&B use to the primary use of an owner or lessee as a single family dwelling.

The use of two separate parcels of land to create 10 rooms is tantamount to a motel or hotel "commercial use" that is completely out of character with a single family residential use.

As set forth in County Code Section 22.24.00, for property in an A-1 Zone a bed and breakfast facility shall contain no more than five guest rooms available for paying guests which rooms shall be located with the primary residence and not in any accessory structures. Here, the applicant is creating two B & B facilities under the same ownership. In essence, the applicant is attempting to use two separate parcels to go beyond the 5 room maximum and wants the County to consider both (total of ten rooms) as one project. The creation of a total of 10 rooms in separate structures on two adjacent parcels, especially as one commercial use, is not in the spirit and intent of the Code. The Code expressly uses the term "facility" not "facilities". The development of more than 5 rooms would make the operation more as a hotel/motel "commercial" enterprise rather than the prescribed use as the Code intends as a limited B and B which maintains a residential character. The proposed Project of two "commercial" facilities is inconsistent with the intended character and permitted land uses of the underlying zoning. Approving this Project would set an unwelcome precedent for commercial invasion of residential neighborhoods especially in this tranquil residential area of Topanga.

II. The required legal findings cannot be made and are not supported by substantial evidence.

Conditional Use Permit - Code Section 22.56.040

A-1. The proposed Project will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

The proposed Project would create a quasi-hotel "commercial" use that would not enhance the health, peace and comfort of people in the community. To the contrary, the

proposed Project would have an adverse and detrimental impacts on people in the community including:

A. Traffic impacts and hazards well beyond single family uses

You don't need to be a traffic engineer to understand the difference in traffic impacts between two single family homes (on the two adjacent lots) versus a B & B with 10 rooms. The proposed driveway is dangerous because a vehicle stopped in the southbound lane of Topanga Canyon Blvd., turning left into the Project driveway cannot be seen around a corner in the road, posing a hazard to oncoming traffic. Vehicles exiting the Project driveway onto the southbound lane of (CA HWY 27 - a State Hwy, not County) Topanga Canyon Blvd., cannot see Los Angeles oncoming traffic. The established speed limit on Topanga Canyon Boulevard is 40 mph but the prevailing speeds are 50 mph or more according the Neighbors.

Local residents and commuters will be put at increased risk of traffic collisions with a daily caravan of hotel guests, cleaning staff, maintenance staff, kitchen staff, grounds keepers, delivery trucks, technicians and service people. The Commission should require staff to provide further information as to how many thousands of vehicles use Topanga Canyon Boulevard to commute between the San Fernando Valley and Pacific Coast Highway daily. Neighbors state that there are currently long waits to turn left into driveways and that left turns are hazardous. There would be a significant traffic impact and hazards from a 10-room B & B commercial use instead of from two single family homes.

B. Increased fire risks well beyond single family uses

The Arteique/Deerhill Neighborhood has only one narrow entrance/exit for access. It is the only escape route during a fire for dozens of residents, their pets and horses. Arteique exits onto Topanga Canyon Blvd, which as the Commission knows is a narrow, winding 11-mile long canyon road and the only access for nearly 10,000 residents.

The threat of wildfire is so great, and the escape time so limited, that the neighborhood conducts semi-annual fire safety meetings with advisors and L.A. County Fire personnel to continually remind residents to be vigilant in fire safety, assess dangers in the neighborhood, prepare for wind driven fires (proper clothing, tools, medical equipment and survival techniques), inform residents about the location of established safe zones and learn how to successfully shelter in place during a wind-driven firestorm.

B & B guests cannot be expected to appreciate the nearly instantaneous devastation that can result, and in fact does result, from one misplaced cigarette, firework or other source of ignition especially during Santa Ana wind conditions. The Project's location would attract would-be hikers into the park including those who are smokers. It only takes one. County officials will confirm that other than the posting of signage, there is no practical way to regulate or enforce "no smoking" in conjunction with the Project in the same manner that the County cannot regulate or enforce no-smoking by single family residents.

The increased fire risks from a commercial use of 20 or more guests in this area of Topanga which is daily susceptible to wild fires does not support the required finding that the Project will enhance the health, peace and comfort of people in this area.

C. Noise and related impacts well beyond single family uses

This tranquil canyon neighborhood is a unique place for sound. Normally peaceful sounds (people talking, music, etc.) are amplified and reverberate off canyon walls and structures. The normal uses of a 10-room B & B on two properties will result in noise impacts from guests that significantly exceed those impacts from otherwise single family uses. Such impacts include increased traffic in and out; staff; music; etc.

A-2. *The proposed Project will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.*

For the reasons set forth above, the required finding (no material detriment) cannot be made nor supported by substantial evidence.

A-3. *The proposed Project will jeopardize, endanger or otherwise constitute a menace to the public health or general welfare.*

For the reasons set forth above, the required finding cannot be made nor supported by substantial evidence.

C. *The proposed site is not adequately served by highways or streets of sufficient widths, and improved as necessary to carry the kind and quantity such use would generate by other public or private service facilities as required.*

For the reasons set forth above, the required finding cannot be made nor supported by substantial evidence.

