

Mailing date: 3/28/2025  
Check No. \_\_\_\_\_



# Notice of Exemption

**City of Malibu  
Planning Department**

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

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

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

**Project Title:** Coastal Development Permit No. 19-015, Certificate of Compliance No. 24-002, and Categorical Exemption No. 23-094

**Project Location – Specific:** 30411 Pacific Coast Highway

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

**Description of Nature, Purpose, and Beneficiaries of Project:** An application for the construction of a new 8,555 square foot single-family residence, including a 1,010 square foot basement and subterranean garage, a detached trellis, new pool and decking, onsite wastewater treatment system, landscaping and associated development

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

**Name of Applicant/Permitee/Property Owner/Recipient of Project Approvals:** Vitus Matare and Associates, on behalf of Property Owner Khosro David Illulian 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: 15303(a) - New Construction or Conversion of Small Structures, 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), 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:** 3/17/2025

Signed by Lead Agency      Date Received for Filing with OPR: \_\_\_\_\_  
 Signed by Applicant