



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 6, 2016

TO: Hearing Officer

FROM: Joshua Huntington *ASH*
Zoning Permits West Section

SUBJECT: **Project No. R2015-00871-(3)**
Coastal Development Permit No. 201500043
HO Meeting: 06/07/2016
Agenda Item: 10

The above-mentioned item is a request to authorize to authorize construction of a proposed 6,840 square foot, 18-foot tall, one-story single-family residence with attached three-car garage, pool, septic system, driveway, required fire dept. turnaround, and 3,450 cu. yd. of grading. The project is in an existing residential area with neighboring residences to the north, west, and southwest. The proposed residence is within a scenic resource area because of its proximity to a scenic route (Mulholland Highway) and a trail (Stokes Ridge Trail). Therefore, the height of the residence is restricted to 18 feet.

Please find enclosed an additional five letters in opposition to the proposed project, one request for additional information, and a letter from the applicant's septic system plan consultant for the above referenced item, that were received subsequent to hearing package submittal to the Hearing Officer.

If you need further information, please contact Joshua Huntington at (213) 974-6462 or jhuntington@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.

MK:JH

Enclosure(s): Correspondence

Joshua Huntington

From: Don Wallace [donwallace@gmail.com]
Sent: Friday, June 03, 2016 12:43 AM
To: Joshua Huntington
Cc: Bruce Durbin
Subject: DENY CDP FOR 24604 MULHOLLAND HWY PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Joshua Huntington, Principal Planner and Bruce Durbin, Hearing Officer
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Josh and Bruce:

Re: Deny Coastal Development Permit (CDP) No. 201500043 Project No. R2015-00871-(3) - Single-Family Development at 24604 Mulholland Highway

We are opposed to granting of a CDP for this project as currently submitted. This proposed mega-mansion does not comply with the requirements of the Santa Monica Mountains Local Coastal Program's (LCP) guiding principal that, "resource protection has priority over development."

The property is located within a designated scenic resource area, so, any approved house *location and height* must maximize the protection of the public's scenic resources first. This proposed development definitely flaunts that principal. The project is simply too large (7000 square feet), and is situated on the highest point of an onsite prominent knoll, and in the viewshed of a prominent public trail. It needs to be re-sited off the knoll and moved to the northernmost portion of the property. The septic system should be re-located onto the knoll. This will significantly reduce the visual impacts to the public's scenic resources.

Shifting the main structure to the north also reduces the impacts to H1 and H2. It directly reduces the need for fuel modification in H2. The subject lot is just feet away from H1 habitat in a drainage bottom, which includes streams and plant communities that function as riparian habitats and habitats for rare, threatened, and endangered species.

Please deny the CDP and send this eyesore mega-mansion back to be revised and re-sited so as to be consistent with the LCP's resource preservation priorities and protection of our biological and scenic resources over development as clearly stated in the LCP principals.

Sincerely,

Don and Jeanine Wallace
Calabasas, 91302
818-222-2560

Joshua Huntington

From: mallinger@aol.com
Sent: Friday, June 03, 2016 9:34 AM
To: Joshua Huntington
Cc: Bruce Durbin; kimlamorie1@gmail.com
Subject: DENY CDP FOR 24604 MULHOLLAND HWY PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Joshua Huntington, Principal Planner and Bruce Durbin, Hearing Officer
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Josh and Bruce:

DENY

**Re: Coastal Development Permit (CDP) No. 201500043 Project No. R2015-00871-
(3) - Single-Family Development at 24604 Mulholland Highway**

I am opposed to the granting of a CDP for this project as it is currently submitted. The proposed megamansion does not comply with the requirements of the Santa Monica Mountains Local Coastal Program's (LCP) guiding principal that, "resource protection has priority over development."

The property is located within a designated scenic resource area so any approved house location and height must maximize the protection of the public's scenic resources first -- which this proposed development does not. The project is too large (7000 square feet), and is situated on the high point of an onsite prominent knoll, and in the viewshed of a prominent public trail. It needs to be re-sited off the knoll and moved to the northernmost portion of the property. The septic system should be re-located onto the knoll. This will significantly reduce the visual impacts to the public's scenic resources.

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Please deny the CDP, and send the megamansion back to be revised, re-sited and to be consistent with the LCP's resource preservation priorities -- the protection of our biological and scenic resources over development.

Sincerely,
Mollie Helfand
Cornell delegate to the LVHF

Joshua Huntington

From: jslimocosky@charter.net
Sent: Friday, June 03, 2016 5:44 PM
To: Joshua Huntington
Cc: Bruce Durbin
Subject: DENY CDP FOR 24604 MULHOLLAND HWY PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Joshua Huntington, Principal Planner and Bruce Durbin, Hearing Officer
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Josh and Bruce:

DENY

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The property is located within a designated scenic resource area so any approved house location and height must maximize the protection of the public's scenic resources first -- which this proposed development does not. The project is too large (7000 square feet), and is situated on the high point of an onsite prominent knoll, and in the viewshed of a prominent public trail. It needs to be re-sited off the knoll and moved to the northernmost portion of the property. The septic system should be re-located onto the knoll. This will significantly reduce the visual impacts to the public's scenic resources.

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Please deny the CDP, and send the megamansion back to be revised, re-sited and to be consistent with the LCP's resource preservation priorities -- the protection of our biological and scenic resources over development.

