



Notice of Exemption

Mailing date: 8/25/2026

Check No. _____

City of Malibu
Community Development 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: Accessory Dwelling Unit No. 25-004

Project Location – Specific: 24611 Plover Way

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

Description of Nature, Purpose, and Beneficiaries of Project: Convert an existing office on the first floor of a single-family residence into a one-bedroom 232-square-foot accessory dwelling unit.

Name of Public Agency Approving Project: City of Malibu

Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals: 121 Design Build Inc, on behalf of Property Owner, Bahram Khazai

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: _____
- ☒ Statutory Exemptions; Code number: Pub. Res. Code § 21080(b)(1); CEQA Guidelines § 15268

Reasons why project is exempt: The project, as described above, is consistent with the classes of projects described in CEQA Guidelines Section 15268 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:

Yolanda Bundy
Yolanda Bundy, Community Development Director

Date: 8/12/2026

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with OPR: _____