1. Meeting Agenda

   Documents: PC160127_AGENDA.PDF

2. Item 3B1 - Administrative Coastal Development Permit No. 14-077 / 6325 Malibu Park Lane

   Documents: PC160127_ITEM3B1.PDF

3. Item 5A - Coastal Development Permit No. 13-040 / 5723 Busch Drive

   Documents: PC160127_ITEM5A.PDF

4. Item 5B - Conditional Use Permit Amendment No. 15-002 / 22716 Pacific Coast Highway

   Documents: PC160127_ITEM5B.PDF

5. Item 5C - Sign Permit No. 14-022 / 22853 Pacific Coast Highway

   Documents: PC160127_ITEM5C.PDF

6. Item 5D - Coastal Development Permit No. 14-005 / 33355 Pacific Coast Highway

   Documents: PC160127_ITEM5D.PDF

7. Item 5E - Administrative Plan Review No. 15-105 / 33014 Pacific Coast Highway

   Documents: PC160127_ITEM5E.PDF

8. Item 5F - Zoning Text Amendment No. 15-005 / Citywide

   Documents: PC160127_ITEM5F.PDF

Malibu Planning Commission
Special Meeting Agenda

Wednesday, January 27, 2016
6:30 p.m.
City Hall – Council Chambers
23825 Stuart Ranch Road

Call to Order – Chair

Roll Call – Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – January 20, 2016

1. Ceremonials / Presentations

None.

2. Written and Oral Communication from the Public

A. Communications from the Public concerning matters which are not on the agenda but for which the Planning Commission has subject jurisdiction. The Planning Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

B. Planning Commission and staff comments and inquiries

3. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 14-077 – An application for a remodel and addition to an existing single-family residence and associated development

Location:	6325 Malibu Park Lane, not within the appealable coastal zone
APN:	4469-025-045
Zoning:	Rural Residential-Two Acre (RR-2)
Applicant:	Vitus Matare
Owner:	KFG Properties, LLC
Application Filed:	December 11, 2014
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 14-077.

4. Continued Public Hearings

None.

5. New Public Hearings

A. Coastal Development Permit No. 13-040, Conditional Use Permit No. 13-015, Variance Nos. 13-042, 13-043 and 15-036 - An application for the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards

Location:	5723 Busch Drive, not within the appealable coastal zone
APN:	4469-028-006
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Los Angeles County Waterworks District No. 29
Owner:	Serra Canyon Co., LTD
Application Filed:	August 29, 2013
Case Planner:	Senior Planner Fernandez, 456-2489 ext. 482

Recommended Action: Adopt Planning Commission Resolution No. 16-06 determining the project is consistent with the Lower Busch Tank Negative Declaration previously adopted by the Los Angeles County Board of Supervisors under the California Environmental Quality Act and its addendum, approving Coastal Development Permit No. 13-040 to allow the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards, Conditional Use Permit No. 13-015 for a water tank on a rural residential parcel, Variance (VAR) No. 13-042 for the height of the water tank to exceed 24 feet in height for a flat roof to a height of 30 feet, 10 inches, and VAR No. 13-043 for the reduction of the required 20 foot front yard setback to the proposed zero front yard setback, and denying VAR No. 15-036 to double the impermeable coverage allowed for the site in the Rural Residential-Two Acre zoning district located at 5723 Busch Drive (Serra Canyon Co., LTD).

B. Conditional Use Permit Amendment No. 15-002 and Administrative Plan Review No. 15-067 – An application to amend Conditional Use Permit No. 12-004 to add a bar within the existing outdoor dining area, change California Department of Alcoholic Beverage Control License Type 47 (On-Sale General Eating Place) to Type 57 (Special On-Sale General) and authorize the Planning Director to Submit a Letter of Public Convenience or Necessity to the ABC for the Use

Location:	22716 Pacific Coast Highway
APN:	4452-004-070
Zoning:	Community Commercial (CC)
Applicant:	Montalba Architects
Tenant:	SOHO's Little Beach House Malibu
Owner:	Malibu Cantina, LLC
Application Filed:	August 3, 2015
Case Planner:	Associate Planner Contreras, 456-2489 ext. 265

Recommended Action: Adopt Planning Commission Resolution No. 16-14 approving Conditional Use Permit Amendment No. 15-002 and Administrative Plan Review No. 15-067, to amend Conditional Use Permit No. 06-010 for an existing 7,100 square foot restaurant, with indoor and outdoor seating and alcohol service, to add a bar within the existing outdoor dining area, resulting in no increase in overall service area, change the California Department of Alcoholic Beverage Control (ABC) License from a Type 47 (On-Sale General Eating Place) to a Type 57 (Special On-Sale General) to limit alcohol sales to members only, and authorize the Planning Director to Submit a Letter of Public Convenience or Necessity to the ABC to allow issuance of the new license type for the use located at 22716 Pacific Coast Highway (Malibu Cantina, LLC / SOHO's Little Beach House Malibu).

C. Sign Permit No. 14-022, Minor Modification No. 15-001, and Variance No. 15-003 - An application for the approval of two signs on a commercial building (Hertz) that exceed the allowable square footage pursuant to the sign code

Location:	22853 Pacific Coast Highway
APN:	4452-020-031
Zoning:	Community Commercial (CC)
Applicant:	Robert May
Tenant:	Hertz Rental Car
Owner:	James Davidson
Application Filed:	May 22, 2014
Case Planner:	Assistant Planner Colvard, 456-2489 ext. 234

Recommended Action: Adopt Resolution No. 16-11, determining the project is categorically exempt from the California Environmental Quality Act, and approving Sign Permit No. 14-022 to allow for the approval of two signs on a commercial building including Minor Modification No. 15-001 to allow for the placement of two signs and Variance No. 15-003 for an increase in the allowable square footage of the signs in the Community Commercial zoning district located at 22853 Pacific Coast Highway (Davidson/Hertz Rental Car).

D. Coastal Development Permit No. 14-005, Variance No. 15-048 and Site Plan Review No. 14-006 - An application for the construction of a new single-family residence and associated development

Location:	33355 Pacific Coast Highway, not within the appealable coastal zone
APN:	4473-003-015
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Burdge and Associates
Owner:	Jake Lingo
Application Filed:	February 4, 2014
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-20 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-005 to allow for the construction of a new 6,705 square foot single-family residence, garage, and basement, 560 square foot second residential unit above a detached 857 square foot work room and garage, swimming pool,

spa, alternative onsite wastewater treatment system, gates, fencing, hardscape and landscaping, including Variance No. 15-048 to allow for retaining walls in excess of six feet in height, and a Site Plan Review No. 14-006 for construction in excess of 18 feet in height, located in the Rural Residential Two-Acre Zoning District at 33355 Pacific Coast Highway (Lingo).

E. Administrative Plan Review No. 15-105, Variance No. 15-024, and Site Plan Review No. 14-054, Demolition Permit No. 15-017 – An application to modify an existing two-story single-family residence and associated development

Location:	33014 Pacific Coast Highway, within the appealable coastal zone
APN:	4473-018-008
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Marny Randall
Owner:	Harpareno Trust
Application Filed:	October 29, 2015 (amended); December 4, 2014 (original application)
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-19, determining the project is categorically exempt from the California Environmental Quality Act, and approving Administrative Plan Review No. 15-105 to modify an existing two-story single-family residence with an interior and exterior remodel, a 73 square foot addition, and a new stairway entrance, including Variance No. 15-024 for an addition that maintains a nonconforming two-thirds condition at the second floor, Site Plan Review No. 14-054 for construction over 18 feet in height, up to 28 feet for a pitched roof, and Demolition Permit No. 15-017 for the demolition of less than 50 percent of exterior walls for a project located in the Rural Residential-Two Acre zoning district located at 33014 Pacific Coast Highway (Harpareno Trust).

F. Zoning Text Amendment No. 15-005 - An Amendment to Malibu Municipal Code Sections 17.02.060 (Definitions), 17.04.050 (Determination of Permitted Uses), and 17.66.120 (Medical Marijuana Dispensaries) to Regulate Medical Marijuana, and Addition of Chapter 17.77 (Medical Marijuana Delivery and Cultivation) to Title 17 (Zoning) to Prohibit the Cultivation, Delivery, and Mobile Dispensing of Medical Marijuana in All Zones Throughout the City

Location:	Citywide
Applicant:	City of Malibu

Recommended Action: Planning Commission Resolution No. 16-16 recommending that the City Council adopt the ordinance as proposed, or adopt the ordinance with modifications, and approve Zoning Text Amendment No. 15-005, amending Sections 17.02.060 (Definitions), 17.04.050 (Determination of Permitted Uses), and 17.66.120 (Medical Marijuana Dispensaries), to regulate medical marijuana, and adding Chapter 17.77 (Medical Marijuana Delivery and Cultivation) to Malibu Municipal Code (MMC) Title 17 (Zoning) to prohibit the cultivation, delivery, and mobile dispensing of medical marijuana in all zones throughout the City.

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

None.

Adjournment

Future Planning Commission Meetings

Monday, February 1, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Wednesday, February 10, 2016	6:30 p.m.	Joint City Council / Planning Commission Special Meeting	City Hall Council Chambers
Tuesday, February 16, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, February 29, 2016	6:30 p.m.	Special Planning Commission Meeting	City Hall Council Chambers
Monday, March 7, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers

Guide to Planning Commission Proceedings

The Oral Communication portion of the agenda is for members of the public to present items which are not listed on the agenda, but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff, unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up at an appropriate time on those items needing response. Each speaker is limited to three (3) minutes. Time may be surrendered by deferring one (1) minute to another speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard. In order to be recognized and present an item, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair (forms are available outside the Council Chambers). Speakers are taken in the order slips are submitted.

Items in Consent Calendar Section A have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

Items in Consent Calendar Section B have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted. Public speakers shall follow the rules as set forth under Oral Communication.

For Public Hearings involving zoning matters, the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

Items in New Business are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

Planning Commission Items are items which individual members of the Planning Commission may bring up for action, to propose future agenda items, or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a two-thirds vote of the Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and on the City's website at www.malibucity.org.