Variance Findings (Non-Compliance with Ridgeline Ordinance)

- A. *The circumstances applicable to this property are not exceptionally different than the surrounding properties.*

The applicant purchased two properties that they are attempting to convert into a "quasi" commercial hotel use that includes development that does not comply with the County's ridgeline ordinance. This ordinance is applicable to **all neighboring properties**. There are no exceptional circumstances for the subject property. The applicant can develop the south parcel without violating the ridgeline ordinance.

- B. *A Variance is not necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.*

A Variance is not necessary for applicant to develop the site in the manner as has been developed by other owners on property in the same zone and vicinity. The applicant can develop the site with single family homes without a Variance.

- C. *The granting of a Variance will be materially detrimental to the public welfare and will be injurious to other property or improvements in the same vicinity and zone.*

The facts and evidence supporting this finding (material detriment) are set forth above and will be further provided by testimony at the public hearing.

III. THE MND IS INADEQUATE AS A MATTER OF LAW

The MND fails to identify and/or adequately analyze potential significant impacts of the proposed Project.

As the Commission is aware, California law supports the strong presumption in favor of preparation of an Environmental Impact Report ("EIR") based on the "fair argument" standard. Simply stated, whenever the record contains substantial evidence that a project may have a significant effect on the environment, there is a presumption that an EIR should be required. *Laurel Heights Improvement Assn v. Regents of University of California* (1993) 6 Cal.4th, 112, 1123; *No Oil, Inc. v. City of Los Angeles* (1874) 13 Cal.3rd 68, 75.

The "fair argument" standard is a comparatively low threshold standard and reflects the strong public policy interest resolving doubts in favor of a thorough environmental review. Where based on observation, the opinions and testimony from

local residents are relevant to impacts such as aesthetics and traffic and constitute substantial evidence in support of a "fair argument" for an EIR. *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001), 91 Cal. App. 4th 342, 355-356; *Ocean View Estates Homeowners Ass'n, Inc. v. Montecito Water Dist.* (2004) 116 Cal. App.4th 396, 402; *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322.

Here a "fair argument" clearly exists that the proposed Project would have potential significant adverse impacts not adequately addressed in the MND:

1. **Transportation and Circulation**

Although Planning Department Staff concedes that there is a potential for hazard due to sight distance constraints with ingress and egress from the site they fail to adequately mitigate this concern. County staff only recommends signage limiting ingress and egress to right turn only. Again based on the nature of the proposed Project and testimony you will hear from the neighbors at the public hearing, there is substantial evidence to support a fair argument that the Project will have a significant impact on traffic in the immediate neighborhood. See *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322.

Specific significant traffic impacts are set forth above and not repeated here but meet the threshold of "fair argument" under *Mejia* based on testimony from the area residents. In addition, the congestion management program ("CMP") for the County designates Topanga Canyon Boulevard as a major travel route and provides level of service standards, data, and travel demand measures for the urban areas of the road. The mountainous non-urban section of Topanga Canyon Boulevard, where the subject site is located, between the coastal zone and the San Fernando Valley, does not have level of service data tracked per the CMP. Therefore, the CMP needs to be further reviewed by Caltrans.

2. **Noise**

Although Planning Department staff states that the Project will have a significant buffer from neighboring properties, one of the proposed B & B's to the north will be close in proximity to surrounding neighbors. In order to adequately mitigate the substantial permanent increase in ambient noise levels, the acknowledged permanent impacts on noise must be further evaluated in an EIR. Specific potential noise impacts are set forth above and not repeated here.

3. **Land Use Planning**

The Santa Monica Mountains North Area Plan designation for the site is N5-Mountain Land 5 (1 DU/5 acres). The project site with two contiguous parcel is 8.68 acres in total size. The northern parcel is 3.06 acres in size which is substandard to area requirements for a single family residence. It does not meet the area requirements. The development of the residential structure with bed and breakfast establishment on the northern parcel is within the protective zone of the significant ridgeline, within the 50 foot vertical plane that extends 50 feet from the ridgeline. As such, the Project is not in substantial conformance with these aspects of the Santa Monica Mountains North Area Plan designation for the site.

4. **Hazards and Hazardous Materials**

The MND concedes that the proposed Project is located within a Very High Fire hazard severity zone. However, the MND is deficient in failing to adequately describe the potential impacts and increased risk of wildfire. Specific facts and evidence is set forth above and not repeated here. However, the potential fire risks are so great that further environmental review is required.

5. **Aesthetics**

Based on the nature of the Project and testimony you will hear from the Neighbors at the public hearing, there is substantial evidence to support a fair argument that the Project will have a significant impact on aesthetics in the immediate neighborhood.

6. **Public Services**

There is inadequate analysis and mitigation concerning vital public services such as the Project's impact on fire and emergency response impacts as well as water services, especially based on current severe drought conditions.

7. **Cumulative Impacts**

The proposed MND fails to consider and evaluate the potential cumulative impacts of the Project based on the precedent that approval would likely lead to other similar requests. This is especially important where the proposed Project is really for two B & B's.

IV. CONCLUSION

The proposed Project is much more than just a low-impact "Bed and Breakfast facility". The size and scope of 10 guest rooms on two lots would create a use that does not conform to the **residential character** of the area. Approval of a CUP would create a dangerous precedent resulting in more commercial hotel-like uses in this tranquil Topanga Canyon/Santa Monica Mountains National Park Recreation Area. Approval of a Variance would result in others seeking to avoid compliance with the Ridgeline Ordinance.

