



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 7, 2016

TO: Hearing Officer

FROM: Joshua Huntington  
Zoning Permits West Section

*JH*

**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 one letter in opposition to the proposed project, 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](mailto: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**

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**From:** Geraldine Rothenberg [cooknmom88@sbcglobal.net]  
**Sent:** Monday, June 06, 2016 7:12 PM  
**To:** Joshua Huntington  
**Cc:** Bruce Durbin  
**Subject:** DENY CDP FOR 24604 MULHOLLAND HWY PROJECT

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/we** are 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.

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 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,  
Geraldine Rothenberg  
Westhills Homeowners Board