

**SUPPLEMENTAL  
REPORT TO THE HEARING OFFICER**

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DATE ISSUED: June 20, 2024  
HEARING DATE: July 2, 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 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 Gina Natoli's 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 June 18, 2024, stating the grading plan that is needed to address the Zoning Code violations has been prepared. According to the grading plan the project entailed 64 cubic yards of cut and 126 cubic yards of fill. A Minor Coastal Development Permit will be required as stated in the Santa Monica Mountains Local Implementation Program (County Code Section 22.44.1260.C.2) for a project that involves grading amounts from 50 cubic yards to 5,000 cubic yards of total cut plus fill material. Once a complete application is received, staff will need adequate time to process the permit.

Staff recommends the following motion:

**I, THE HEARING OFFICER, TAKE COASTAL DEVELOPMENT PERMIT NO.  
RPPL2022002209 OFF CALENDAR.**

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Report  
Reviewed By:   
Robert Glaser, Supervising Regional Planner

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Approved By:   
Mitch Glaser, Assistant Administrator

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