Copies of the staff reports or other written documentation relating to each item of business described above are on file in the Planning Department, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, and are available for public inspection during regular office hours which are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Planning Department at 23825 Stuart Ranch Road, Malibu, California (Government Code Section 54957.5(b)(2). Copies of staff reports and written materials may be purchased for $0.10 per page. Pursuant to state law, this agenda was posted at least 72 hours prior to the meeting.

The City Hall telephone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director Victor Peterson at (310) 456-2489, ext. 251. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II]. Requests for use of audio or video equipment during a Commission meeting should be directed to Alex Montano at (310) 456-2489 ext. 227 or amontano@malibucity.org before 12:00 p.m. on the day of the meeting.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 20th day of January, 2016.

Kathleen Stecko

Kathleen Stecko, Senior Office Assistant

Planning Commission Meeting
01-27-16
Item 3.B.1.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, AICP, Senior Planner RM

Approved by: Bonnie Blue, AICP, Planning Director BB

Date prepared: January 14, 2016 Meeting date: January 27, 2016

Subject: Administrative Coastal Development Permit No. 14-077 – An application for a remodel and addition to an existing single-family residence and associated development

Location:	6325 Malibu Park Lane, not within the appealable coastal zone
APN:	4469-025-045
Zoning:	Rural Residential–Two Acre (RR-2)
Applicant:	Vitus Matare
Owner:	KFG Properties, LLC
Application Filed:	December 11, 2014

RECOMMENDED ACTION: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 14-077.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program Local Implementation Plan (LIP) Section 13.13, the Planning Director shall report in writing to the Planning Commission any administrative coastal development permits that have been issued by the City of Malibu. If the majority of the appointed membership of the Planning Commission so request, the issuance of an administrative coastal development permit shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

On January 19, 2016, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period, ending on January 29, 2016.

Local Implementation Plan Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Planning Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the proposed project is not within the California Coastal Commission's continuing jurisdiction as defined in Chapter 2 of the LIP; 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; or 5) onsite wastewater treatment systems (OWTS).

The project is more specifically described in the Planning Director's decision attached hereto.

PUBLIC NOTICE: A Notice of Application and Notice of Decision was mailed to property owners and occupants within a 500-foot radius of the subject property.

ATTACHMENT: Administrative Coastal Development Permit No. 14-077

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

PLANNING DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 14-077
Categorical Exemption No. 16-003
6325 Malibu Park Lane, California 90265
APN 4469-025-045

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application from Vitus Matare on behalf of the property owner, KFG Properties, LLC, for an administrative coastal development permit (ACDP) for a remodel and addition to an existing single-family residence, construction of a new swimming pool, spa, landscaping, hardscaping, and installation of a new alternative onsite wastewater treatment system (AOWTS) located at 6325 Malibu Park Lane. The subject parcel is zoned Rural Residential Two-Acre (RR-2) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Project Description

The project proposes the following scope of work:

- Demolition of 43 percent of the exterior walls of the existing non-conforming single-family residence;
- 2,694 square foot addition to the existing 1,577 square foot residence;
- 375 square foot basement with an attached 619 square foot cellar;
  Total development square footage will be 4,271 square feet.
- Fire pit;
- Roof deck with a 42 inch tall guardrail that will be below 18 feet in height;
- Installation of a new AOWTS;
- Rear yard patio and pool deck, 2,063 square feet of impermeable surfaces;
- Swimming pool and spa; and
- Enlarged motor court.

The project plans are included as Attachment 1.

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Planning Director may process ACDPs if: 1) the proposed project is not appealable as defined in Local Implementation Plan (LIP) Chapter 2; 2) the proposed project is not within the CCC continuing jurisdiction as defined in LIP Chapter 2; 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; and 5) OWTS.

The project consists of the addition and remodel of an existing single-family residence, a new swimming pool, spa, landscaping, hardscape, and the installation of a new AOWTS. Therefore, pursuant to LIP Section 13.29.1, the project can be processed administratively.

Project Background

Administrative Coastal Development Permit Application

- Application Date: December 11, 2014
- Posting of Property: December 30, 2015
- Completeness Determination: December 23, 2015
- Notice of Application Mailer (Attachment 4): December 31, 2015
- Notice of Decision Mailer (Attachment 4): January 14, 2016
- Issuance of ACDP: January 19, 2016
- Planning Commission Reporting: January 27, 2016
- Appeal Period: January 19 – 29, 2016

Surrounding Land Uses and Setting

The subject parcel is a flag lot that is located between Morning View Drive and Pacific Coast Highway. Access to the site is shared with the property located to south of the subject property and is taken from Morning View Drive. The subject property is approximately half an acre in size and is located in the RR-2 zoning district (Attachment 2 – Vicinity Map and Aerial Photograph). The subject parcel is generally flat with slopes less than 5 to 1. According to the LCP Park Lands Map there are no mapped trails on or adjacent to the subject property. The property is not designated Environmentally Sensitive Habitat Area (ESHA) and is not adjacent to ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map. Therefore, a biological inventory and Environmental Review Board review were not required. Currently, the there is an addition to the existing garage that does not comply with the required setbacks, that addition will be removed as part of the proposed project.

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

Table 1 – Total Property Data	
Lot Depth	172 feet
Lot Width	114 feet
Gross Lot Area	19,888 square feet
Net Lot Area*	18,511 square feet

*Net Lot Area = Gross Lot Area minus the area of access easements and 1 to 1 slopes.

The subject parcel is located within a residentially developed neighborhood and is surrounded by existing residential development and existing mature landscaping. Table 2 includes a description of the adjacent land uses.

Table 2 – Adjacent Land Uses				
	Address	**Size**	**Zone**	**Land Use**
North	30478 Morning View Drive	0.45 acres	RR-2	Unimproved Parcel- CDP Approved for NSFR*
South	6353 Malibu Park Lane	0.52 acres	RR-2	Single-Family Residence
East	30464 Morning View Drive	1.47 acres	RR-2	Single-Family Residence
West	30506 Morning View Drive	0.46 acres	RR-2	Single-Family Residence
	30510 Morning View Drive	0.99 acres	RR-2	Single-Family Residence

*NSFR = New Single-Family Residence

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposal as described previously. The Planning Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(e) – existing facilities and 15303(e) – Demolition of structures, and new construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

Local Coastal Program

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a CDP must adhere. This project has been reviewed and approved for LCP conformance review by the Planning Department, City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department, and Los Angeles County Fire Department (LACFD) (Attachment 3 – Department Review Sheets).

There are 14 sections within the LIP that potentially require specific findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These sections include Zoning, Grading, Archaeological / Cultural Resources, Water Quality, and Onsite Wastewater Treatment System, and are discussed under the LIP conformance section.

The remaining nine sections that potentially require specific findings to be made are found in the following LIP chapters: 1) Coastal Development Permit; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual, and Hillside Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. Of these nine, only the Coastal Development Permit findings apply to the project. Consistency review with these sections is discussed later in the *LIP Findings* section.

Based on the proposed project and project site, the ESHA, Native Tree Protection, Scenic, Visual and Hillside Protection, Transfer of Development Credits, Hazards, Shoreline and Bluff Development, Public Access and Land Division Findings are not applicable or required for the project.

Conformance Analysis

The project, as proposed and/or conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies. Furthermore, the proposed landscaping will comply with Malibu Municipal Code (MMC) Chapter 9.20 (landscape water conservation ordinance).

<u>Zoning (LIP Chapter 3)</u>

Development standards are contained in LIP Chapter 3. Table 3 provides a summary and indicates that the proposed project meets the property development and design standards as set forth under LIP Sections 3.5 and 3.6. Furthermore, the project will result in the demolition of 43 percent of the existing exterior walls.

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard	34.4 feet	34.4 feet	Complies
Rear Yard	25.8 feet	64.9 feet	Complies
Side Yard (10% minimum)	11.4 feet	11.75 feet	Complies
Side Yard (25% cumulative)	28.5 feet	28.9 feet	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	4,276 sq. ft.	4,271 sq. ft.	Complies
PARKING	2 enclosed 2 unenclosed	2 enclosed 2 unenclosed	Complies
HEIGHT	18 feet	18 feet	Complies
Impermeable Coverage	6,479 square feet	6,330 square feet	Complies
Construction on Slopes	3 to 1 and flatter	3 to 1 and flatter	Complies
Non-Exempt Grading	1,000 cubic yards	156 cubic yards	Complies
Fence / Wall Height			
Front	6 feet (42 inches solid, 30 inches permeable)	6 feet (42 inches solid, 30 inches permeable)	Complies
Side(s)	6 feet	6 feet	Complies
Rear	6 feet	6 feet	Complies

Grading (LIP Chapter 8)

Table 4 - Grading Quantities						
	Exempt*					
	R&R*	***Understructure***	***Safety*****	**Non-Exempt**	**Remedial**	**Total**
Cut	0	212	0	0	0	212
Fill	0	32	28	156	0	216
Total	0	244	28	156	0	428
Import	0	0	28	156	0	184
Export	0	180	0	0	0	180

All quantities listed in cubic yards unless otherwise noted.
*Exempt grading includes all R&R, understructure and safety grading.
**R&R= Removal and Re-compaction
***Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, turnarounds and any other increases in driveway width above 15 feet as required by the Los Angeles County Fire Department).

The project, includes 428 cubic yards of grading. While the project is designed to preserve the existing topography, grading will be required to prepare the building pad for the addition and remodel. In addition, excavation will take place for the construction of the pool and spa, as well as the installation of the AOWTS. Of the 428 cubic yards of grading, 156 cubic yards meet the definition of non-exempt grading. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. According to Chapter 11 requirements, a Phase One archaeological study was prepared by Robert Wlodarski and reviewed by staff. The study yielded that no archaeological resources were observed during the site investigation. Accordingly, no further study is required at this time.

