

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	February 19, 2026	
MEETING DATE:	February 25, 2026	AGENDA ITEM: 8
PROJECT NUMBER:	2018-000646-(3)	
PERMIT NUMBER:	Minor Coastal Development Permit ("Minor CDP") No. RPPL2018000993	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	2425 Las Flores Road, Malibu (Assessor's Parcel Number 4448-026-050)	
OWNER:	Ricardo and Mariela Caravetta	
APPLICANT:	Amit Apel Design	
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov	

This agenda item is a request for a Minor CDP to construct a single-family residence with a detached garage, a swimming pool, landscaping/hardscaping improvements, and encroachments into the protected zones of four oak trees ("Project"). The Project was approved by the Hearing Officer at a public hearing on December 2, 2025. Subsequently, LA County Planning staff ("Staff") received an appeal of the Hearing Officer's decision on December 16, 2025.

After the distribution of the Report to the Regional Planning Commission ("RPC") dated February 12, 2026, Staff received an email from the appellant on February 17, 2026, requesting to withdraw their appeal of the Hearing Officer's decision. Staff has asked the appellant to submit a signed version of their request to withdraw their appeal and will provide the signed version to the RPC next week.

Since the appellant has withdrawn their appeal, the RPC does not need to open the public hearing.

Report

Reviewed By:



for Robert Glaser

Robert Glaser, Supervising Regional Planner

Report

Approved By:



Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Email received from the appellant

From: malibucarz1@gmail.com
To: [Shawn Skeries](#)
Subject: Fwd: Withdraw of appeal Project No. 2018-000646-(3), 2425 Las Flores Canyon Road, Hearing Date 2/25/2026
Date: Tuesday, February 17, 2026 12:33:16 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Ricardo Caravetta <rcaravetta@verizon.net>
Date: February 17, 2026 at 9:34:38 AM PST
To: Justin Silvers <malibucarz1@gmail.com>
Subject: Withdraw of appeal Project No. 2018-000646-(3), 2425 Las Flores Canyon Road, Hearing Date 2/25/2026

To:
appeal@planning.lacounty.gov; sskeries@planning.lacounty.gov; rcaravetta@verizon.net

From:
Justin Silvers, Appellant

Good morning Sir or Madam,

I would like to withdraw and conclude the appeal filed on December 16, 2026 regarding:

Project No. 2018-000646-(3)
2425 Las Flores Canyon Road, Malibu CA 90265
Hearing Date: 2/25/2026

Sincerely,

Justin Silvers
2356 Live Oak Meadows Rd
Malibu CA 90265
(310) 880-2719
malibucarz1@gmail.com