

Mailing date: 4/30/2024

Check No. \_\_\_\_\_



# Notice of Exemption

**City of Malibu  
Planning Department**

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
(310) 456-2489

L.A. County Registrar-Recorder  
L.A. County Clerk  
12400 E. Imperial Highway, Room #1201  
Norwalk, CA 90650

**Project Title:** Administrative Plan Review No. 22-043, Coastal Development Permit Exemption No. 23-136, Demolition Permit No. 24-002, and Categorical Exemption No. 23-151

**Project Location – Specific:** 31636 Broad Beach Road

**Project Location – City:** Malibu      **Project Location – County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** Major remodel. 42.72% exterior wall demolition. Relocate the garage stairs and adding 2 parking spaces

**Name of Public Agency Approving Project:** City of Malibu

**Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals:** John Maak, Landry Design, on behalf of Property Owner William Lopatin and Joan Lopatin, TTEES of The Lopatin Family Trust

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268): \_\_\_\_\_
- Declared Emergency (Sec. 21080(b)(3); 15269(a)): \_\_\_\_\_
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)): \_\_\_\_\_
- Categorical Exemption; Type and section number: Sections: 15301(a) - Existing Facilities, and 15303(e) - New Construction or Conversion of Small Structures
- Statutory Exemptions; Code number: \_\_\_\_\_

**Reasons why project is exempt:** The project, as described above, is consistent with the classes of projects described in CEQA Guidelines Sections 15301(a), and 15303(e) that are considered exempt from further CEQA review. None of the exceptions described in Section 15300.2 apply. No potentially significant impacts will result from the project, either singularly or cumulatively.

**Lead Agency Contact Person:**

  
\_\_\_\_\_  
Adrian Fernandez, Assistant Planning Director

**Date:** 4/18/2024

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with OPR: \_\_\_\_\_