Nonetheless, conditions of approval have been included in this decision pertaining to the protection of cultural resources. Should any potentially important cultural resources be found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval include the implementation of storm water management plans during construction activities and management of runoff from the proposed development. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses Onsite Wastewater Treatment Systems (OWTS). LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes the installation of a new AOWTS which has been reviewed by the City Environmental Health Reviewer and found to meet the minimum requirements of the Malibu Plumbing Code, the MMC, and the LCP. The subject system meets all applicable requirements and operating permits will be required. The system utilizes a MicroSepTec ES-12 EnviroServer tank that includes an internal ultraviolet treatment unit. These units provide the residence with secondary and tertiary treatment. An operation and maintenance contract and recorded covenant covering such shall be in compliance with the City of Malibu Environmental Health requirements. Conditions of approval have been included to require continued operation, maintenance and monitoring of onsite facilities.

Administrative Coastal Development Permit Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.13, the Planning Director hereby makes the following findings of fact.

A. General Coastal Development Permit (LIP Section 13.9)

Finding A1. The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.

The project is located in an area that is designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City geotechnical staff, City Environmental Health Reviewer, City Public Works Department, and the LACFD. The proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards.

Finding A2. The project is located between the first public road and the sea. The project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The subject parcel is not located between the first public road and the sea. Therefore, this finding does not apply to the project.

Finding A3. The project is the least environmentally damaging alternative.

Pursuant to CEQA, the proposed project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from CEQA.

The project consists of an addition and remodel of an existing single-family residence, including the addition of a new swimming pool, spa, landscaping, hardscape, and AOWTS. The project will not result in potentially significant impacts because: 1) conditions of approval have been incorporated to substantially lessen any adverse environment effects; or 2) there are no other feasible alternatives that would substantially lessen adverse environment effects. The applicant could propose the demolition of the existing structure and the construction of a new residence which could result in greater site disturbance than the proposed project. Therefore, the project is the least environmentally damaging alternative.

Finding A4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject parcel is not located in an ESHA or ESHA buffer as depicted on the LCP ESHA and Marine Resources Map. Therefore, the proposed project is not subject to review by the Environmental Review Board.

B. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by City geotechnical staff, City Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC.

Finding B1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity and the Public Works Department determined the project is not in a flood hazard area. Based on review of the reports by consulting geologists, Land Phases, Inc. dated October 20, 2014 and Calwest Geotechnical dated November 26, 2014, in addition to the project plans and City geotechnical staff and the City Public Works Department approvals, the proposed project, as conditioned, does not have an adverse impact on the subject site or surrounding properties.

The reports conclude that the proposed development is suitable for the site and, if their recommendations are followed, the development will be safe from geologic hazard. Based on review of the project and associated technical submittals, on January 7, 2015, City geotechnical staff approved the project, subject to conditions. All recommendations of the consulting Certified Engineering Geologist or Geotechnical Engineer and/or City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal and drainage. Final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of a grading permit.

Fire Hazard

The entire city limits of Malibu are located within a high fire hazard area. The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD.

Nonetheless, a condition of approval has been included in the resolution which requires that the property owner indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs, and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The project, as conditioned, will incorporate all recommendations of City geotechnical staff, City Public Works Department and the LACFD.

Finding B2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding B1, the project as designed, conditioned, and approved by City geotechnical staff and City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

Finding B3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project as designed and conditioned is the least environmentally damaging alternative.

Finding B4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding B1, the project as designed, and conditioned, and approved by City geotechnical staff and City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

Finding B5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding B1, no adverse impacts to sensitive resources are anticipated.

Approval of Administrative Coastal Development Permit No. 14-077

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves ACDP No. 14-077, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. This approval is for the following scope of work:
   - Demolition of 43 percent of the exterior walls of the existing non-conforming single-family residence;
   - 2,694 square foot addition to the existing 1,577 square foot residence;
   - 375 square foot basement with an attached 619 square foot cellar;
     Total development square footage will be 4,271 square feet.
   - Fire pit;
   - Roof deck with a 42 inch tall guardrail that will be below 18 feet in height;
   - Installation of a new AOWTS;
   - Rear yard patio and pool deck, 2,063 square feet of impermeable surfaces;
   - Swimming pool and spa; and
   - Enlarged motor court.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, dated **November 25, 2015**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes, and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 working days of this decision and/or prior to issuance of any development permit.

5. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to submittal into plan check and again prior to the issuance of any building or development permit.

6. This ACDP, signed Affidavit of Acceptance of Conditions, and all attached Department Review Sheets shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.

7. This ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension to the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

8. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.

9. All structures shall conform to requirements of the Environmental and Building Safety Division, City geotechnical staff, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 and the Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. An application with all required materials and fees may be required.

11. This permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission requests that the ACDP becomes effective, pursuant to LIP Section 13.13.6.

12. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the ACDP is effective. The ACDP is not effective until all appeals have been exhausted.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in M.M.C. Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Site Specific Conditions

15. The property owner shall be required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final Planning approval.

16. The proposed AOWTS shall not require the removal of any existing parking spaces.

17. No less than 50 percent of existing exterior walls must remain in place during construction. Pursuant to LIP Section 13.4.2, the replacement of 50 percent or more of a single-family residence is not repair and maintenance, but instead constitutes a replacement structure requiring a coastal development permit. Should an issue related to the removal of more than 50 percent of exterior walls come up during construction, the applicant shall contact Planning Department staff to discuss options prior to demolition of more than 50 percent of the existing exterior walls.

Biology

18. No new landscaping is proposed with this project; therefore, none is approved. Existing landscaping may be replanted provided it is consistent with the applicable design and development standards.

Environmental Health

19. A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code, and the LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS and must fit on an 11" x 17" sheet leaving 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).A final design report, plan drawings, and system specifications

shall be submitted as to OWTS design basis and all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed alternative onsite wastewater disposal system. For all AOWTS, final design drawing and calculations must be signed by a California-Registered civil engineer, a registered environmental health specialist, or a professional geologist who is responsible for the design. The final AOWTS design report and drawings shall be submitted with the designer's wet signature, professional registration number and stamp (if applicable).

The final AOWTS design report shall contain the following information (in addition to the items listed above).

a. The required wastewater treatment capacity for the final design shall be no less than 700 gallons per day.
b. Waste Discharge Requirements (WDR), or waiver of WDR, issued for the project by the Los Angeles Regional Water Quality Control Board (RWQCB) must be included with the AOWTS final design submittal.
c. An updated statement of design intent must be included with the AOWTS final design submittal.
d. The AOWTS final design submittal shall: i) show the exact locations of the two garage waste sumps/pits shown schematically on the Los Angeles County Environmental Health plot plan approval dated 4-6-1982; and ii) clearly state that abandonment of these sumps/pits facilities shall proceed only under direction from the RWQCB.
e. Four sets of the AOWTS final design drawings shall be submitted with the wet signature and typed name of the AOWTS designer.

20. All project architectural plans, plumbing plans, and steep pipe frame plans for the stacked wastewater treatment textile modules shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval. No intensification of existing uses (gasoline sales and convenience store selling prepackaged foods; no onsite food preparation).

21. Proof of ownership of the subject property shall be submitted to the City Environmental Health Administrator.

22. An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and or operator of the proposed alternative onsite wastewater disposal system.

23. A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed alternative onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

24. A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving the subject property is an alternative method of sewage disposal pursuant to the City of Malibu Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. The applicant shall submit a certified copy issued by the Los Angeles County Recorder.

25. City of Malibu geotechnical staff and Geotechnical Engineer final approval shall be submitted.

26. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an AOWTS operating permit.

Geology

27. Two sets of OWTS plans (approved by City Environmental Health) incorporating the project geotechnical consultant's recommendations must be reviewed, wet stamped, and manually signed by the project engineering geologist and project geotechnical engineer prior to the issuance of an OWTS permit.

Public Works

28. Exported soil from a site shall be taken to the County landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. A note shall be placed on the project that addresses condition.

29. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the grading/building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

30. All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

Fixed Conditions

31. This ACDP runs with the land and binds all future owners of the property.

32. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **January 29, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **January 27, 2016** Special Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Richard Mollica in the Planning Department at (310) 456-2489, extension 346, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: January 19, 2016

Prepared by:

Richard Mollica, AICP
Senior Planner

Approved by:

Bonnie Blue, AICP
Planning Director

Attachments:
1. Project Plans
2. Vicinity Map and Aerial Photograph
3. Department Review Sheets
4. Notices

All reports referenced are available for review at City Hall.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for Administrative Coastal Development Permit No. 14-077, dated January 19, 2016, for the project located at 6325 Malibu Park Lane, Malibu, CA 90265. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } SS
County of Los Angeles

On _____ before me, _____,
Date (Insert Name and Title of Notary Public)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Notary Public's signature in and for said County and State) (seal)

PROJECT CONSULTANTS

PROPERTY OWNERS:
KFG PROPERTIES, LLC
attn: CLAUDIO GJOKA
10783 BELL COURT
RANCH CUCAMONGA, CA. 91370
v: 909-483-8383

PROJECT DESIGNER:
VITUS MATARE
VITUS MATARE ' & ASSOCIATES, INC.
P.O. BOX 1204
MALIBU, CA. 90265
v: 310-317-0700

CIVIL ENGINEER:
JAMES TUCHSCHER
TEG ENGINEERING
5218 E. SECOND STREET, SUITE.
LONG BEACH, CA. 90803
v: 562-682-8600
v: 310-613-9980

