

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: November 30, 2023
HEARING DATE: December 5, 2023 **AGENDA ITEM:** 4
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. The Project was continued again on July 18, 2023, to August 1, 2023, so that the Project could continue to be heard on Hearing Officer’s Gina Natoli schedule. On the August 1, 2023, hearing date, the Project was continued to December 5, 2023, 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 an email from the owner’s agent on November 29, 2023, stating the grading plan that is needed to address the Zoning Code violations is still being prepared. Staff feels that an Administrative Coastal Development Permit (ACDP) will be the appropriate permitting procedure to address the Zoning Code violations if the preliminary information shared by the agent regarding the grading quantities is accurate. Once the application package is complete and submitted, Staff will need adequate time to review and process the ACDP.

Staff recommends the following motion:

I, THE HEARING OFFICER, HEREBY CONTINUE THE PUBLIC HEARING FOR COASTAL DEVELOPMENT PERMIT NO. RPPL2022002209 TO JULY 2, 2024.

Report

Reviewed By:



Robert Glaser, Supervising Regional Planner

Report

Approved By:



Mitch Glaser, Assistant Administrator
