

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	October 2, 2025	
HEARING DATE:	October 7, 2025	AGENDA ITEM: 4
PROJECT NUMBER:	2018-000646-(3)	
PERMIT NUMBER(S):	Minor Coastal Development Permit 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 Regional Planner sskeries@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-000646-(3), Minor CDP No. RPPL2018000993 based on the Findings contained with the Report to the Hearing Officer dated September 25, 2025 ("Report"), and subject to the Draft Conditions of Approval attached to the Report.

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL20180000993 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

BACKGROUND

This agenda item is a request to authorize a new 4,821-square-foot, 18-foot-tall single-family residence with a 1,008-square-foot detached garage and other accessory development (“Project”) at 2425 Las Flores Road in the unincorporated Santa Monica Mountains (“Project Site”).

MEETING WITH NEIGHBORS

On September 29, 2025, Staff met with neighbors of the Project Site and their representatives to hear their concerns regarding the design of the Project. Although multiple neighbors attended this brief meeting, the issue raised was the proposed residence’s proximity to the existing retaining wall on one of the shared property lines, so the issue only related to one neighbor. The distance between the proposed residence and the existing retaining wall on one of the shared property lines would serve as the proposed residence’s required side yard setback. The consensus view was that the proposed residence is too close to the neighboring residence, although it complies with the minimum required side yard setback distance. The concern was that the closeness would hinder defensible space to the one neighbor’s residence in the event of a wildfire.

Report

Reviewed By:

Rob Glaser

Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser

Mitch Glaser, Assistant Administrator