For all the foregoing reasons, this Commission should deny this Project or, alternatively, require further environmental review by an environmental impact report.

Very truly yours,

LUNA & GLUSHON



ROBERT L. GLUSHON

Adrine Arakelian

From: Stacy Sledge Email [ssledge@verizon.net]
Sent: Tuesday, May 19, 2015 10:29 AM
To: Adrine Arakelian
Subject: PROJECT R2012-01555

RE: PROJECT R2012-01555

Dear County Commissioners,

I have been a Topanga resident for 15 years, and have served on many non-profit organizations that mostly address emergency preparedness, animal rescue, business relations, and environmental issues in our canyon: Topanga Town Council, Topanga Chamber of Commerce, Topanga Community Club, Topanga Creek Stream Team, Topanga Coalition for Emergency Preparedness, Arson Watch, CERT and Canyon Sages Seniors. Having served on so many local organizations gives me a more global perspective of how our canyon works, people's needs and desires, and how to find solutions that address the community's well-being.

As you may know, Topanga has been considered a hard-to-reach community---mainly because it is geographically challenged. With that, comes a special spirit within our business community to take on that challenge; knowing their investment is risky, that there is a high cost factor, and that they will have unique community and environmental concerns to deal with. The reason I support Project R2012-01555, is that the owners of this project are fully invested in the Topanga community and in their B&B business. Both Carrie and Bill Lovelace serve on local watershed committees with a commitment to create their B&B around sustainability and least-toxic living. Traffic and parking along Topanga Canyon Boulevard will not be impacted as their property can accommodate more than what is needed. Nearby trail access for local Topangans will not be affected. Noise will not be a factor beyond what two typical family homes would create. The B&B will be built in accordance with the new LCP. The owners will occupy the B&B as their home. The B&B is in alignment with the Chamber of Commerce and Topanga Town Council's vision to help stimulate the local economy.

Here are the top ways Bill & Carrie have committed to serve Topanga with their B&B:

(1) "DESTINATION TOPANGA" - This B&B would further the goals of the "Destination Topanga" campaign by acting as a launch pad for more travelers to make Topanga their main destination over a longer period. We would be hands-on, on-site owners, actively engaged in making local recommendations to our guests for Topanga businesses.

(2) SOURCE FROM LOCAL VENDORS – As a business, they will source as many of our supplies and services as possible from local businesses.

(3) MORE EXPOSURE FOR LOCAL BUSINESSES - The B&B itself will benefit many local businesses directly by providing a regular flow of visitors to the area who will patronize local restaurants/cafes (Inn of the Seventh Ray, Cafe Mimosa, and others), retail venues, yoga studios, and other establishments who will realize additional revenue and exposure. The website will also help to promote general awareness of local offerings.

(4) PROMOTION OF LOCAL THEATER AND FILM - They would promote and facilitate attendance at the venerable Theatricum Botanicum and Topanga Film festival by creating itinerary packages ("date nights") around their performances and screenings.

(5) NATURAL COMPLEMENT to EVENT VENUES - They would serve as a perfect complement to many existing spaces and wedding venues, such as the Mermaid, Oak Creek Ranch, Kelly Gulch, the 1909 and others. This

B&B's small scale would still be large enough to comfortably accommodate a wedding party or family of the bride/groom but yet small enough to retain an intimate, Topanga feel.

(6) PARTNERSHIPS WITHIN THE COMMUNITY - They will actively seek partnerships with civic and environmental groups within the community by hosting their out-of-town guests, supporting their activities and helping to create fun itineraries around their Topanga area events.

(7) SUPPORT FOR LOCAL ARTISTS - They would support and feature local artists (painters, sculptors, photographers...) in a rotating gallery of their work. This would both enhance their exposure and help promote sales of their artwork.

(8) REDUCTION OF NIGHT-TIME TRAFFIC HAZARDS - By providing a readily accessible place to spend the night, they could help to reduce potentially dangerous driving conditions on TCB at night, especially after special events where people may be especially tired or intoxicated.

(9) SHARING A "GREEN PRINT" for SUSTAINABILITY - In addition to building and operating in a sustainable, eco-friendly way, they would share "best practices" and the environmental principles from building an eco-friendly B&B in an effort to help others who are interested in running a green business cost-effectively.

(10) PRESERVING THE TOPANGA WAY - They are ardent believers in sustaining the character and beauty of Topanga while keeping it economically viable. They think that one of the key ways to keep Topanga going strong is to help strengthen and grow a diverse array of authentic, truly local businesses that have socially and environmentally responsible, on-site owners who are actively engaged in the community and who promote the diverse ideals of the Canyon.

I encourage the Commissioners to accept and approve the CUP request for Project R2012-01555.

Thank you for your consideration.

