

May 29, 2025

Idan Shimony  
4705 Laurel Canyon Blvd., Unit: 205  
Valley Village, CA 91607

**PROJECT NO. PRJ2024-003039-(3)**  
**ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2024004507**  
**APN: 4438-001-029**

Dear Mr. Shimony:

Hearing Officer Steven Jareb, by his action of **May 27, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:** The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **June 10, 2025**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Idan Shimony  
May 29, 2025  
Page 2

For questions or for additional information, please contact Jon Schneider of the Coastal Development Services Section at (213) 893-7049, or [jschneider@planning.lacounty.gov](mailto:jschneider@planning.lacounty.gov).

Sincerely,

*Rob Glaser*

AMY J. BODEK, AICP  
Director of Regional Planning

JS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)  
Zoning Enforcement  
California Coastal  
Commission

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-003039  
ACDP NO. RPPL2024004507

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Administrative Coastal Development Permit No. RPPL2024004507 (“ACDP”) on May 27, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before Hearing Officer Diane Temple. Staff presented the matter and recommended approval. There being no public testimony, and the applicants were not present, the Hearing Officer closed the public hearing, found the Project exempt from CEQA, and approved the request.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Idan Shimony (“Permittee”), requests the ACDP to authorize 30 roof-mounted solar modules and appurtenant equipment affixed to an existing single-family residence (“Project”) on a property located 23407 Red Rock Road (“Project Site”) in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.940.
4. **ENTITLEMENT(S) REQUIRED.** The ACDP is required to authorize the placement and maintenance of 30 roof-mounted solar modules and appurtenant equipment, including junction boxes and wiring, affixed to an existing single-family residence in the R-C-20 Zone, pursuant to County Code Sections 22.44.810, 22.44.1560, and 22.44.1750. Roof-mounted solar energy facilities associated with an existing single-family residence would normally be exempt from the requirement to obtain a CDP per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”) (County Code Section 22.44.820.A). However, Coastal Development Permit No. 5-81-439, issued by the California Coastal Commission on December 15, 1988, which approved the construction of the 2,534-square-foot single-family residence with a 500-square-foot detached guest house, 200-square-foot driveway, water well, and septic system, was conditioned with development restrictions requiring a new CDP for any future development. Further, the residence is situated within a mapped Coastal Commission appeal jurisdiction zone of the Santa Monica Mountains Local Coastal Program (“LCP”) Land Use Plan (“LUP”). Any project that can be appealed to the Coastal Commission requires a hearing, per the requirements of the LIP (County Code Section 22.44.940.E) and the Project does not require review by the Environmental Review Board (“ERB”) or the Department biologist, as it consists of a minor improvement to a property with existing development approved pursuant to a valid, unexpired CDP, is proposed within the lawfully-established building site area, and does not require additional fuel modification in H1 or H2 habitats (County Code Section

22.44.1860.C.2.c). Therefore, an ACDP with a public hearing is required for the Project.

5. **LOCATION.** The Project is located at 23407 Red Rock Road, Topanga (Assessor's Parcel Number 4438-001-029) within the Santa Monica Mountains Planning Area.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Land 20, One Dwelling Unit per 20 Acres Maximum Density) land use designation of the LUP. The principal allowed use in the RL20 land use designation is single-family detached residences on relatively large lots.
7. **ZONING.** The Project Site is in the Malibu Zoned District and is zoned R-C-20. Pursuant to County Code Sections 22.44.1750.A.2 and 22.44.1560.B.2, a solar energy array is a use and structure accessory to the principal permitted use (a single-family residence) and requires an ACDP.

#### **8. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	RL20, OS (Open Space)	R-C-20, O-S (Open Space)	Single-family residences, open space, vacant
EAST	RL20, RV (Rural Village), OS	R-C-20, R-C-15,000 (Rural Coastal, 15,000 Square-Foot Minimum Required Lot Area), O-S	Single-family residences, open space, vacant, commercial
SOUTH	RL20, OS-P (Open Space- Parks)	R-C-20, O-S-P (Open Space, Parks), R-C-15,000	Single-family residences, open space/parks, vacant
WEST	OS-P, RL20	O-S-P, R-C-20	Open space/parks, vacant

#### **9. PROJECT AND SITE PLAN DESCRIPTION.**

##### **A. Existing Site Conditions**

The Project Site is approximately nine acres in size and consists of one legal lot developed with a 2,534-square-foot single-family residence with detached accessory structures. The parcel is irregularly shaped and slopes downward from the west to the east. The residence and detached accessory structures are situated

on a relatively flat area on the east side of the parcel. The remaining portion and majority of the parcel is undeveloped.

