

Mailing date: 8/16/2024

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:** Coastal Development Permit No. 21-031, Appeal No. 24-009, Site Plan Review No. 21-026, Demolition Permit No. 23-002, and Categorical Exemption No. 24-147

**Project Location – Specific:** 28820 Cliffside Drive

**Project Location – City:** Malibu

**Project Location – County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** An application to demolish an existing two-story single-family residence with attached garage and construction of a new two-story 6,647 square foot single-family residence with a 921 square foot attached garage and 1,080 square foot basement, landscaping, onsite wastewater treatment system, and swimming pool/spa, including a site plan review for height over 18 feet

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

**Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals:** XTEN Architecture, on behalf of Property Owner TJS Real Estate, LLC

**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: 15303(a) - New Construction or Conversion of Small Structures, 15304(b) - Minor Alterations to Land, 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 15303(a), 15304(b), 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:**

  
Maureen Tamuri, Interim Planning Director

**Date:** 8/5/2024

Signed by Lead Agency  
 Signed by Applicant

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