

**SUPPLEMENTAL  
REPORT TO THE HEARING OFFICER**

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DATE ISSUED:	November 21, 2024	
HEARING DATE:	December 3, 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	

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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 public hearing regarding 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 public hearing 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 public hearing 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 Code violations and to give LA County Planning staff ("Staff") sufficient time to complete their review of 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 ("MCDP") No. RPPL2024003391.

At the continued hearing on July 2, 2024, Staff asked for another continuance to July 1, 2025, to have sufficient time to complete their review of the MCDP application. Hearing Officer Gina Natoli continued the public hearing to December 3, 2024, to receive an update on the status of the pending MCDP application.

The status of the pending MCDP application is that Staff has received the required comments from the Department of Public Works' Grading and Drainage Division regarding the Project and is in the process of completing the Staff Report. Staff needs time to complete the Staff

Report and to schedule a public hearing regarding the MCDP. Therefore, Staff requests another continuance to June 3, 2025. Staff anticipates that the MCDP will be approved, and that the appeal period for the MCDP approval will end, prior to June 3, 2025, which will resolve the Zoning Code violations, enabling this Administrative Coastal Development Permit to be approved.

Staff recommends the following motion:

**I, THE HEARING OFFICER, CONTINUE THE PUBLIC HEARING FOR ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2022002209 TO JUNE 3, 2025.**

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Report

Reviewed By:

*Rob Glaser*

Robert Glaser, Supervising Regional Planner

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Approved By:

*M. Glaser*

Mitch Glaser, Assistant Administrator

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