GEOLOGIST:
JAKE HOLT
LAND PHASES, INC.
702 GREENBRIAR AVE
SIMI VALLEY, CA. 93065
v: 805-657-0142

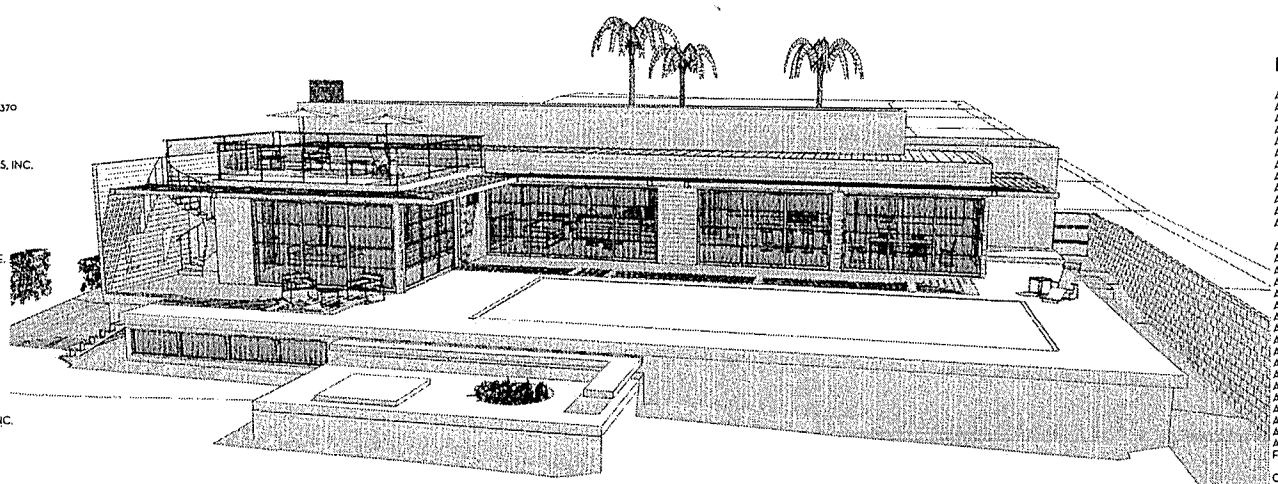
GEOTECHNICAL ENGINEER:
LEONARD LISTON
CALWEST GEOTECHNICAL, INC.
889 PIERCE COURT, SUITE 101
THOUSAND OAKS, CA. 91360
v: 818-991-7148

SURVEYOR:
JUSTIN HOLT
GEOWORKS, INC.
5158 COCHRAN STREET
SIMI VALLEY, CA. 93065
v: 805-522-5174

OWTS SPECIALIST:
BARTON SLUTSKE
630 ROOSEVELT COURT
SIMI VALLEY, CA. 93065
v: 805-657-9882

TITLE 24 ENERGY CALC.S:
DAVID McCLAIN
TITLE 24 DATA
633 MONTEREY TRAIL
FRAZIER PARK, CA. 93225-2199
v: 800-237-8824

FIRE SUPPRESSION:
ART GALINDO
SUPERIOR FIRE, INC.
4464 McGRATH STREET, #106
VENTURA, CA. 93003
v: 805-477-0162



MPL HOUSE

6325 MALIBU PARK LANE - CITY OF MALIBU, CA 90265
APN: 4469-025-045

PLAN SET INDEX

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A-1.7 PRIVATE POOL & SPA NOTES
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A-1.9 NOTICE OF DECISION 2 OF 4
A-1.10 NOTICE OF DECISION 3 OF 4
A-1.11 NOTICE OF DECISION 4 OF 4

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EC-1 EROSION CONTROL PLAN

PROJECT DESCRIPTION:

Single story 2,141 SQ FT addition to an existing 1,577 SQ FT single family residence with existing 360 SQ FT attached 2 car garage. The maximum building height will be less than 18 feet above either finish or existing grade. No site grading is proposed. Existing setbacks will be maintained.

The addition includes a new on-site waste treatment system, fire apparatus turn-around, swimming pool, and spa. No vehicle gates are existing or proposed.

There are no protected trees present on the property. The property is fully landscaped with mature drought resistant plants. No new landscaping is proposed.

PROJECT BUILDING CODE DATA

OCCUPANCY GROUP: R-3 (SINGLE FAMILY w/ BASEMENT) / U (PRIVATE GARAGE)

TYPE OF CONSTRUCTION: VB, SPRINKLERED

FIRE ZONE: VHFHSZ

BUILDING CODES:
- 2014 LOS ANGELES COUNTY AMENDMENTS TO THE 2013 CALIFORNIA RESIDENTIAL, BUILDING, PLUMBING, MECHANICAL & ELECTRICAL CODES
- 2014 LA COUNTY GREEN BUILDING CODE
- 2010 CALIFORNIA ENERGY CODE

DEFERRED SUBMITTALS:
ROOFTOP ACCESS PRE-FAB SPIRAL STAIR KIT
FIRE SUPPRESSION SYSTEM

PROJECT STATISTICS

6325 MALIBU PARK LANE, MALIBU CA. 90265

ASSESSORS PARCEL NUMBER: 4469-025-044
ZONING: RURAL RESIDENTIAL (RR3) - LEGAL NON-CONFORMING
GROSS LOT AREA: 0.437 Ac. (19,038 SQ. FT.)
NET LOT AREA: 0.425 Ac. (18,511 SQ.FT.) - GROSS AREA MINUS EASEMENTS
MEDIAN LOT DEPTH: 177' - 10" F.T.
MEDIAN LOT WIDTH: 114 FT.
MAX BUILDING HEIGHT: 17' - 10" FT. ABOVE FINISHED GRADE
MAX FULL HEIGHT PROJECTION: 17' - 8" (SOUTH ELEVATION)
TOTAL DEVELOPMENT FOOTPRINT: 5,257 SQ. FT.

TOSF - TOTAL DEVELOPMENT SQUARE FOOTAGE:
MAXIMUM ALLOWABLE SQUARE FOOTAGE: 4,276 SQ. FT.
TOTAL DEVELOPMENT SQUARE FOOTAGE: 4,371 SQ. FT.
SINGLE STORY (CONSTRUCTION AT GRADE): 4,371 SQ. FT.
BASEMENT: 375 SQ. FT. SQ. FT. / CELLAR: 619 SQ. FT.

PROPERTY LINE SETBACKS:
FRONT YARD SETBACK:
MAINTAIN CURRENT: 25' - 8" (E) FRONT YARD SETBACK

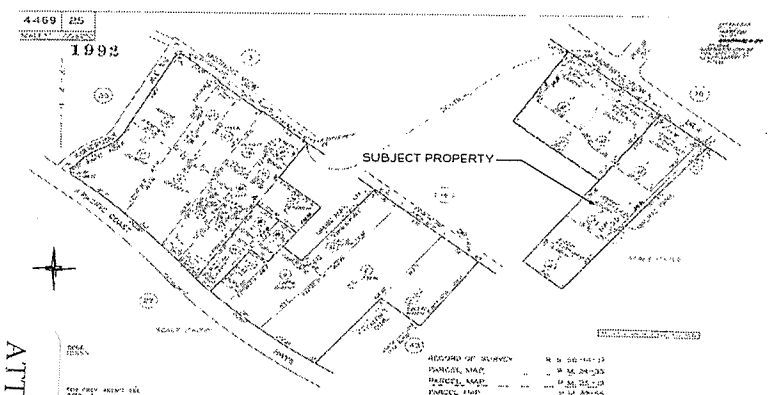
SIDE YARD SETBACK:
ADDITION EAST SIDE: 17' - 5" MIN. REQUIRED
17' - 5" PROPOSED FOR ADDITION
6' - 3" (E) EAST SIDE YARD SETBACK
ADDITION WEST SIDE: 15' - 5" MIN. REQUIRED
15' - 8" PROPOSED FOR ADDITION
(EXISTING WEST SIDE YARD SETBACK: 12' - 8")

REAR YARD SETBACK:
REQUIRED MIN.: 25' - 11" (MIN 15% OF LOT DEPTH)
PROPOSED: 64' - 9"

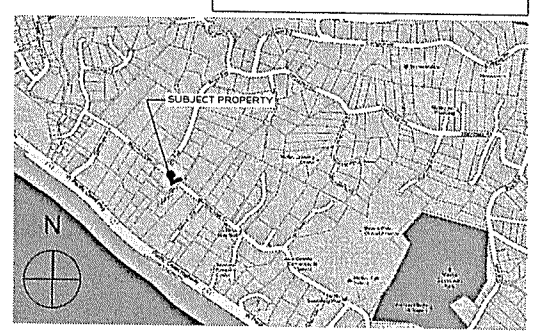
IMPERMEABLE GROUND COVERAGE:
MAX. ALLOWABLE IMPERMEABLE COVERAGE: 6,479 SQ. FT.
(35% of adjusted lot area / up to 25,000 SQ. FT. MAX.)
TOTAL PROPOSED IMPERMEABLE COVERAGE: 6,330 SQ. FT.
(POOL IS CONSIDERED PERMEABLE)
PROPOSED COVERAGE BY STRUCTURES: 4,707 SQ. FT.
PROPOSED COVERAGE BY PATIO AND POOL DECK: 2,063 SQ. FT.

GRADING EARTHWORK QUANTITIES:
CUT: 111 CU. YRDS.
FILL: 316 CU. YRDS.
IMPORT: 2 CU. YRDS.
SAFETY: 28 CU. YRDS.
TOTAL GRADING: 428 CU. YARDS

AUTOMATIC FIRE SPRINKLERS ARE REQUIRED THROUGHOUT HOME AND GARAGE.