Sincerely,

Stacy Sledge
Topanga Resident

Adrine Arakelian

From: Lippman, Timothy [TLippman@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:13 PM
To: 'mikdppl@gmail.com'
Cc: Adrine Arakelian
Subject: RE: project C.U.P # 201200144. The Project # is R2012-01555

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Ms. Dippel:

Thank you for sharing your concerns with the office of Supervisor Kuehl. I am forwarding your communication to the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

Sincerely,

Timothy Lippman, Senior Field Deputy
Office of Supervisor Sheila Kuehl
(818) 880-9416

-----Original Message-----

From: Mary Dippel [<mailto:mikdppl@gmail.com>]
Sent: Friday, May 15, 2015 9:27 AM
To: Sheila
Subject: project C.U.P # 201200144. The Project # is R2012-01555

Good morning Supv. Kuehl

Regarding the proposed construction of the BnB and business owner's residence at 1820/32 Topanga Canyon Blvd. (one of which already has the story poles in place, positioning it close to and in view of Topanga Canyon Blvd.), my biggest concern with the plan is that, should the business fail, the properties could be leased or sold for a drug rehabilitation residence.

Is there anyway to stipulate forbidding this in the CUP?

Thank you
Mary Dippel
1840 Iowa Trail
Topanga CA 90290

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 4:13 PM
To: 'Scott Ian'
Cc: Pearl Aday; Adrine Arakelian
Subject: RE: C.U.P. # 20120014 Project number R2012-01555

Thank you for your correspondence and input – I am copying the planning staff assigned to the project so that your opposition may be noted in the official record.

From: Scott Ian [mailto:scottian@mac.com]
Sent: Friday, May 15, 2015 4:08 PM
To: Englund, Nicole
Cc: Pearl Aday
Subject: C.U.P. # 20120014 Project number R2012-01555

To Nicole Englund for Shiela Kuehls,

We want the supervisor to know that we strongly oppose C.U.P. number 201200144 (Project number R2012-01555).

This proposed project will clearly raise the chances of wildfire. Their water usage will be a huge drain locally. It will expose us to liability litigation from guests wandering on trails across our property. It will encourage further development in our residential area and create a dangerous crossroad on Topanga Canyon Blvd. if this project comes to fruition as proposed it will directly affect our as well as our neighbor's quality of life in a negative way.

Sincerely,
Scott Ian and Pearl Aday
1830 Arteique Rd

Sent from my iPhone

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 4:14 PM
To: 'Charles Colladay'
Cc: Adrine Arakelian
Subject: RE: Registration of opposition Re: C.U.P. # 201200144, Project # R2012-01555

Thank you for your correspondence and input – I am copying the planning staff assigned to the project so that your opposition may be noted in the official record.

From: Charles Colladay [mailto:charles.colladay@gmail.com]
Sent: Friday, May 15, 2015 1:07 PM
To: Englund, Nicole
Subject: Registration of opposition Re: C.U.P. # 201200144, Project # R2012-01555

C.U.P. # 201200144
Project # R2012-01555
Concerning bed and breakfast variance application

Charles Colladay
1701 Chart Trail
Topanga CA 90290

Hello,

As a nearby resident of the proposed project I wish to add my concerns to the growing list.

We already have a venue for weddings on an industrial scale directly across the boulevard from the proposed project called 'The 1909'. From their website:

'The 1909 is located in the heart of the Topanga National Park, hidden under the canopy of protected California oak trees, and nourished by the sacred waters of Topanga Creek.'

This commercial business has indeed taken its place in the heart of Topanga and has displaced its part of the nature that gives the canyon its character. While this is may be a subjective complaint, it is my strong opinion that we do not need a hotel created directly across the street to further cater to the needs of the imported guests. On any given day there are several to several dozen cars mulling about and generally parking all over the boulevard. We wonder how such a dangerous traffic scenario was allowed to exist. We do not like it and intend to fight any further exacerbation of the situation. The driveway itself is on a very dangerous blind curve, the site of a head on collision just yesterday.

Furthermore the commercial endeavor represents the antithesis of the community. The addition of a large scale bed and breakfast of 20 rooms would make the situation that much worse. In the area where the guests would be strolling are small, winding trails leading right through the heart of fire country. Another valid concern is that these people may not have an awareness of the potentially dangerous conditions that exist. One small cigarette could mean one huge fire.

I will regrettably not be able to avoid my work responsibilities in order to come to the hearing. Our lawyer will speak for us.

Thank you for your consideration,

Charles Colladay

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 7:09 PM
To: Lori TMI
Cc: Adrine Arakelian
Subject: Re: Opposition to C.U.P. # 201200144 Project # R2012-01555 -

Thank you very much for reaching out to us and sharing your knowledge and views. I am copying the planner on the case so that your comments will be included in the official record and can be shared with the planning commission.

On May 15, 2015, at 6:51 PM, Lori TMI <loriprecious@gmail.com<<mailto:loriprecious@gmail.com>>> wrote:

Dear Ms Englund,

My family has lived on Arteique Road since 1999. We would like to object to the C.U.P. # 201200144 Project # R2012-01555 because we feel that no variance to the ridge line ordinance should be allowed. If one person is given permission, it will open the doors to others wanting a variance as well, citing this precedent. Please don't let people, however well intentioned, be given permission to alter our landscape and environment irrevocably.

Many thanks,

Lori Precious and Steve Erickson
1755 Arteique Rd Topanga 90290

LORI PRECIOUS

www.loripreciousdirector.com<<http://www.loripreciousdirector.com>>
www.loriprecious.com<<http://www.loriprecious.com>>

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Sunday, May 17, 2015 2:31 PM
To: Adeline Ramage Rooney
Cc: Adrine Arakelian
Subject: Re: Opposition to Proposed Bed & Breakfast - C.U.P # 201200144 / Project # R2012-01555

Thank you for taking the time contact us and share your concerns. I am copying the staff planner on the case so that your objections may be entered into the official record and shared with the planning commission.

