

**PROJECT NUMBER**

PRJ2025-001076-(3)

HEARING DATE

N/A

REQUESTED ENTITLEMENT(S)

Administrative Coastal Development Permit (ACDP)
No. RPPL2025001351

PROJECT SUMMARY

OWNER / APPLICANT

Christopher Adams / Cesar Perez

MAP/EXHIBIT DATEX, 2025

PROJECT OVERVIEW

ACDP to authorize 14 roof-mounted solar modules that extend a maximum height of six inches above the existing roof and appurtenant equipment, including junction boxes and associated wiring, affixed to a detached garage associated with an existing single-family residence. The residence was originally approved with a CDP that has future development restrictions requiring a new CDP for any future development.

LOCATION

24641 Piuma Road

ACCESSPiuma Road, a 26-foot-wide public road

ASSESSORS PARCEL NUMBER(S)

4453-002-071

SITE AREA7.15 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREASanta Monica Mountains

LAND USE DESIGNATION

RL-20 (Rural Land– 20 Acre Minimum Required Lot Area)

ZONER-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICTN/A

ENVIRONMENTAL DETERMINATION (CEQA)Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.44.850 (Santa Monica Mountains Coastal Development Permit Findings)
 - Section 22.44.1560 (Development Standards for Solar Energy Devices)
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CASE PLANNER:

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