L.A. COUNTY ASSESSORS MAP



VICINITY MAP

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
info@vitusmatare.com
310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

APN 4460-025-045

COVER SHEET

MARK	DATE	DESCRIPTION
1	1-25-15	VM
2	6-28-15	VM
3	7-1-15	FAT
4	11-2-15	LO
	/ /	

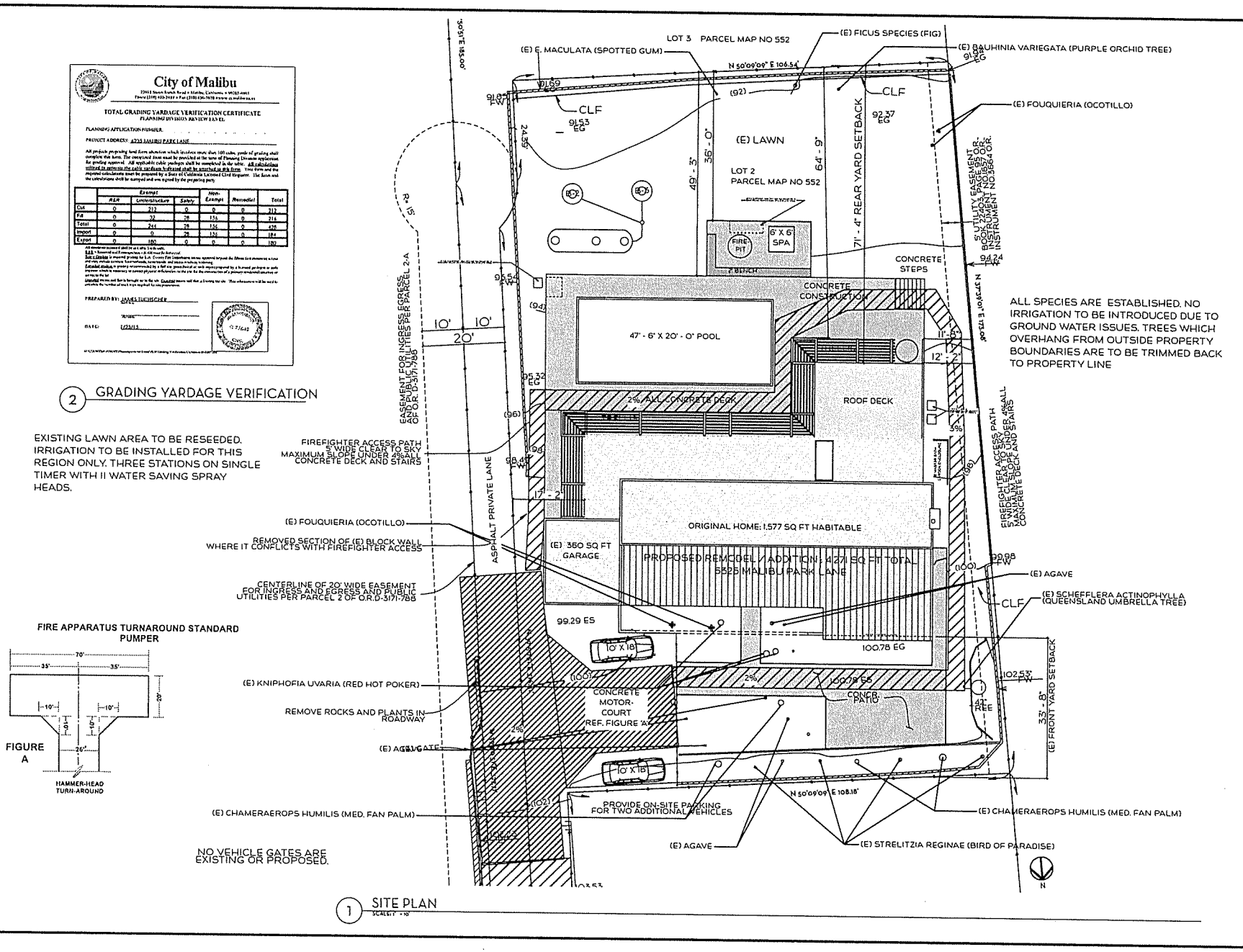
PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.0

SHEET 1 OF 33

THE OSCA DESIGN ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COPYRIGHT AND OTHER RESERVED RIGHTS. "BUILDING" AND COPYRIGHT, INC. DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.

ATTACHMENT 1



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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
APN 4460-025-045

SITE PLAN

MARK	DATE	DESCRIPTION
1	1-25-15	VM
2	6-26-15	VM
3	7-1-15	FAT
4	11-2-15	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.1

SHEET 2 OF 33

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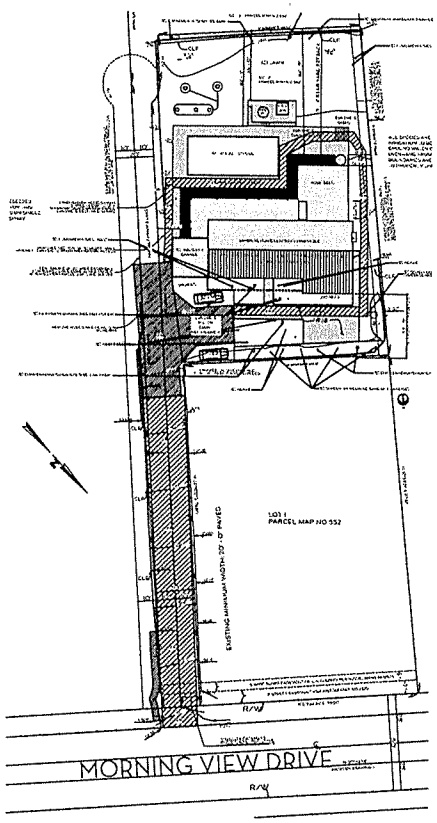
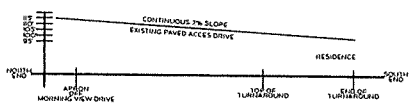


2 OVERALL SITE PLAN WITH ACCESS
SCALE: 1" = 30'



3 DRIVEWAY CROSS-SECTION

FIRE APPARATUS TURNAROUND STANDARD PUMPER

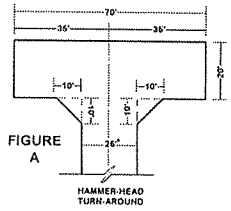


FIGURE A

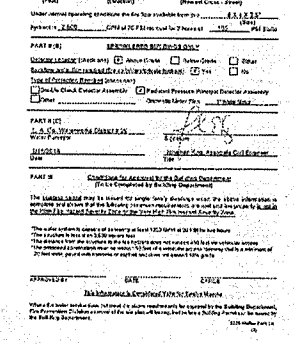
FIRE PREVENTION BUREAU NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

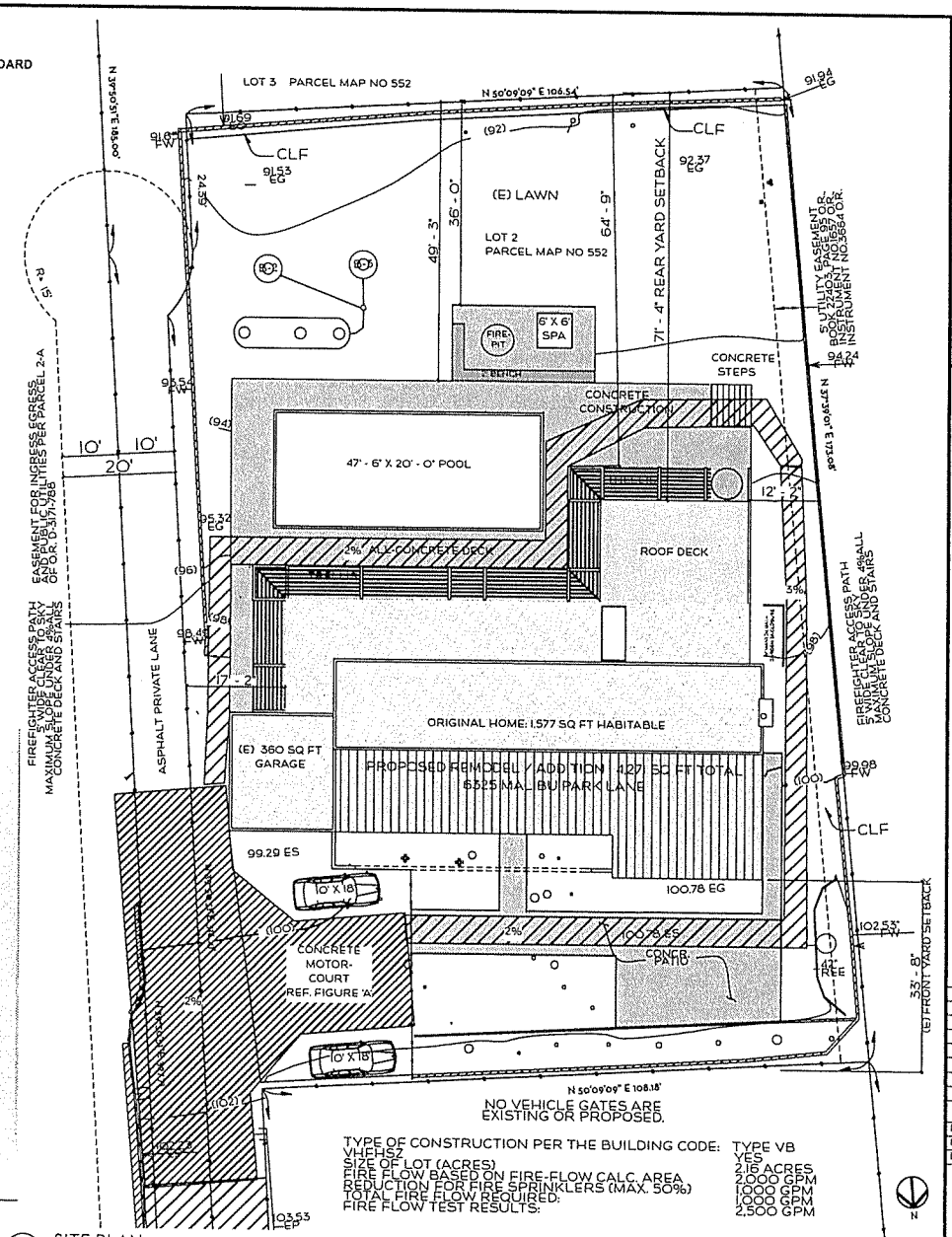
2. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

3. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

4. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 903.1 AND FIRE FLOW REDUCTION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.1.1.2, 903.3.1.3.