On May 17, 2015, at 2:09 PM, Adeline Ramage Rooney
<adelineramagerooney@gmail.com<<mailto:adelineramagerooney@gmail.com>>> wrote:

Dear Supervisor Kuehl and Deputy England

We are very strongly opposed to C.U.P # 201200144. The Project # is R2012-01555. We believe the proposal, as it stands, presents many potentially devastating hazards - most importantly fire and traffic - to the Topanga community.

The proposed "bed & breakfast" AKA a 10-bedroom boutique hotel would be situated in a semi-rural residential community. Not only would this comparatively large-scale commercial development set a dreadful precedent in this partially protected area, having studied the data available to date, we feel the project is both environmentally unsound and presents several life-threatening hazards to our community. Ultimately it would benefit a few at the great expense of the many.

We, along with many other residents in our community, urge you to help ensure that this potentially hazardous development is stopped or scaled back dramatically.

Thank you for your attention in this matter.

Sincerely,

Adeline & Rory Rooney
1825 Helmet Trail, Topanga CA 90290

Adeline Ramage Rooney
adelineramagerooney@gmail.com<<mailto:adelineramagerooney@gmail.com>>

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 1:47 PM
To: 'Elise Kramer'; Elise Kramer
Cc: Adrine Arakelian
Subject: RE: Project # R2012-01555

Thank you for sharing your concerns with us. I am copying the staff planner for the case so that she can share your concerns with the planning commission and include them in the official record.

From: Elise Kramer [<mailto:elisekramer@icloud.com>]
Sent: Monday, May 18, 2015 12:24 PM
To: Elise Kramer
Cc: Englund, Nicole
Subject: Re: Project # R2012-01555

Dear Supervisor Kuehl:

I want you to know that I am strongly opposed to C.U.P # 201200144. The Project # is R2012-01555

I believe the project is unprecedented, dangerous on multiple levels, wasteful, potentially devastating to the environment and aesthetics of the community, and ultimately benefits a few at the expense of the many.

I also strongly believe that any variance to the ridge line is completely unfounded and lacks planning and consideration for alternatives.

I would hope that this project is carefully reconsidered before accepting or allowing any "variances" to the existing ordinances that have taken Topanga residents so long to finally get implemented in order to protect our area.

Again the implementation of these ordinances is what has kept Topanga beautiful. Unfortunately it's also what continues attract individuals and developers to Topanga to come in and "change" the beauty that attracted them in the first place.

Please reconsider this application before it sets a precedent that will damage our pristine area and change it for ever!

Thank You for your careful consideration.

Sincerely,

Elise B. Kramer
1746 Deerhill Trail
Topanga CA 90290
818-321-1332

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 1:45 PM
To: 'Nicole Einhorn'; Sheila
Cc: Adrine Arakelian
Subject: RE: Opposition to C.U.P # 201200144. The Project # is R2012-01555

Thank you for reaching out and sharing your concerns with us. I am copying the staff planner on the case so that she can include your email and concerns in the official record and share them with the planning commission.

From: Nicole Einhorn [<mailto:nicole.einhorn@verizon.net>]
Sent: Monday, May 18, 2015 1:10 PM
To: Sheila; Englund, Nicole
Subject: Opposition to C.U.P # 201200144. The Project # is R2012-01555

Dear Supervisor Kuehl and Deputy England

We are very strongly opposed to C.U.P # 201200144. The Project # is R2012-01555. We believe this proposal has the potential to cause irrevocable damage to our community specifically through the exponential increase in fire risk and traffic hazard that allowing a project of this size would ultimately generate.

County has historically been in objection to any development in Topanga that does not adhere to the general guidelines governing a single family residence yet this development that is virtually akin to a small hotel is allowed to progress in an uncommercial area of the canyon where it will have enormous impact on the many people who specifically moved to this part of Topanga for the beauty and tranquility it offers. We believe this development as it currently stands is grossly mis-placed and does not belong in a residential neighborhood backing onto one of the highest fire risk zones in all Los Angeles.

We hope that you will take our concerns for our community's well being into consideration when reviewing this potentially devastating development proposal.

Kind regards

Nicole & Randall Einhorn

1732 Arteique Rd Topanga CA 90290
310 455 7265

Nicole Einhorn
nicoleeinhorn@icloud.com

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:01 PM
To: 'M Kronberg'
Cc: Adrine Arakelian; Lippman, Timothy
Subject: RE: Topanga

Hi Molly

Thank you for sharing your concerns with us. I am copying the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

From: M Kronberg [mailto:mkronberg10@gmail.com]
Sent: Friday, May 15, 2015 12:24 PM
To: Englund, Nicole
Subject: Topanga

Dear Deputy Nicole Englund

I'd like to bring your attention to what could be a commercial venture in a quiet Topanga neighborhood. It is Project # is R2012-01555, and we are strongly opposed to C.U.P # 201200144.

