



**PROJECT NUMBER** PRJ2024-003699-(3) **HEARING DATE** N/A

**REQUESTED ENTITLEMENT(S)**  
Administrative Coastal Development Permit (ACDP)  
No. RPPL2024005462

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Steven Margolis / Michael Kahn

**MAP/EXHIBIT DATE**

August 27, 2024

**PROJECT OVERVIEW**

ACDP to authorize 19 roof-mounted solar modules that extend a maximum height of 18 feet above the existing roof and appurtenant equipment, including junction boxes and associated wiring, affixed to 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**

2910 Valmere Drive

**ACCESS**

Valmere Drive, a 26-foot-wide public road

**ASSESSORS PARCEL NUMBER(S)**

4457-014-021

**SITE AREA**

0.15 acres

**GENERAL PLAN / LOCAL PLAN**

Santa Monica Mountains Local Coastal Program

**PLANNING AREA**

Santa Monica Mountains

**LAND USE DESIGNATION**

RV (Rural Village)

**ZONE**

R-C-10,000 (Rural Coastal – 10,000-square-foot Minimum Required Lot Area)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/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)

**CASE PLANNER:**

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