4 FIRE FLOW TEST



1 SITE PLAN
SCALE: 1" = 10'

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1324, MALIBU, CA 90265
310.317.0700
info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
ACCESS PLAN

APN 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO

PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.2

SHEET 3 OF 33

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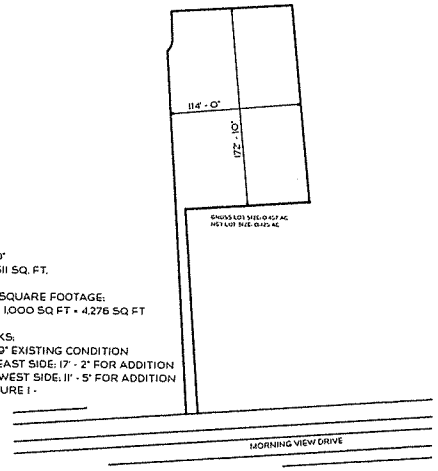
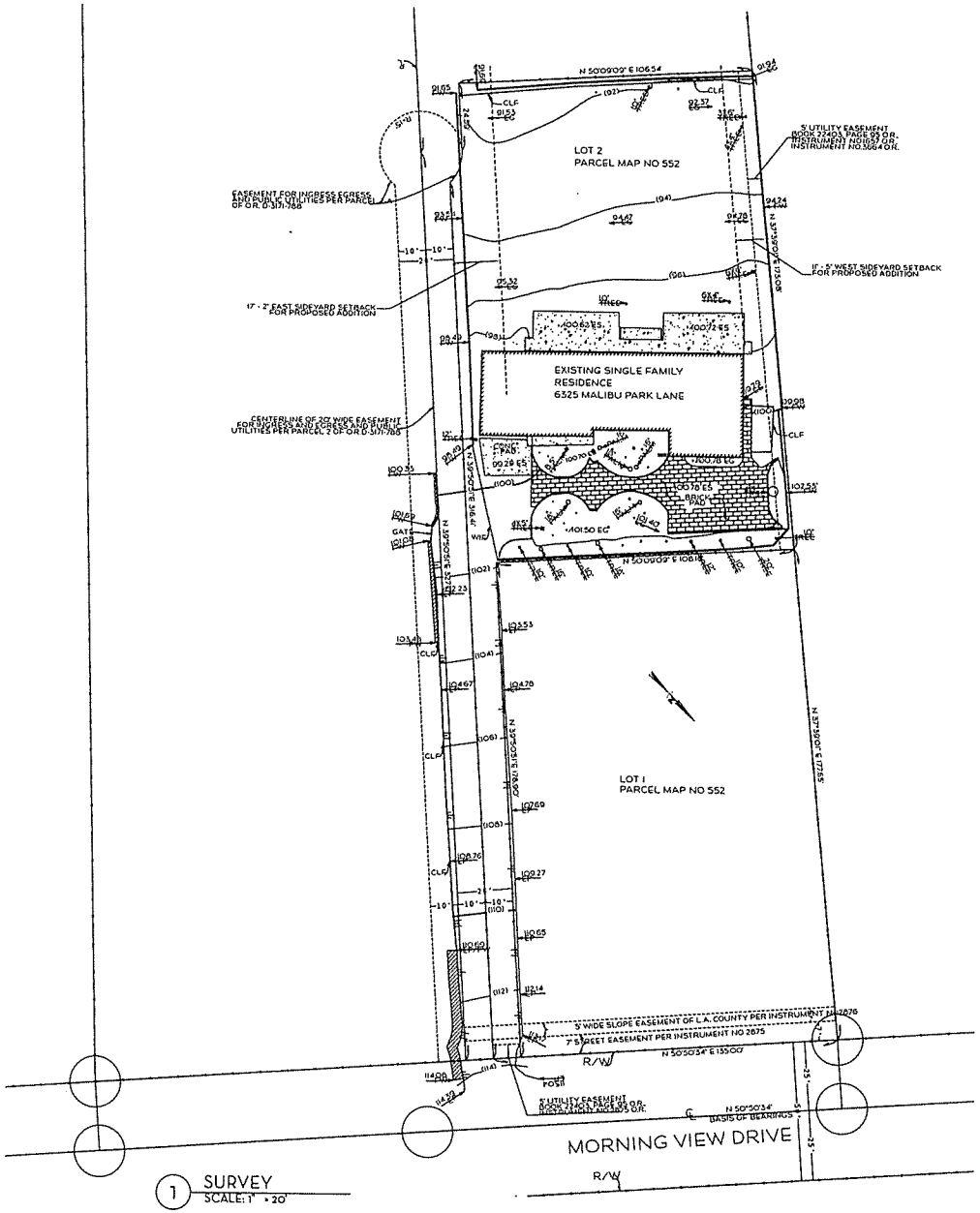


LOT WIDTH: 114' - 0"
LOT DEPTH: 172' - 10"
NET LOT AREA: 18,511 SQ. FT.

MAX. ALLOWABLE SQUARE FOOTAGE:
18,511 SQ FT (0.177) + 1,000 SQ FT = 4,276 SQ FT

ADDITION SETBACKS:
FRONT YARD: 33' - 9" EXISTING CONDITION
15% OF WIDTH ON EAST SIDE: 17' - 2" FOR ADDITION
10% OF WIDTH ON WEST SIDE: 11' - 5" FOR ADDITION
- REFERENCE FIGURE 1 -

2 LOT WIDTH/DEPTH
SCALE: 1" = 50'



1 SURVEY
SCALE: 1" = 20'

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
310.317.0750
info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
SITE SURVEY

APN 4460-025-045

MARK	DATE	DESCRIPTION
1	-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.3

SHEET 4 OF 33

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CITY OF MALIBU
Standard Construction Notes
VERY HIGH FIRE HAZARD SEVERITY ZONE
2014 Los Angeles County Residential Code – Section R327

Notes: 1) Additional State Fire Marshal approved materials and methods may be found in California Referenced Standards Code, Part 12. 2) Prior to permit final approval, the property shall be in compliance with the vegetation management requirements. 3) The use of paints, coating, stains or other surface treatments are not an approved method of protection. [R327 3.5.3]

APPLICATION – R327.1.2

1. New buildings and any additions, alterations, or repairs made to existing buildings.
2. Accessory Building Exceptions:
   a. Not exceeding 120 sf when located at least 30 ft from an applicable building.
   b. Any size located at least 50 ft from an applicable building.

ROOFING - R327.5

3. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
4. Wood shingles and shakes are prohibited in any Fire Hazard Severity Zone regardless of classification.
5. Roof covering shall be Class A:
   a. The entire roof covering of every existing structure where more than 50% of the total roof area is replaced within any one-year period,
   b. The entire roof covering of every new structure
   c. And any roof covering applied in the alteration, repair or replacement of the roof of every existing structure.
6. Where the roof profile allows a space between the roof covering and roof decking:
   a. The spaces shall be constructed to prevent the intrusion of flames and embers,
   b. Be firestopped with approved materials, or
   c. Have one layer of minimum 72 pound mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.
7. Where roof valley flashing is installed:
   a. The flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet installed over not less than on layer of minimum 72-pound mineral-surfaced nonperforated cap sheet complying with ASTM d 3909, at least 36-inch-wide running the full length of the valley.
8. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

VENTS – Sec. R327.6

General – Sec. R327.6.1

Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafters space formed where ceiling are applied directly to the underside of roof rafters and underfloor ventilation shall be in accordance with CBC Sec. 1203.

Requirements – R327.6.2:

9. Ventilation openings for the above enclosed areas, shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following:
   a. Openings shall be between 1/16" and 1/8" inch.
   b. The materials shall be noncombustible except those located under the roof covering, along the ridge, with noncombustible wire mesh.
   c. The materials shall be corrosion resistant.

Ventilation openings on the underside of eaves and cornices – R327.6.3

10. Vents shall not be installed on the underside of eaves and cornices, except vents meeting the above requirements when:
    a. The ventilated attic space is fully protected by an automatic sprinkler system installed in accordance with CBC Sec. 903.3.1.1 (NFPA 13), or
    b. The exterior wall covering and exposed underside of the eave are of noncombustible material or ignition-resistant-material (SFM Standard 12-7A-5 and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio, etc.

EXTERIOR COVERING – Sec. R327.7

Note: The following exterior covering materials shall conform to this section: Exterior wall covering or assembly, underside of roof eave overhangs or soffits, underside of floor projections, and underfloor areas. The following are exempt: architectural trim, fascias and gutters; Roof or wall projections; Solid wood rafter tails and blocking having a minimum dimension of 2 inch nominal.

Exterior walls – R327.7.3

11. Exterior wall covering or wall assembly shall be of:
    a. Noncombustible material.
    b. Ignition-resistant material.*
    c. Heavy-timber exterior wall assembly.
    d. Log wall construction.
    e. Wall assemblies meeting SFM Standard 12-7A-1.

    Exceptions: 1) One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exter4ior side. 2) The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.

Extent of Exterior Wall Coverings – R327.7.3.1

12. Exterior wall coverings shall extend from the top of the foundation to
    a. the roof and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs,
    b. or in the enclosed eaves, terminate at the enclosure.

Open (exposed) Roof Eaves – R327.7.4

13. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:
    a. Noncombustible material.
    b. Ignition-resistant material.*
    c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
    d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.

    Exceptions: The following materials do not require protection: 1) 2 inch minimal solid wood rafter tails on the exposed underside of open roof eaves; 2) Solid wood blocking between rafter tails; 3) Gable end overhangs and roof assembly projections beyond an exterior wall; 4) Fascia and architectural trim boards.

Enclosed Roof Eaves and Roof Eave Soffits – R327.7.5

14. The exposed underside of enclosed roof eaves having either a boxed-n" roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one of the following:
    a. Noncombustible materials.
    b. Ignition-resistant materials *
    c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit.
    d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    e. Boxed-in roof eave soffits per SFM Standard 12-7A-3.

    Exceptions: 1) Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails; 2) Fascia and other architectural trim boards.

Exterior Porch Ceilings – R327.7.6

15. The exposed underside of exterior porch ceilings shall be protected y one of the following:
    a. Noncombustible material.
    b. Ignition-resistant material.*
    c. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
    d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    e. Porch ceiling assemblies with a horizontal underside that meets SFM Standard 12-7A-3.

    Exception: Architectural trim boards.

Floor Projections – R327.7.7

16. The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:
    a. Noncombustible construction.
    b. Ignition-resistant material *
    c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
    d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    e. The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

Underfloor Protection – R327.7.8

17. The underfloor area of elevated or overhanging building shall be enclosed (and fire-protected) to grade or the underside of the exposed underfloor shall be protected by one of the following:
    a. Noncombustible construction.
    b. Ignition-resistant material.*
    c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
    d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    e. The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

    Exception: Heavy-timber structural columns and beams do not require protection.