We live in an environmentally sensitive part of Topanga Cyn, which is in a very high fire danger area. The project named above, as described in official county documents, would endanger our surroundings, lower our home values, and impact our way of life, to say nothing of increasing the risk of a devastating fire in our canyon. I am strongly opposed to this project and would like to see it stopped.

Your attention to this matter would be greatly appreciated.

Thank you.

Sincerely,
Molly Kronberg
1759 Arteique Road
Topanga, CA 90290
310.455.9694

Adrine Arakelian

From: Lippman, Timothy [TLippman@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:07 PM
To: 'alexchamorro@me.com'
Cc: Adrine Arakelian
Subject: RE: Project # R2012-01555

Greetings Mr. Chamorro:

Thank you for sharing your concerns with the office of Supervisor Kuehl. I am forwarding your communication to the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

Sincerely,



Timothy B. Lippman
Senior Field Deputy
Office of the Honorable Sheila Kuehl
Los Angeles County Supervisor, Third District

*West Valley Mountain Communities District Office
26600 Agoura Road, #100
Calabasas, CA 91302
TEL: (818) 880-9416*

From: Alex Chamorro [mailto:alexchamorro@me.com]
Sent: Monday, May 18, 2015 6:50 AM
To: Sheila
Subject: Project # R2012-01555

Dear Supervisor Kuehl:

I want you to know that I am strongly opposed to C.U.P # 201200144. The Project # is R2012-01555

I believe the project is unprecedented, dangerous on multiple levels, wasteful, potentially devastating to the environment and aesthetics of the community, and ultimately benefits a few at the expense of the many. I also strongly believe that any variance to the ridge line is completely unfounded and lacks planning and consideration for alternatives.

I would hope that this project is carefully reconsidered before accepting or allowing any "variances" to the existing ordinances that have taken Topanga residents so long to finally get implemented in order to protect our area.

Again the implementation of these ordinances is what has kept Topanga beautiful. Unfortunately it's also what continues attract individuals and developers to Topanga to come in and "change" the beauty that attracted them in the first place.

Please reconsider this application before it sets a precedent that will damage our pristine area and change it for ever!

Thank You for your careful consideration.

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Tuesday, May 19, 2015 8:22 AM
To: bryan newman
Cc: Adrine Arakelian
Subject: Re: C.U.P. # 201200144 / Project # R2012-01555

Thank you for taking the time to share your concerns and feelings with us. I am copying the staff planner so that she can include your comments in the official record.

On May 19, 2015, at 8:19 AM, bryan newman <bryannewman@me.com<<mailto:bryannewman@me.com>>> wrote:

Dear supervisor Kuehl,

I want the supervisor to know I am strongly opposed to C.U.P. # 201200144 for Project # R2012-01555. I live adjacent to the proposed site and it would be devastating to our home and family if this is approved.

Thank you,

Bryan Newman
1836 Arteique Road
Topanga CA 90290
310-455-0209

Angela Aiello and Anthony Goldsmith
1841 Arrique Road · Topanga, CA 90290 · aegoldlaw@gmail.com

May 14, 2015

The Honorable Supervisor Sheila Kuehl
West Valley & Mountain Communities District Office
26600 Agoura Rd. #100
Calabasas, CA 91302

Re: C.U.P # 201200144 / Project # is R2012-01555

Dear Supervisor Kuehl:

We wish to express our objection to the above referenced project. We moved into our charming Topanga neighborhood believing that it would remain residential in character. We feel that the proposed "bed and breakfast" project is basically a purpose built guest lodging facility that is completely out of character for our neighborhood.

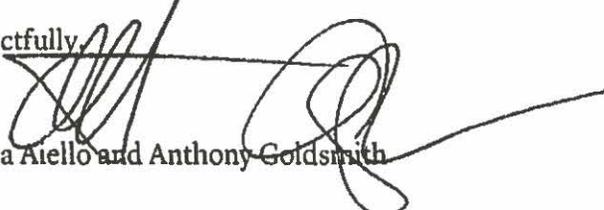
For example, we were particularly disturbed when county staff informed us that they had no right to regulate smoking policies at the proposed facility because it was a "bed and breakfast," therefore subject only to residential occupancy/zoning.

When we attend our local emergency preparedness meetings we are warned by fire professionals that the "worst case scenario fire" could burn from the top of Topanga to the ocean in under an hour. Meanwhile, it might take up to 6 hours to evacuate Topanga. This project will place two guest facilities in a dry brush area and not allow for the proper fire safety regulations that might otherwise apply to a purpose built hotel facility.

Also, the proposed facility will be situated almost directly across Topanga Canyon Boulevard from a venue that hosts weddings almost every evening during the summer. The wedding complex has already caused a great degree of traffic congestion and unacceptable noise pollution, and it seems likely that the proposed "bed and breakfast" will regularly be used by partygoers at the wedding facility. Regardless of the best intentions of the developers, we just can't imagine that this fish out of water kind of project should truly be reviewed as a typical bed-and-breakfast guesthouse.

We are concerned about our safety, the local environment and undue traffic and noise that the project would create. Though we do not wish to interfere with the desire of anyone to live in Topanga, we believe that this sort of business enterprise should be sited elsewhere.

