

**PROJECT NUMBER**

2018-000646-(3)

HEARING DATE

October 7, 2025

REQUESTED ENTITLEMENT(S)

Minor Coastal Development Permit (“Minor CDP”) No.
RPPL2018000993

PROJECT SUMMARY

OWNER / APPLICANT

Ricardo and Mariela Caravetta / Amit Apel Design

MAP/EXHIBIT DATE

06/30/2025

PROJECT OVERVIEW

Minor CDP for construction of a new 4,821-square-foot, 18-foot tall, two-story single-family residence, 1,008 square-foot detached garage, and onsite wastewater treatment system (“OWTS”) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping. The Project would result in the encroachment into the protected zones of four oaks trees and a total of 2,413 cubic yards of grading (2,399 cubic yards cut, 14 cubic yards fill) with 2,386 cubic yards to be exported off site to a licensed receiving facility, additionally 718 cubic yards of recompaction is proposed.

LOCATION

2425 Las Flores Road, Malibu

ACCESS

Las Flores Road

ASSESSORS PARCEL NUMBER(S)

4448-026-050

SITE AREA

2.5 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

ZONED DISTRICT

The Malibu

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL20 (Rural Land 20—One dwelling unit per 20 acres maximum)

ZONE

R-C-20 (Rural Coastal—20 Acre Minimum Lot Area)

PROPOSED UNITS

1

MAX DENSITY/UNITS

One dwelling unit

APPLICABLE STANDARDS DISTRICT(S)

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.950 (Coastal Development Permit – Oak Tree Requirements)
 - 22.44.1750 (R-C Zone Development Standards)
 - 22.44.1910.I (Biological Resources - Land Planning and Development Standards)
 - 22.44.2040 (Scenic Resources – Development Standards)

CASE PLANNER:

Shawn Skeries

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