Sincerely,
Joan Slimocosky, Vice-President
Monte Nido Valley Community Association

Joshua Huntington

From: Susan Ellis [srellis8@gmail.com]
Sent: Friday, June 03, 2016 9:51 PM
To: Joshua Huntington; Bruce Durbin
Subject: DENY CDP FOR 24604 MULHOLLAND HWY PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Joshua Huntington, Principal Planner and Bruce Durbin, Hearing Officer
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Josh and Bruce:

DENY

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and plant communities that function as riparian habitats and habitats for rare, threatened, and endangered species.

Please deny the CDP, and send the megamansion back to be revised, resited and to be consistent with the LCP's resource preservation priorities -- the protection of our biological and scenic resources over development.

Sincerely,
Susan Ellis
Calabasas, CA

Joshua Huntington

From: Ruth Watson [saintmombo@sbcglobal.net]
Sent: Saturday, June 04, 2016 12:05 PM
To: Joshua Huntington
Cc: Bruce Durbin; kimlamorie1@gmail.com; Bob Lancet
Subject: Re: DENY CDP FOR 24604 MULHOLLAND HWY PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Joshua Huntington-Principal Planner, Bruce Durbin-Hearing
Officer
Los Angeles County Department of Regional Planning

Gentlemen,

After reading the project file (Re: Coastal Development Permit
(CDP) No. 201500043 Project No. R2015-00871-(3) - Single-Family
Development at 24604 Mulholland Highway), --

- it seems to me that the re-siting modifications contained
in the Santa Monica Mountains Conservancy letter dated May
23, 2016 are REASONABLE and should be implemented before
the project goes forward.

Thank you for your consideration of these issues.

Sincerely,

Ruth Watson
(Secretary, Westhills Homeowners Association)

Joshua Huntington

From: Camille Mugerdechian-Armen [camille@studiomainc.com]
Sent: Monday, June 06, 2016 9:21 AM
To: Joshua Huntington
Subject: 24604 Mulholland Hwy Unincorporated Santa Monica Mountains

Follow Up Flag: Follow up
Flag Status: Flagged

Dear J Huntington,

We would like to receive information or a link to the project as the link provided in the notice did not bring us to the project information.

We are not in favor of any planning variances or modifications to the scenic corridor requirements for this project.

Sincerely,
camille mugrdechian

Camille Mugerdechian-Armen, AIA, IIDA
Principal Architect

StudioMA
StudioMA, Inc. Architecture, Planning and Design
22231 Mulholland Highway, Suite 201
Calabasas, CA 91302
(818) 225-2440
(818) 225-2444

www.StudioMAinc.com
www.StudioMAarchitecture.com

Joshua Huntington

Subject: FW: LVHF - DENY CDP FOR 24604 MULHOLLAND HIGHWAY MEGAMANSION PROJECT AS SUBMITTED

From: Steve Miller [<mailto:millergeosciences@gmail.com>]

Sent: Sunday, June 05, 2016 8:42 AM

To: Joshua Huntington

Subject: Re: LVHF - DENY CDP FOR 24604 MULHOLLAND HIGHWAY MEGAMANSION PROJECT AS SUBMITTED

Joshua,

We tested in 6 different locations. It is based on that testing, my knowledge of the area and past experience with testing in the volcanic bedrock on nearby sites. Valleys are generally where bedrock is either fractured or weathered, thus allowing percolation and ridges are where bedrock is hard and resilient and not able to percolate.

Steve

On Thu, Jun 2, 2016 at 11:38 AM, Joshua Huntington <jhuntington@planning.lacounty.gov> wrote:

Dear Mr. Miller,

Did you test other areas of the property (on the knoll in particular) for percolation? Or was it your expertise and understanding of the property that lead you to conclude that this area was not feasible for leachlines?

Thanks,

Josh

Joshua Huntington, AICP
Principal Planner
Zoning Permits West Section
Department of Regional Planning
320 W. Temple Street
Los Angeles CA 90012
[213-974-6462](tel:213-974-6462)
<http://planning.lacounty.gov>

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From: Zeev Zanzuri [mailto:zzanzuri@gmail.com]
Sent: Wednesday, June 01, 2016 5:16 PM
To: Joshua Huntington
Subject: RE: LVHF - DENY CDP FOR 24604 MULHOLLAND HIGHWAY MEGAMANSION PROJECT AS SUBMITTED

Zeev Zanzuri

----- Forwarded message -----

From: "Steve Miller" <millergeosciences@gmail.com>
Date: Jun 1, 2016 5:13 PM
Subject: Septic system
To: "Zeev Zanzuri" <zzanzuri@gmail.com>
Cc:

Zeev,

The area that we tested for leachlines was selected as it is an area where alluvial soil exists. The alluvium will provide adequate percolation rates as demonstrated in our feasibility report. The remaining areas are:

- 1) underlain by bedrock that doesn't percolate,
- 2) are too close to nearby drainages or
- 3) are in an easement of some kind.

Moving the residence to the north will encroach on the one location that we believe will safely work for effluent disposal. We recommend that the house not be moved to the north. Otherwise, it will adversely impact the recommended sewage disposal system.

--

Steve Miller
Miller Geosciences, Inc.
23890 Copper Hill Drive #111
Valencia, California 91354
[661-299-2206](tel:661-299-2206)

Zeev Zanzuri