Respectfully,


Angela Aiello and Anthony Goldsmith

Adrine Arakelian

From: Lippman, Timothy [TLippman@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:14 PM
To: 'deerhilltrail@gmail.com'
Cc: Adrine Arakelian
Subject: RE: Proposed Commercial Development in Topanga

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Wilson:

Thank you for sharing your concerns with the office of Supervisor Kuehl. I am forwarding your communication to the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

Sincerely,



Timothy B. Lippman
Senior Field Deputy
Office of the Honorable Sheila Kuehl
Los Angeles County Supervisor, Third District

*West Valley/Mountain Communities District Office
26600 Agoura Road, #100
Calabasas, CA 91302
TEL: (818) 880-9416*

From: C and S Dechant [mailto:deerhilltrail@gmail.com]
Sent: Thursday, May 14, 2015 3:45 PM
To: Sheila
Subject: Proposed Commercial Development in Topanga

Dear Supervisor Kuehl,

I would like to express my concern and strong opposition to C.U.P # 201200144. The Project # is R2012-01555.

I feel the project would greatly increase fire danger, as well as, have a devastating environmental and community impact. The project is an inappropriate addition to our residential community.

Sincerely,

Christina Wilson
1740 Arteique Rd
Topanga, CA 90290
310/455-3082

tomlemons@mac.com<mailto:tomlemons@mac.com>;
julesverne888@hotmail.com<mailto:julesverne888@hotmail.com>;
deerhilltrail@gmail.com<mailto:deerhilltrail@gmail.com>; EliseBeth Kramer; Alex Chamorro;
jason.giannantonio@macerich.com<mailto:jason.giannantonio@macerich.com>; Leigh Platte;
arteiquearea@yahoo.com<mailto:arteiquearea@yahoo.com>;
lplatte1@gmail.com<mailto:lplatte1@gmail.com>; kcrentz@aol.com<mailto:kcrentz@aol.com>;
ranjan wijeratne@yahoo.com<mailto:ranjan wijeratne@yahoo.com>;
pamarase@gmail.com<mailto:pamarase@gmail.com>;
terrycox@prodigy.net<mailto:terrycox@prodigy.net>;
jennifer.baer@prodigy.net<mailto:jennifer.baer@prodigy.net>;
jcnotey@msn.com<mailto:jcnotey@msn.com>; bzima@mednet.ucla.edu<mailto:bzima@mednet.ucla.edu>;
davisTW@cdsmith.com<mailto:davisTW@cdsmith.com>;
julieskinner@mac.co<mailto:julieskinner@mac.co>;
murphy90290@yahoo.com<mailto:murphy90290@yahoo.com>;
tmilstead@verizon.net<mailto:tmilstead@verizon.net>;
nswords@yahoo.com<mailto:nswords@yahoo.com>; abel21@gmail.com<mailto:abel21@gmail.com>;
ronhigh@verizon.net<mailto:ronhigh@verizon.net>;
mkemper@mindspring.com<mailto:mkemper@mindspring.com>;
aegoldlaw@gmail.com<mailto:aegoldlaw@gmail.com>; nikihug@me.com<mailto:nikihug@me.com>;
scott@vineberg.com<mailto:scott@vineberg.com>
Subject: Commercial Expansion Topanga

Dear Supervisor Kuehl:

I want you to know that I am strongly opposed to C.U.P # 201200144. The Project # is R2012-01555

I believe the project is unprecedented, dangerous on multiple levels, wasteful, potentially devastating to the environment and aesthetics of the community, and ultimately benefits a few at the expense of the many. Thank you.

Sincerely,

Karl Holman
1821 Arteique Road
Topanga, CA 90290
310.455.3862

Also, the telephone number listed on your website is out of order. Could you please let us know the working number? Thank you.

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 7:14 PM
To: <nan@nanettelasalle.com>
Cc: Adrine Arakelian
Subject: Re: Strongly opposed to C.U.P # 201200144 variation concerning Project # R2012-01555 proposed bed and breakfast

Hi Nanette

Thank you for providing you input and concerns regarding the proposed bed and breakfast. I am copying the case planner so that your correspondence will be entered into the official record and considered by the planning commission.

On May 15, 2015, at 5:16 PM, nanette <nan@nanettelasalle.com<mailto:nan@nanettelasalle.com>> wrote:

Dear Supervisor Kuehl,

I want you to know that I am strongly opposed to C.U.P # 201200144 variation concerning Project # R2012-01555 proposed bed and breakfast. The project would mainly benefit one business in the Canyon, the 1909 Events facility. It appears 1909 serves mostly those from outside the canyon (nonresidents) which is a shame as it was meant as a community theater. For residents, it has created a horrendous and dangerous traffic/parking situation caused by large numbers of guests parking on the street and walking beside it in the dark. Cars are parked up and down the boulevard for huge distances with little or no place for pedestrians to walk. Vehicles driving at speed by all of the merry makers both day and night is a disaster waiting to happen. When a valet is hired, they run up and down the blvd. too, fetching cars and creating even more of a traffic problem, increasing the danger. Of course the B&B is not meant for the residents but for guests to stay after the events are over at 1909. Some may even try to walk to the B&B on the road in the dark! Topanga Canyon Blvd is a dangerous road, the curves are tight and street lighting is lacking. The proposed B&B just south of the events building has one of the worst blind spots I've ever encountered, even in daylight it is a dance with death to turn left out of their drive. A stop light and multiple warning lights would be the only possible way to insure some degree of safety for those entering or exiting the B&B or crossing the blvd. on foot.

