

DIRECTOR'S REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: November 26, 2025

HEARING DATE: December 10, 2025 AGENDA ITEM: 5(a)

PROJECT NUMBER: PRJ2025-004078-(3)

PERMIT NUMBER(S): Administrative Coastal Development Permit
("ACDP") No. RPPL2025003537

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2939 Gorge Road, Malibu

OWNER: Gary Morrison

APPLICANT: Travis Bruce

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

DIRECTOR'S ACTION

The Director of Planning, by her action of October 30, 2025, has **APPROVED** the above-referenced ACDP pursuant to County Code Sections 22.44.940.E, 22.44.940.G, and 22.44.1020. The appeal period for this request ended on November 13, 2025.

PROJECT DESCRIPTION

The ACDP authorizes a 34-square-foot addition to the northwest side of an existing 2,069-square-foot single-family residence ("Project") on a 1.98-acre lot in the R-C-1 (Rural Coastal — One Acre Minimum Required Lot Area) Zone within the Las Flores Heights Rural Village of the Santa Monica Mountains Coastal Zone. This Project is categorically exempt (Class 3 - New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements. The Class 3 Exemption specifically pertains to small structures associated with an existing permitted use, such as the proposed residential addition.

Pursuant to County Code Section 22.44.940.I.2, if one-third or more of the full membership of the Commission so request, the issuance of an ACDP shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a Major CDP application subject to all the provisions of the Santa Monica Mountains Local Implementation Program.

Report
Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Administrative CDP Approval (10/30/25)

October 30, 2025

Travis Bruce
225 E. 16th Street
Los Angeles, CA 90015

PROJECT NO. PRJ2025-004078-(3)
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2025003537
2939 GORGE ROAD, MALIBU (APN 4448-027-089)

Dear Applicant:

The LA County Planning Director (“Director”), by her action of **October 30, 2025**, has approved the above-referenced project. Enclosed are the Director’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 Director’s decision. The appeal period for this project will end at 5:00 p.m. on **November 13, 2025**. Appeals must be submitted to 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. 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. 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.

For questions or for additional information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051, or tmontgomery@planning.lacounty.gov.

Travis Bruce
October 30, 2025
Page 2

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:TM

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

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

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE DIRECTOR
AND ORDER
PROJECT NO. PRJ2025-004078-(3)
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2025003537**

1. **ENTITLEMENT(S) REQUESTED.** The permittee, Travis Bruce ("Permittee"), requests an Administrative Coastal Development Permit ("CDP") to construct a 34-square-foot addition to an existing 2,069-square-foot single-family residence in the R-C-1 (Rural Coastal—One Acre Minimum Required Lot Area) Zone ("Project") pursuant to Los Angeles County Code ("County Code" section 22.44.1750.A).
2. **ENTITLEMENT(S) REQUIRED.** The Project is a request to construct a 34-square-foot addition to the northwest side of an existing 2,069-square-foot single-family residence. No grading is proposed. The existing residence was approved in 1983 by a CDP (5-82-818). This CDP includes a future development restriction requiring a new CDP for any subsequent development on the site. Thus, the Permittee has applied for an Administrative CDP pursuant to County Code section 22.44.940.
3. **PROJECT LOCATION.** The Project is located at 2939 Gorge Road (Assessor's Parcel Number 4448-027-089), unincorporated Malibu, within the Las Flores Heights Rural Village of the Santa Monica Mountains Coastal Zone ("Project Site").
4. **LAND USE DESIGNATION.** The Project Site is located within the RV (Rural Village) land use category of the Santa Monica Mountains Local Coastal Program ("LCP") Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-1. Pursuant to County Code Section 22.44.1750, a single-family residence is the principal permitted use in the R-C Zone.
6. **PROJECT AND SITE PLAN DESCRIPTION.**
 - A. Existing Site Conditions

The Project Site has an area of 1.98 acres. The parcel is irregular in shape and bordered to the southeast by Gorge Road and to the northwest by Las Flores Canyon Road. Vacant land is located to the north and west, vacant land and single-family residences to the south, and open space to the east. The central portion of the site contains a two-story, 2,069-square-foot single-family residence, an attached two-car garage, and a driveway, which were approved with a CDP in 1983. The Project Site slopes downward from northwest to southeast and is accessed by from Gorge Road to the southeast. The Project Site consists entirely of H3 habitat, and all development would occur within H3 habitat.
 - B. Site Access

Gorge Road, a private road, is located immediately to the east of the Project Site and connects to Las Flores Heights Road, a 40-foot-wide public road approximately

1,000 feet to the north and to Las Flores Canyon Road, a 40-foot-wide public road approximately 1,800 feet to the south.

C. Site Plan

The site plan for the Project depicts an addition of 34 square feet to the northwestern side of an existing 2,069-square-foot, two-story single-family residence. The expansion would enlarge the kitchen and would be limited to the first floor with a maximum height of 10 feet above grade. No grading is proposed.

