



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 4, 2016

TO: Hearing Officer

FROM: Joshua Huntington
Zoning Permits West Section

JSH

**SUBJECT: Project No. R2015-00871-(3)
Coastal Development Permit No. 201500043
HO Meeting: 08/16/2016
Agenda Item: 4**

The above-mentioned item is a request 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 Department 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 analysis and map provided by the applicant to address the question of the feasibility of moving the septic system to another location on the property so that the house can be moved further north. Please also find, enclosed, an additional three letters from one opponent in opposition to the proposed project that were received subsequent to the June 7, 2016 public hearing.

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

**June 29, 2016
M13-1002P-3**

**JNA
5900 Canoga Ave # 450
Woodland Hills CA 91367**

**Attn: Zeev Zanzuri
email: zzanzuri@gmail.com**

Subject: Feasibility Analysis of Septic System Location, Percolation Testing (Leachlines), New Single Family Residence, Lot 1, P.M. 238-21-24, 24630 Mulholland Hwy., Calabasas Area, Los Angeles County, California.

Reference: Percolation Testing (Leachlines), New Single Family Residence, Lot 1, P.M. 238-21-24, 24630 Mulholland Hwy., Calabasas Area, Los Angeles County, California; Miller Geosciences, Inc., M13-1002P, 11-1-13.

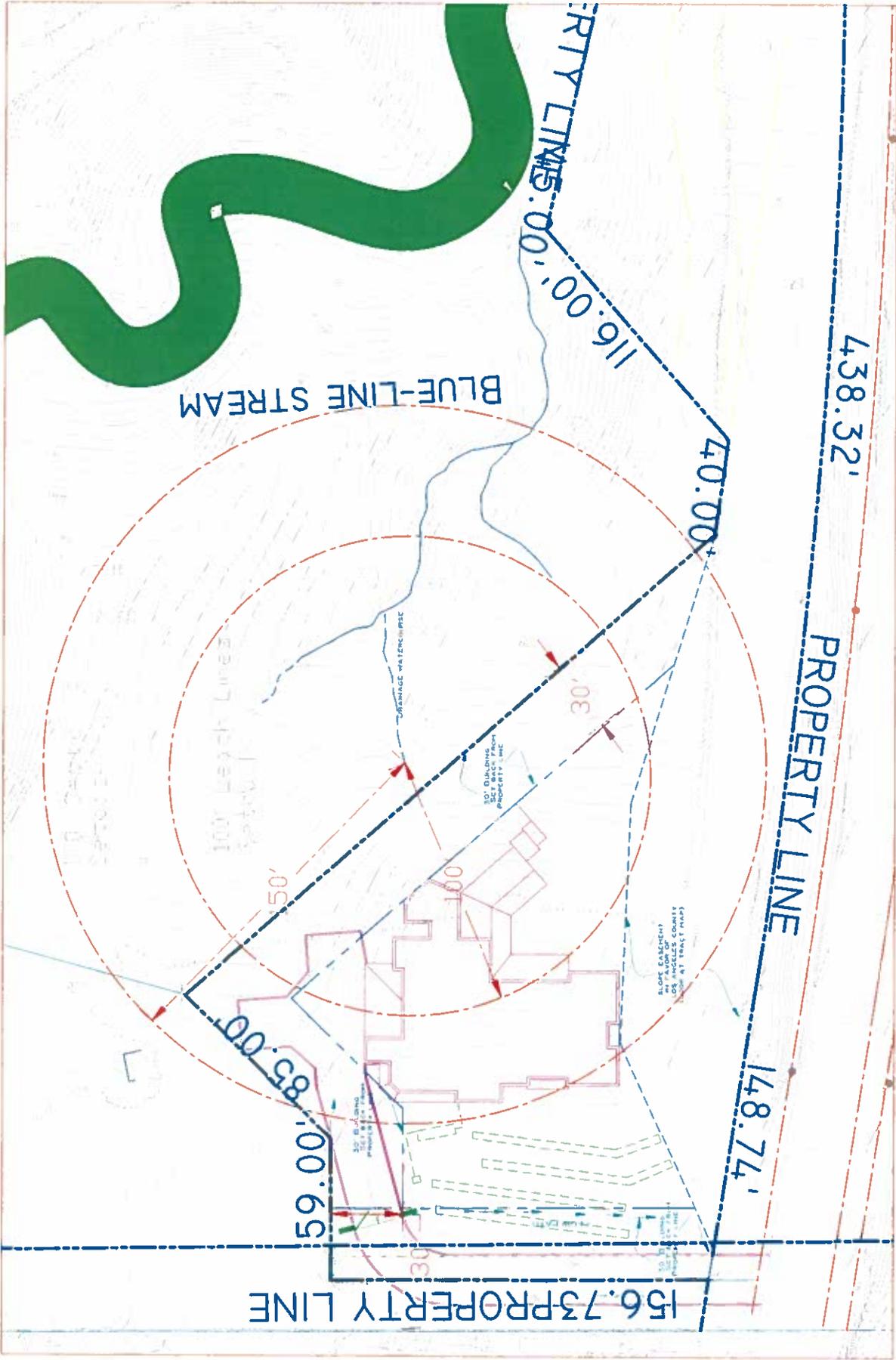
Miller Geosciences, Inc., has reviewed the maps of the site and analyzed the conditions surrounding the recommended septic system. Considering a) the setbacks required from the blue line streams and the water banks leading to streams, b) the easements on this property including the County's roadway slope easement, and c) the required fire turnaround (see exhibit A), we have concluded that there is not sufficient room elsewhere on the property in which to move the septic tank and leach lines.

To meet the County Health Department guidelines and the Plumbing Code, it is recommended that the septic system should stay in their current location.

