

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: August 13, 2026

HEARING DATE: August 25, 2026 AGENDA ITEM: 3

PROJECT NUMBER: 2017-006506-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")  
No. RPPL2017009778  
Variance No. RPPL2024004250

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2826 Coralglenn Drive, Malibu

OWNER: Inlight Holding LLC

APPLICANT: Nicole Farnoush

CASE PLANNER: Tyler Montgomery, Principal Regional Planner  
Tmontgomery@planning.lacounty.gov

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### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **APPROVAL** of the requested one-year time extension for Project No. 2017-006506-(3), Minor CDP No. RPPL2017009778, and Variance No. RPPL2024004250.

Staff recommends the following motion:

**I, THE HEARING OFFICER, APPROVE THE TIME EXTENSION REQUEST FOR MINOR COASTAL DEVELOPMENT NO. RPPL2017009778 AND VARIANCE NO. RPPL2024004250.**

### **PROJECT DESCRIPTION**

#### **A. Entitlement(s) Requested**

Nicole Farnoush ("Permittee") requests a one-year time extension for the use of Minor CDP No. RPPL2017009778 and Variance No. RPPL2024004250, to construct a 5,022-square-foot single-family residence, an 800-square-foot attached garage, an onsite wastewater treatment system, and a 740-foot-long paved driveway ("Project") on a 5.2-acre property located at 2826 Coralglenn Drive (Assessor's Parcel Number 4457-023-007)

in the unincorporated Santa Monica Mountains Coastal Zone. A variance is required for the widening of a driveway or access road totaling more than 300 feet in length, pursuant to County Code Section 22.44.1920.C.

The Project was approved by the Hearing Officer on October 22, 2024 with an approval expiration date of November 5, 2026. A single one-year time extension may be granted per the provisions of Project Condition No. 8. In accordance with this condition, the Permittee requested a one-year time extension and paid the applicable fee on July 29, 2026. The Permittee asserts that additional time is necessary to begin construction due to delays in the plan check process. If approved, the new approval expiration date would be November 5, 2027.

For questions or additional information, please contact Tyler Montgomery at [tmontgomery@planning.lacounty.gov](mailto:tmontgomery@planning.lacounty.gov).

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Report

Reviewed By: Rob Glaser  
Robert Glaser, Supervising Regional Planner

Report

Approved By: M. Glaser  
Mitch Glaser, Assistant Administrator

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| LIST OF ATTACHED EXHIBITS |  |
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| EXHIBIT A | Project No. 2017-006506 Findings and Conditions<br>(10/23/24) |
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