7. **PREVIOUS ENTITLEMENTS.** A single-family caretaker's residence and nursery were approved by a CDP (5-82-818) in 1983. The original CDP includes a condition of approval requiring a new CDP for any subsequent development on the site.
8. **PUBLIC COMMENTS.** No public comments were received regarding the Project.
9. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 - New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures, and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct an addition to an existing single-family residence.

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 Exemption 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, result in an overall cumulative effect, or affect historic resources or hazardous waste sites. However, the proposed Project is not subject to an exception to the CEQA exemptions, as all development is located within existing building site areas mapped as H3 Habitat. Structures would consist of a one-story residential addition with a maximum height of 10 feet, and thus it is unlikely to cause damage to scenic resources or result in a significant cumulative effect. The Project is also not in proximity to historic resources or hazardous waste sites. Therefore, the Project is categorically exempt from CEQA.

10. **LEGAL NOTIFICATION.** The Director finds that pursuant to Section 22.44.990 of the County Code, the community was properly notified of the application by mail and property posting. On September 11, 2025, a total of 25 Notices of Application were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Director finds that the proposed project is consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan ("LUP"), as the use would be a small addition to an existing single-family residence on a relatively small lot, which is consistent with the Rural Village land use designation.
12. **GOALS AND POLICIES.** The Director finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

The Project would consist of construction of a one-story, 34-square-foot addition to an existing single-family residence. No additional landform alteration or vegetation removal will be conducted. This would result in minimal impact on the rural character of the area.

ZONING CODE CONSISTENCY FINDINGS

13. **PERMITTED USE IN ZONE.** The Director finds that the Project is consistent with the R-C-1 zoning classification, as it consists of an addition to an existing single-family residence, which is the principal permitted use within the R-C Zone (County Code Section 22.44.1750).
14. **GRADING.** The Director finds that the Project is consistent with the standards identified in County Code section 22.44.1260. No grading is proposed as part of the Project.
15. **BIOLOGICAL RESOURCES.** The Director finds that the Project is consistent with the standards identified in County Code Sections 22.44.1910 and 22.44.1920. The Project is located within an area mapped as H3 Habitat. No oak trees or other native trees are proposed for encroachment or removal, and no trees of any kind would be removed. It is also outside any designated Coastal Commission appealable jurisdiction. The proposed development area is less than 200 feet from H1 Habitat to the southeast. However, because the Project is an addition to an existing single-family residence that is within an existing developed area, does not raise the height of any structure, and does not require additional fuel modification, it is exempt from review by both the

Environmental Review Board (“ERB”) and the department biologist (County Code Section 22.44.1860).

16. **RURAL VILLAGE.** County Code Section 22.44.2140 includes specific development standards within Rural Villages. This includes a maximum gross structural area (“GSA”) that is based on the area and average slope of the site. Based on this formula, the maximum GSA for the Project Site has been calculated to be 4,903 square feet, while the proposed GSA would be 2,709 square feet. Each dwelling unit in a Rural Village must also have two covered and—where feasible—two additional uncovered off-street parking spaces. The existing single-family residence includes a two-car garage and a driveway that is capable of parking at least two vehicles.

COASTAL DEVELOPMENT PERMIT FINDINGS

17. **The Director finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project complies with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat categories, and native tree preservation.
18. **The Director 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 Site is not located between the ocean and the nearest public road, so coastal access requirements would not be applicable.

ENVIRONMENTAL FINDINGS

19. The Director finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15303 (Class 3, Construction or Conversion of Small Structures categorical exemption). The Class 3 Exemption specifically pertains to a single-family residence. Categorical Exemptions are subject to the exceptions listed in the State CEQA Guidelines section 15300.2. However, no exceptions to the use of the Class 3 Categorical Exemption apply for this Project. All development is proposed within H3 habitat, which is not considered a habitat of critical concern. Because of this, the Project is not expected to have a cumulative or significant impact, nor is it expected to result in adverse impacts to scenic highways or historical resources. Therefore, a Class 3 Categorical Exemption may be applied.

ADMINISTRATIVE FINDINGS

20. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Director’s decision is based in this matter is at the Los Angeles County Department of Regional 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES THAT:

- A. The proposed development with the attached conditions is in conformity with the Santa Monica Mountains Local Coastal Plan.
- B. The proposed development is not located between the sea or shoreline of any body of water and the nearest public road.

THEREFORE, THE DIRECTOR:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, Construction or Conversion of Small Structures); and
- 2. Approves Coastal Development Permit No. RPPL2025003537, with the attached conditions.

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

c: DPW (Building & Safety); Coastal Commission

RG:TM
10/30/25

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-004078-(3)
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2025003537**

PROJECT DESCRIPTION

The Project consists of a 34-square-foot, one-story addition to an existing 2,069-square-foot single-family residence. The Project is 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 22.44.1090 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 shall 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 shall 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 \$200.00 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 22.56, Part 13 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").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PROJECT SPECIFIC CONDITIONS

16. Any activity requiring a grading permit shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, unless permitted pursuant to the provisions of the Santa Monica Mountains LIP (County Code Section 22.44.1260).
17. Total Project grading shall not exceed 50 cubic yards.

RG:TM
10/28/25