**B. Site Access**

The Project Site is accessed from an unpaved portion of Red Rock Road, a 15-foot-wide private road, from the southeast section of the parcel. Red Rock Road becomes a 20-foot-wide public road approximately 1,200 feet to the southeast of the Project Site.

**C. Site Plan**

The site plan for the Project depicts an existing 2,534-square-foot single-family residence, a driveway, accessory structures, and trees. The proposed roof-mounted solar modules are shown to be situated on the roof of the residence. The 30 modules are shown to extend a maximum height of six inches above the existing roof with appurtenant equipment. The Project is within the existing building site area of the residence.

**10. CEQA DETERMINATION.**

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on an examination of the Project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The Project qualifies for a Categorical Exemption (Class 3—New Construction or Conversion of Small Structures) under CEQA and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes the installation of small new equipment upon one single-family residence. The Project qualifies for a Class 3 Categorical Exemption because the Project includes the installment of roof-mounted solar modules and appurtenant equipment affixed to the roof of an existing single-family residence ("Project").

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 Categorical Exemptions cited herein. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. However, the proposed Project is not subject to an exception to the CEQA exemptions because the area has been mapped as mostly H3 (disturbed) habitat by the LUP, with H1-Quiet Zone (less than 200 feet from H1) and H1-100 Foot Buffer (less than 100 feet from H1)

overlaying the H3, no impact from the development will extend into any environmental resources of hazardous or critical concern and or particularly sensitive environment. The Project is not expected to impact scenic or historic resources because the Project consists of roof-mounted solar modules that extend a maximum of six inches above the existing roof line and appurtenant equipment attached to an existing single-family residence. The Project Site is also not on any hazardous waste site list. Therefore, the proposed Project is not subject to an exception to the CEQA exemptions, and the Class 3 Categorical Exemption may be applied.

The Project, due to its minimal footprint and height, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

11. **COMMUNITY OUTREACH.** No community outreach was conducted by the Permittee because the Project consists of roof-mounted solar panels, which is an accessory structure and use for the previously approved single-family residence.
12. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, Staff did not receive any comments.
13. **AGENCY RECOMMENDATIONS.** County department consultations were not required, as the Project represents a discretionary approval with a public hearing for roof-mounted solar associated with the previously approved single-family residence.
14. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120, the community was properly notified of the public hearing by mail, and newspaper (Malibu Times). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 9, 2025, a total of 33 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 17 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Monica Local Coastal Program Land Use Plan ("LUP"), as construction of a roof-mounted solar devices is consistent with the RL20 land use designation. The Director finds that the Project is consistent with the underlying RL20 land use designation because the proposed roof-mounted solar panel array is a permitted accessory use and integrally related to the principal permitted use (single-family residence), is appropriately designed, is located on existing development, and is consistent with all development standards of the LIP.
16. **GOALS AND POLICES.** The Hearing Officer finds that the Project is consistent with LUP Policies Regarding New Development, including Policy CO-76, which directs new development to minimize grading, alteration of physical features, and vegetation

clearance to prevent soil erosion. The Project is proposing a roof-mounted design that eliminates the need for any grading or brush clearance activities.

**17. GOALS AND POLICES.** The Hearing Officer finds that the Project is consistent with LCP Scenic Resources Goals Policy CO-128, which states that new development shall be subordinate to the character of its setting. The roof-mounted solar array is proposed on a developed parcel with a single-family residence. In the immediate vicinity of the Project Site there are other developed parcels containing single-family residences. The panels will extend a maximum of six inches above the roof surface, which is consistent with the LIP allowance of six feet above the maximum allowable height.

**18. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with LCP Scenic Resources Goals Policy CO-145, which directs that solar energy devices/panels shall be sited on the rooftops of permitted structures where feasible, to minimize site disturbance and the removal of native vegetation. The Project, a solar energy array, is proposed to be mounted on the roof of an existing single-family residence.