If you have any questions regarding this information, please call.

Respectfully,
MILLER GEOSCIENCES, INC.

Steven B. Miller, Principal
C.E.G. 1303, Exp. 7-31-17



Joshua Huntington

From: Harvey Shapiro <harvey@sculpturesbysiro.com>
Sent: Tuesday, June 07, 2016 11:35 AM
To: Joshua Huntington
Subject: RE: online material

Follow Up Flag: Follow up
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Categories: Imp

Hello Josh:

I am sorry I didn't get a chance to meet you at the meeting today. Unfortunately, I had a commitment I could not get out of. I spoke to my acting agent, Karen Gmunder, and from what I heard I am disturbed. From what I gather the line of sight was a pretty big issue in the meeting. I am asking you to please continue notifying me of any correspondence and other happenings pertaining to the Zanzuri matter. I strongly feel that if the sight line is not changed I will probably have no other option than to litigate this matter.

Regards,
Harvey

Joshua Huntington

From: Harvey Shapiro <harvey@sculpturesbysiro.com>
Sent: Tuesday, June 07, 2016 8:29 PM
To: Joshua Huntington
Subject: RE: online material

Follow Up Flag: Follow up
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Hello Again,

I hope you don't consider me a pest, but I do have a point of rebuttal to Mr. Zanzuri and a few other questions. After talking to Ms. Gmunder about the hearing, I want to put on record that Mr. Zanzuri's point that only "one small kitchen window" will be looking at his house is absolutely wrong. The truth is that 3 of my 4 bedrooms and 2 bathrooms all will look toward his behemoth. A total of 6 windows in all looking at his house and the reverse..

Questions:

1. Unfortunately, the only issue left seems to be the orientation of his house. Supposedly it is being determined by the septic system and its placement. I understand that the hearing officer requested another feasibility study on this subject. My question is does the landowner have a say in who does the study. I feel he should have no say in who does the investigation so that it remains objective. I would appreciate your guidance in this matter.
2. If August 16th is going to be an open hearing, I have cleared my calendar and will be present. I feel since I have the most to directly lose because this house looks like it is being built, I should have more than 3 minutes. Is this a possibility?
3. I understand that the hearing officer also requested that options be created to mitigate the effects of the orientation of the house. Please be aware that such things as high wall, or tall trees will not be a solution as it will eliminate whatever view remains from my house.

I can tell you this, if that house is not moved my investment will be depreciated. All because he refuses to consider a smaller house. That lot will be taken up entirely by his house. Therefore the impact will be huge from every perspective. It is a mistake. I still believe he should donate that land to the conservancy and make the effort a worthwhile one instead of something that people are going to look at with disdain.

Thank you for your time.

Best,
Harvey

Joshua Huntington

From: Harvey Shapiro <harvey@sculpturesbysiro.com>
Sent: Monday, July 25, 2016 10:46 AM
To: Joshua Huntington; Bruce Durbin
Cc: harvey@sculpturesbysiro.com
Subject: RE: Project No. R2015-00871-(3), Coastal Development Permit No. 201500043

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Imp

Hello:

It is getting closer and closer to August 16th. Since I have not heard anything nor seen anything on your website, I feel the need to communicate my thoughts to you sooner rather than later. I have come up with a plan that I think would prove to be workable. Please see my plan below:

Proposed Plan

In order to explain my thinking on this proposed project, I would like to go over a little history of this proposal. At first, the owners staked out a site on the eastern most portion of the property and facing Mulholland Hwy. To my mind, this was the building site that made the most sense. There are other properties along Mulholland corridor that have done exactly the same thing. Then apparently, with no public comment, that plan was denied. I believe that one of the reasons was because it was a two story design. I was advised by Mr. Huntington that another reason for this denial was the lack of adequate cleared brush to the east of the property. It should be noted that, directly to the North of the proposed structure already sits a two story house. I believe, therefore, with a little bit of cooperation, the brush requirement could be mitigated.

After the rejection of the initial plan, another location was staked out. This location has the new house facing directly into three bedrooms and two bathrooms of my house. As a world renowned artist, I can tell you that this placement will always make this house seem like an oddity. At the June 7th hearing, the planning board asked the owner to test for another area of possibility for the septic tank and drain field because you also felt uncomfortable with the placement of this house. As my profession dictates, I spend a great deal of time at my house. To date, I can tell you I have seen no digging, no probing or anything having to do with septic tank and drain field probabilities on that property. I can only deduce that nothing has been done as per your request.

In the interest of compromise, I would ask the Planning Board and Conservancy to listen to my plan. I believe it is a win-win for all concerned.

My plan is:

1. The proposed homebuilder should be mindful of the fire access that their neighbors need as per the driveway easement on this lot. This neighbor (Anisha Khanna) should be consulted when and if the homebuilder chooses to build a wall in that area. Ms. Khanna needs to sign off on the wall as suitable, as does the fire department.
2. The conservancy will work with the builder, and the builder will work with the conservancy, so that a backyard can be created that is suitable for all. The conservancy should allow further

clearance of wilderness brush to accommodate the builder and if necessary, the builder will reduce the size of the house somewhat to accommodate the conservancy.

3. The two story house should be permitted on the condition that no other houses be built on these two lots ever.

I believe that the Board and Conservancy have a responsibility not only for the present but also for the future. If my plan is agreed to, the neighborhood will be saved from a very large house that is ill placed, in favor of a large house that will blend into the community.

I remind you that the decisions you make today will last forever, and therefore I implore you to be flexible, for the future of the area is at stake.

Thank you,
Harvey M. Shapiro

PS: You may put this out and make it public for all to read