The proposed B&B is meant to house 20 occupants/visitors, not including the four owners and multiple staff. It's a hotel. Few visitors to the hotel would understand what it means to live in the canyon. Many think nothing of smoking outside, not to mention those who have made outdoor campfires during their visit here. The risk of fire during dry seasons is high, now during a drought it is extremely high. All must be careful and ever alert to this hazard. During our annual fire preparedness meetings, we are told by the fire department that the canyon has approximately ten minutes worth of water to fight a fire. Most residents know that will not be enough, and that fire had better be prevented rather than fought. If guests at the B&B access the local hiking trails there will certainly be an increased likelihood of fire, property loss and possible injury or death, not to mention destruction of wildlife habitat.

I've mentioned that water is a problem in Topanga, as well as the rest of California, so it seems important to question just how much water they will be using to fill and maintain a pool large enough for 20, including additional guests. Even with drought tolerant landscaping, there will be water needed simply to maintain it, not to mention twenty showers, one per day per person, cleaning, laundry and a full kitchen.

The field where the hotel has been proposed is teeming with wildlife. Just this morning a neighbor informed me that her family had seen a mountain lion crossing nearby. Amazing! It's one of the few corridors where a variety of animals live, travel, hunt, and thrive. The northern ridge houses a den of coyotes. Hawks drive for rodents and snakes in the grass, they nest on the cliffs to the east. The shy Horned Lizard scrambles to hide in the dirt beside your feet. This open land is important, there is so little left, please, just let it be.

Sincerely,
Nanette La Salle
1791 Chart Trail
Topanga, CA 90290
310-455-0403

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 6:47 AM
To: Maureen Kemper
Cc: Adrine Arakelian
Subject: Re: Concerns regarding proposed B&B in Topanga C.U.P # 201200144 / Project # R2012-01555

Thank you for sharing your concerns about the proposed bed and breakfast. I am copying the staff planner so that your email will be entered into the official record and shared with the planning commission. I appreciate you taking the time to let us know your thoughts.

On May 18, 2015, at 1:22 AM, Maureen Kemper
<mkemper@mindspring.com<<mailto:mkemper@mindspring.com>>> wrote:

Dear Supervisor Kuehl and Deputy Englund, I would like to register my concerns regarding the proposed bed and breakfast establishment at 1820/1832 Topanga Canyon Blvd in the town of Topanga (C.U.P. # 201200144, Project # is R2012-01555). Following is a brief summary of my cares and concerns about the project:

1. Size of the project - while two homes on 8 acres density wise is not a concern, the size of the homes in relation to the nearby neighborhood and the requirement for a variance with respect to the ridgeline ordinance seems a high price to pay. Perhaps if the project was scaled down, the ridgeline variance would not be needed? Yes there is an existing home prominently situated on the ridgeline .. and what an eyesore it is! As ridgeline variances are granted to projects that do not really need them, so falls the ridgeline ordinance like so many dominoes.
2. Pool - At this time when we must make a decision to be penalized for using water or trying to keep our existing landscaping green in this high fire area, the installation of a pool seems a foolish extravagance. I resent being told I cannot water my trees of 30 years so a commercial business can install a pool. There is an ocean and beach 7 miles away .. I would suggest that guests might like to use it.
3. Ingress/egress from project area - The driveway for the project sits on a blind curve for drivers southbound on Topanga Canyon Blvd. Every day is a litany of sirens when the fire department/sheriff/highway patrol races to yet another accident on TCB. The lack of left turn lanes, especially on blind turns puts drivers/passengers in danger .. particularly during "rush" hours of 7am-9am and 4pm-6:30 pm.
4. The 800 lb gorilla - While I would certainly prefer to see no development, I know this is unrealistic. What I am concerned about however, is the proliferation of "B&B's" in the Topanga area in the last couple of years. If I was one of the owners of the proposed B&B, I would worry about the solvency of the project as the approximate count of Topanga "B&B's" advertised on airbnb.com alone tops 150 .. There is no shortage of "hotel rooms" in the Topanga area. This uncontrolled commercial enterprise in residential neighborhoods is a significant risk to our Topanga lifestyle. Take all of the concerns regarding wildfires, trespassing, traffic, parking, stranger-danger etc etc and multiply it by hundreds of "B&B's" and you have the possibility of a REAL problem.

5. Should this project fail as a Bed and Breakfast, I would be concerned about the future of that parcel... perhaps a deed restriction limiting the possibility of subdividing the parcel would make the project more palatable?

I've seen many changes in Topanga over the nearly 40 years that I have lived here. Once some resource is gone .. you cannot bring it back. While I feel that most folks who frequent BnB's are quiet, nature loving people .. the proximity of a commercial establishment to an existing neighborhood should not be taken lightly. In addition, I think that the proliferation of "BnB's" in the Topanga and Malibu areas represent a significant divergence from what is commonly thought of as a single family residential neighborhood and a danger to all who live here. The County and the Planners need to address this fast moving change in the character of our neighborhoods. As we head into summer during this unprecedented drought, I fear that we may soon suffer the consequences ill-planned hillside development should a fire break out.

Thank you for your time!
Maureen Kemper
1830 Iowa Trail
Topanga Ca