#### **ZONING CODE CONSISTENCY**

**19. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as roof-mounted solar energy arrays/devices are permitted as an accessory use to a principal permitted use (single-family residence) in such zone with an ACDP pursuant to County Code Section 22.44.1750 and 22.44.1560. The Project qualifies for the ACDP, as the development is an improvement to a property containing existing development approved pursuant to a valid Los Angeles County building permit and CDP Number 5-81-439, is mounted to the roof of the existing residence, and will not result in any development or impacts within H1 or H2 Habitats. All other applicable standards of the Los Angeles County Zoning Ordinance (Los Angeles County Code, Title 22) would be met.

**20. HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1560.B.2, limiting the height of roof-mounted solar facilities to six feet above the maximum allowable height. The site plan depicts the roof-mounted solar array having a maximum height of six inches above the roof surface.

**21. ALTERNATIVE ENERGY.** The Hearing Officer finds that the Project is consistent with the standards identified for solar energy devices identified in County Code Section 22.44.1560. The Project meets the requirements and preferred location for solar energy devices to be roof mounted.

**22. BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource's requirements of County Code Section 22.44.1800. et. seq. The Project is located within H3 Habitat (significantly disturbed and/or developed areas) and H1 Quiet Zone and H1-100 Foot Buffer. That said, the development proposed is permitted in the H1 Quiet Zone and H1-100 Foot Buffer because the Project is on a lawfully created parcel; provides the landowner minimum, reasonable

economic use of the property; the Project cannot avoid H1 Quiet Zone; the maximum feasible width for the Quiet Zone and 100 Foot is between the development and the H1 Habitat Buffer; the Project is mounted on the roof of the and appurtenant equipment attached to the existing single-family residence and does not impact the environment; and all feasible mitigation measures have been provided to minimize adverse environmental effects. (22.44.1890.E.12.a-f) (22.44.1890.D.8.a-f). Further, because it is mounted to the roof of the existing single-family residence and does not require new fuel modification or increase the existing fuel modification zone of the residence, it does not require review by either Department of Regional Planning biologist or the ERB, as determined by the Director (County Code Section 22.44.1860.C.2.c).

### **COASTAL DEVELOPMENT PERMIT FINDINGS**

23. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Hearing Officer finds that the Project is proposed to be installed on an existing, legal single-family residence within H3 and H1-quiet Zone Habitats and does not require review from the ERB pursuant to 22.44.1860. The Project is integrated with the existing development and minimizes the amount of disturbance that will occur on the Project Site. The Project is consistent with the applicable policies of the Santa Monica Mountains Land Use Plan, the R-C Zone development standards, the community-wide development standards, and the area-specific development standards of the LIP.
24. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project is not located between the nearest road near the shoreline or the shorelines of any body of water in the coastal zone, nor is the site used for public access or public trails in the vicinity. Therefore, the Project does not need to meet the requirements of Chapter 3 of Division 20 of the Public Resources Code.

### **ENVIRONMENTAL FINDINGS**

25. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3--New Construction or Conversion of Small Structures) categorical exemption. The Project involves the construction and maintenance of roof-mounted solar modules and appurtenant equipment on an existing single-family residence. The Project does not qualify as an exception to exemption because it is not located in an environmentally sensitive area and does not contain any scenic or historic resources. Therefore, the Project is not expected to have any significant effects on the environment.

### **ADMINISTRATIVE FINDINGS**



**26. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. That the proposed development is in conformity with the LCP; and
- B. That the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 of the State CEQA Guidelines (Class 3--New Construction or Conversion of Small Structures) Categorical Exemption; and
- 2. Approves **ACDP NO. RPPL2024004507**, subject to the attached conditions.

**ACTION DATE: May 27, 2025**

RG:TM:JS  
03/25/25

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-003039-(3)  
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2024004507**

**PROJECT DESCRIPTION**

The Project consists of the construction of 30 roof-mounted solar modules, appurtenant equipment, and associated wiring affixed to an existing single-family residence on a property located at 23407 Red Rock Road in the Santa Monica Mountains Coastal Zone subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

**PROJECT SITE SPECIFIC CONDITIONS**

14. The 30 roof-mounted solar panel modules, associated equipment, and wiring shall be entirely affixed to the existing single-family residence.

RG:TM:JS  
3/25/25