

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	June 27, 2024		
HEARING DATE:	July 2, 2024	AGENDA ITEM:	3
PROJECT NUMBER:	PRJ2022-000782-(3)		
PERMIT NUMBER(S):	Administrative Coastal Development Permit RPPL2022002209		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	25044 Mulholland Highway, Calabasas, CA		
OWNER:	Gary Gray		
APPLICANT:	Magic Solar		
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov		

This agenda item is a request to authorize forty-nine (49) roof-mounted Q-Cell solar modules, appurtenant equipment including junction boxes, and associated wiring affixed to an existing single-family residence (“Project”).

The Project was continued from the previous hearing dates of February 7, 2023, and April 4, 2023, so that, at the request of the Hearing Officer, the Zoning Code violations consisting of unpermitted grading and fencing (Zoning Enforcement Case No. RPCE2022005384) could be further investigated. On July 18, 2023, the Project was continued again to August 1, 2023, so that the Project could continue to be heard on Hearing Officer Gina Natoli’s scheduled date. The Project was further continued to December 5, 2023, and to July 2, 2024, to give the owner’s agent sufficient time to submit a complete application to address the zoning violations and to give staff the needed time to process the application.

Staff received a complete application on June 26, 2024, for the after the fact landscaping improvements and subsequent grading violation. The grading that occurred resulted in amounts over 50 cubic yards. The application was invoiced and converted to Minor Coastal Development Permit No. RPPL2024003391. Staff will need adequate time to process the submittal and therefore requests another continuance to July 1, 2025.

Staff recommends the following motion:

I, THE HEARING OFFICER, CONTINUE COASTAL DEVELOPMENT PERMIT NO. RPPL2022002209 TO JULY 1, 2025.

Report
Reviewed By: 
Robert Glaser, Supervising Regional Planner

Report
Approved By: 
Mitch Glaser, Assistant Administrator