Underside of Appendages – R327.7.9

18. The underside of appendages shall be finished per the above sections.

EXTERIOR WINDOWS AND DOORS – R327.8

Exterior Glazing – R327.8.2

Note: The following exterior glazing materials shall comply: windows, glazed doors, glazed opening within exterior doors, glazed opening within exterior garage doors, exterior structural glass veneer.

Exterior Windows and Exterior Glazed Door Assembly Requirements – R327.8.2.1

19. Exterior windows and exterior glazed door assemblies shall comply with one of the following:
    a. Mulitpane glazing with a minimum of one tempered pane meeting the Safety Glazing requirements of CBC Sec 2406.
    b. Glass block units.
    c. 20-minute fire-resistance rating.
    d. Meet SFM Standard 12-7A-2.

Structural Glass Veneer – R327.8.2.2

20. The wall assembly behind structural glass veneer shall comply with the wall requirement of Sec. 327.7.3.

Exterior Doors – R327.8.3

21. Exterior doors shall comply with the following:
    a. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
    b. Shall be constructed of solid core wood tah complies with the following:
       i. Stiles and rails shall not be less than 1-3/8 inches thick.
       ii. Raised panels shall not be less than 1-1/4 inch thick, except for permimeter of the raised panel that may taper to atongue not less than 3/8 inch thick.
    c. Shall have a fire-resistance rating of not less than 20 minutes.
    d. Meet SFM Standard 12-7A-1.

Exterior Door Glazing – R327.8.3.1

22. Shall meet the requirements of R327.8.2.1 above.

DECKING – R327.9

23. The walking surface material of decks, porches, balconies and stairs when any portion of such surface is within 10 ft of the building shall comply with the following:
    a. Ignition-resistant material complying with both SFM Standard 12-7A-4 & 5.
    b. Exterior fire retardant treated wood.
    c. Noncombustible material.
    d. Materials meeting SFM Standard 12-7A-4A may be used when the attached exterior wall covering is also either noncombustible or ignition-resistant material.

ACCESSORY STRUCTURES – R327.10, R327.1.3

Note: Ignition Resistant Protection is required for the following: trellises, arbor, patio covers, carport, gazebos and similar structures.

24. Accessory structures not exempt per item #1, shall be reviewed and approved by the Fire Marshall prior to construction.

*Ignition-resistant material shall be: 1) determined in accordance with the test procedures in SFM Standard 12-7A-5, or 2) Noncombustible material, or 3) Fire-retardant-treated wood identified for exterior use. [CBC Sec. 2303.2]

CITY OF MALIBU
BUILDING AND SAFETY
SOILS AND GEOLOGY FINAL DESIGN PARAMETERS

To ensure that sufficient coordination has occurred during the soils and geology review process and to document the final soils and geology design considerations, provide the following tabulated information and signatures on the site plan:

I have reviewed the following soils and/or geology reports (preliminary or supplemental) and addendum and have incorporated the following structural design and foundation considerations into the foundation system:

REPORT	DATE
Preliminary Soils Report	
Addendum No. 1	
Addendum No. 2	
Addendum No. 3	
Addendum No. 4	
Preliminary Geology Report	
Addendum No. 1	
Addendum No. 2	
Addendum No. 3	
Addendum No. 4	

FOUNDATION TYPE (Check applicable):

- ☐ Conventional
- ☐ Deepened
- ☐ Caisson
- ☐ Friction Pile
- ☐ Combination, Describe:
- ☐ Designed slab system (i.e., post tensioned, mat foundation, rigid box structure). Describe:

FOUNDATION PREPARATION

- ☐ Is soil removal and recompaction necessary? No____ Yes ____ If yes, describe location and depth:

SLAB DESIGN

- ☐ Raised floor/structural slab
- ☐ Standard slab-on-grade
- ☐ Designed slab system (as noted above)

DESIGN PARAMETERS

Foundation:
- Bearing Material: ____
- Foundation/Pile Depths: ____
- Bearing Pressure: ____
- Sliding Friction: ____
- Passive Pressure: ____
- Skin Friction (piles): ____
- Surcharge Lateral Loading (creep, adverse bedding, landslide): ____

Retaining Wall:
- Design Pressure (active, passive, at rest): ____

Architect or Engineer of Record ____ Date

I have reviewed the above information and confirm that the information is contained in the latest soils and geology reports and addendum:

Project Geotechnical Engineer/No. ____ Date

Project Engineering Geologist/No. ____ Date

CITY OF MALIBU
RESIDENTIAL SECURITY NOTES
BUILDING AND SAFETY DIVISION
2014 LACo Code

NOTE: NUMBERS IN BRACKETS [nnn] REFER TO SECTIONS IN THE LOS ANGELES COUNTY RESIDENTIAL CODE AND CHAPTERS 7A, AND 67 OF THE 2011 EDITION OF THE LOS ANGELES COUNTY BUILDING CODE.

THE FOLLOWING APPLICABLE SECURITY NOTES ARE A PART OF THE PLANS.

GENERAL REQUIREMENTS:

1. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. [1008.1.8.5]
2. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. [1008.1.8] EXCEPT:
   a. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.
   b. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34-IN. TO 48-IN. ABOVE THE FINISHED FLOOR. [1008.1.8.2]
3. THE DEADBOLT LOCK OR LOCKS SHALL BE KEY-OPERATED FROM THE EXTERIOR SIDE OF THE DOOR AND ENGAGED OR DISENGAGED FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY, TOOL OR EXCESSIVE FORCE. EXCEPT DOORS NOT REQUIRED BY SECTIONS 1026 OR 1008 MAY BE EQUIPPED WITH SECURITY-TYPE HARDWARE WHICH REQUIRES A KEY TO RELEASE FROM THE INTERIOR SIDE OF THE DOOR IF THE SLEEPING ROOMS ARE PROTECTED WITH A FIRE-WARNING SYSTEM AS SET FORTH IN SECTION 503.2.7.

SWINGING DOORS:

4. SWINGING WOODEN DOORS WHICH ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY SHALL BE: [6709]
   a. SOLID-CORE DOORS NOT LESS THAN 1-3/8-IN. IN THICKNESS. [6709.1.1]
   b. PANEL-TYPE DOORS HAVING: [6709.1.2]
      i. INDIVIDUAL PANELS FABRICATED OF LUMBER NOT LESS THAN 1-3/8 IN. THICK, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN ¾-IN. THICK, AND NOT MORE THAN 300-SQ.IN. IN AREA.
      ii. STILES AND RAILS SHALL BE OF SOLID LUMBER NOT LESS THAN 1-3/8-IN. IN THICKNESS AND 3-IN. IN WIDTH. MULLIONS NOT OVER 18-IN. LONG MAY BE 2-IN. WIDE.
      iii. CARVED AREAS SHALL BE AT LEAST 3/8-IN THICK.
   c. HOLLOW-CORE DOOR OR DOORS LESS THAN 1-3/8-IN. IN THICKNESS, EITHER OF WHICH ARE COVERED ON THE INSIDE FACE WITH 16-GUAGE SHEET METAL ATTACHED WITH SCREWS AT 6-IN. MAXIMUM CENTERS AROUND THE PERIMETER. [6709.1.3]
5. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. [1008.1.8.4] EXCEPTIONS:
   a. ON DOORS NOT REQUIRED FOR EGRESS IN INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS.
   b. WHERE A PAIR OF DOORS SERVES A STORAGE OR EQUIPMENT ROOM, MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF.
6. A SINGLE SWINGING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOOR SHALL BE EQUIPPED WITH A DEADBOLT AND LATCH. [6709.2]
   a. DEADBOLTS SHALL HAVE HARDENED INSERTS AND HAVE A MINIMUM THROW OF 1-IN. WITH AN EMBEDMENT OF NOT LESS THAN 5/8-IN.
   b. LATCHING DEVICE SHALL HAVE A DEAD LATCH IF MECHANISM HAS A KEY LOCKING FEATURE.
   c. HOOK SHAPE OR EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF ¾-IN.
   d. DEADBOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEADBOLTS SHALL EMBED AT LEAST ½-IN., BUT NEED NOT EXCEED ¾-IN. INTO THE HOLDING DEVICES RECEIVING THE PROJECTED BOLTS.
7. INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT OR DEADBOLTS AS SET FORTH IN SECTION 6709.2. EXCEPTIONS: [6709.3]
   a. THE BOLT OR BOLTS NEED NOT BE KEY-OPERATED, BUT SHALL NOT BE OTHERWISE ACTIVATED, FROM THE EXTERIOR SIDE OF THE DOOR.
   b. THE BOLT OR BOLTS MAY BE ENGAGED OR DISENGAGED AUTOMATICALLY WITH THE DEADBOLT OR BY ANOTHER DEVICE ON THE ACTIVE LEAF OR LOWER LEAF.
   c. MANUALLY OPERATED HARDENED BOLTS THAT ARE AT THE TOP AND BOTTOM OF THE LEAF AND WHICH EMBED A MINIMUM OF ½-IN. INTO THE DEVICE RECEIVING THE PROJECTED BOLT MAY BE USED WHEN NOT PROHIBITED BY CHAPTER 10 OR OTHER LAWS OR REGULATIONS.
8. DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBET. [6709.4]
9. USE NON-REMOVABLE PINS FOR HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED. [6709.5]
10. USE CYLINDER GUARDS ON CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE OUTSIDE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO ATTACK TOOLS. [6709.6]

SLIDING GLASS DOORS:

11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND HAVE A FORCED-ENTRY RESISTANCE LABEL PER SECTION 6706.5. SLIDING GLASS DOORS USED FOR EMERGENCY EXITING REQUIRED BY SECTION 1026 OR EXIT REQUIRED BY SECTION 1003 SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR EXCESSIVE FORCE. [6710]

OVERHEAD & SLIDING DOORS:

12. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A DEADBOLT LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. WHEN DOOR WIDTH EXCEEDS 9-FT., BOTH JAMBS SHALL BE SECURED BY LOCKING DEVICE AND RESTRAINED BY A GUIDE/RETAINER. [6711]

LIGHTS – GENERAL:

13. A WINDOW, SKYLIGHT OR OTHER LIGHT FORMING A PART OF THE ENCLOSURE OF A DWELLING UNIT SHALL BE CONSTRUCTED, INSTALLED AND SECURED AS SET FORTH IN SEC. 6714 & 6715 WHEN THE BOTTOM OF SUCH LIGHT IS NOT MORE THAN 16 FT. ABOVE GRADE OR ACCESS POINT. [6713]

LIGHTS – MATERIAL:

14. WINDOWS WITHIN 40-IN. OF A REQUIRED LOCKING DEVICE ON A DOOR WHEN IN THE CLOSED AND LOCKED POSITION AND OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SHALL BE FULLY TEMPERED GLASS, LAMINATED GLASS OF AT LEAST ¼-IN THICK, APPROVED BURGLARY-RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER. [6714]
15. LIGHTS WITH A LEAST DIMENSION GREATER THAN 6-IN. SHALL BE FULLY TEMPERED GLASS, LAMINATED GLASS OF AT LEAST ¼-IN. THICKNESS, APPROVED BURGLARY-RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER. [6714]
16. LOCKING DEVICES INSTALLED ON WINDOWS PROVIDING THE EMERGENCY EGRESS REQUIRED BY SECTION 1026 SHALL BE RELEASABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL OR EXCESSIVE FORCE.

LIGHTS – LOCKING DEVICES:

17. SLIDING GLASS WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES THAT, WHEN SUBJECT TO THE TESTS SPECIFIED IN SECTION 6707, REMAIN INTACT AND ENGAGED. MOVABLE PANELS SHALL NOT BE RENDERED EASILY OPENABLE OR REMOVABLE FROM THE FRAME DURING OR AFTER THE TESTS. [6715.2]
18. OTHER OPENABLE WINDOWS (INCLUDING SKYLIGHTS) NOT MORE THAN 16-FT. SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES WHICH RENDER THE BUILDING AS SECURE AS THE DEVICES REQUIRED BY SECTION 6715.

HATCHWAYS, SCUTTLES:

19. WOODEN HATCHWAYS OF LESS THAN 1-3/4-IN.-THICK SOLID WOOD SHALL BE COVERED ON THE INSIDE WITH 16 GUAGE SHEET METAL ATTACHED WITH SCREWS AT 6-IN. MAXIMUM CENTERS AROUND THE PERIMETER. [6717.1]
20. HATCHWAY AND SCUTTLES SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLT, AND/OR PADLOCK WITH A HARDENED STEEL SHACKLE. [6717.2]
21. OUTSIDE PIN-TYPE HINGES SHALL BE PROVIDED WITH NON-REMOVABLE PINS OR A MEANS BY WHICH THE DOOR CANNOT BE OPENED THROUGH REMOVAL OF HINGE PINS WHILE THE DOOR IS IN THE CLOSED POSITION. [6717.3]
22. OTHER OPENINGS EXCEEDING 96-SQ.IN. WITH A LEAST DIMENSION EXCEEDING 8-IN. SHALL BE SECURED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER. [6717.4]

APPLICATIONS IN VERY HIGH FIRE HAZARD SEVERITY ZONES:

23. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. [704A.3.2.2]
24. EXTERIOR DOOR ASSEMBLIES SHALL BE NONCOMBUSTIBLE CONSTRUCTION OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1-1/4 INCHES THICK OR NOT LESS THAN 20-MINUTES RATING. [704A.3.2.3]
25. VEHICLE ACCESS DOORS SHALL BE NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD. [701A.3.2.3]

BUILDING MAINTENANCE AND OPERATION
OPERATION AND MAINTENANCE MANUAL
CalGreen Sec. 4.410

Contractor Instructions:

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building.

Include the following project information in the Manual: Contractor's Name and License Number, Project Address, City, Permit Number and Date.

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operations and maintenance instruction for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, waster-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditions systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting waster at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

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P.O. BOX 1204, MALIBU, CA 90265 310.317.0700
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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
CITY OF MALIBU RESIDENTIAL

APN 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.4

SHEET 5 OF 33

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

2011 L2014ngeles County Green Building Standards Code

Residential Plan Requirements

Instructions: The below CalGreen requirements are intended to simplify the plan review, construction, inspection and documentation process for all new dwellings. Each of the below items is mandatory and requires either the submittal of documents at plan review, the installation of items per the "Construction Notes", the completion/installation or submitted additional documentation by the contractor and the verification of each feature by the inspector.

1. **Applicant/Designer:** Submit for Plan Review the below listed documents (left column, items #1-#8 as identified by the plan reviewer on the correction list) and copy the below form onto the plans.
2. **Contractor:** Install the: a) features in accordance with the specifications per the approved plans (or selected specification); b) items listed per the "Construction Notes"; c) and/or provide the required additional documentation. "Construction Notes" are a part of the plans.
3. **Inspector:** Verify that all of the below features and additional documentation are provided in accordance to the applicable specification.

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
Div. 4.1 – Planning and Design							
Sec. 4.106 – Site Development							
Sec. 4.106.2 – Storm Water Management During Construction							
1. Provide a Storm Water Management Plan using: a) Retentions basins or Filters or Locally enacted storm water management ordinance.	PC's to review		X		X		
Sec. 4.106.3 – Surface Drainage							
2. Provide a Site Drainage Plan with existing and proposed elevations and details to: a) Direct water to an approved location. b) Direct water away from the building	PC's to review		X		X		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
Sec. 4.106.5 – Landscape Design							
3. Provide landscaping plans showing the Post-Construction Landscape Designs shall comply with all the following: 1. Turf areas shall not exceed 25% of the total landscape area. 2. Non-Invasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75% of the total landscaped area. 3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.	PC's to review		X		X		
Div. 4.2 – Energy Efficiency							
Sec. 4.201 - General							
Sec. 4.201.1 - Scope							
4. Submit project energy	PC's to		(	Project Energy calculations, mandatory measures and forms.	X		As required by Energy Docs.
Sec. 4.303 Indoor Water Use							
Sec. 4.303.1 Water Conserving plumbing fixtures and fittings							
Div. 4.3 – Water Efficiency and Conservation							
Sec. 4.303 – Indoor Water Use							
Sec. 4.303.1 – Twenty Percent Savings (Applicable July 1, 2011)							
5. Show compliance by: a) Specifying on the plans the reduced flow	PC's to review		Specify the fixture flow	Table 4.303.2	X		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
rate fixtures (T 4.303.2), or b) Complete and submit Worksheet WS-1 & 2			rates on plans Copy Worksheets onto plans.	Table 4.303.3 – Standards for Plumbing Fixtures and Fixture Fittings	X		
Sec. 4.304 – Outdoor Water Use							
Sec. 4.304.1 – Irrigation Controllers							
		Automatic irrigation controllers shall be installed at final inspection and shall comply with the following: a) Weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants'' need as weather condition change, or b) Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wire or wireless rain sensor which connects or communicates with the controller. Soil moisture-based controllers are not			X X		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
		required to have rain sensor input.					
Sec. 4.304.3 – Water-Efficient Landscape							
6. Provide a Water Efficient Landscape Worksheet for the landscape irrigation use that conforms to the California Department of Water Resources Model Water-Efficient Landscape Ordinance. Exception 1: Developer-installed landscape areas less than or equal to 2,500 square feet. Exception 2: Homeowner-provided and/or homeowner-hired landscape area less than 5,000 square feet	PC's to review		X	Section 492.3 of the Model Water Efficient Landscape Ordinance AB 1881	X		The worksheet consists of: 1. Hydrozone Information Table 2. Water budget calculations determining the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU)
Div. 4.4 – Material Conservation and Resource Efficiency							
Sec. 4.406 – Enhanced Durability and Reduced Maintenance							
Sec. 4.406.1 – Joints and Openings							
		Openings in the building envelope separating conditioned space from unconditioned space shall be sealed.		Per Energy Code	X		
Sec. 4.408 – Construction Waste Reduction, Disposal and Recycling							
Sec. 4.408.1.1 – Four or Fewer Units							
		Recycle and/or salvage for reuse a		Per locally adopted "Construction Waste	X		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
		minimum of 50% of the nonhazardous construction and demolition debris for newly constructed projects consisting of four or fewer units.		Management Plan"			
Sec. 4.408.2 – Five or More Units							
		Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition debris for newly constructed projects consisting of five or more units.		Per locally adopted "Construction Waste Management Plan"	X		
Sec. 4.410 – Building Maintenance and Operation							
Sec. 4.410.1 – Operations and Maintenance Manual							
		At the time of final inspection provide an "Operations and Maintenance Manual" to the owner			X		Complete submit information required for the "Operations and Maintenance Manual" per the attached outline.
Div. 4.5 – Environmental Quality							
Sec. 4.503 – Fireplaces							
		Any installed gas fireplace shall be a direct-vent sealed-combustion type.			X		
Sec. 4.504 – Pollutant Control							

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
Sec. 4.504.1 – Covering of Duct Openings/Protection of Mechanical Equipment							
		At the time of rough installation or during storage and until final startup, all duct and other related air distribution component opening shall be covered with tape, plastic or other acceptable material.			X		
Sec. 4.504.2 – Finish Material Pollutant Control							
Sec. 4.504.2.1 – Adhesives, Sealants and Caulks							
		Adhesives, sealants and caulks shall meet the following standards:		1. Local or regional air pollution control or SCAQMD Rule 1168 VOC. 2. Statewide VOC standards	X		
Sec. 4.504.2.2 – Paints and Coatings							
		Paints and coatings shall comply with VOC limits.		CGBC Table 4.504.3	X		
Sec. 4.504.2.3 – Aerosol Paints and Coatings							
		Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC.		Per CGBC Sec. 4.504.2.3	X		
Sec. 4.504.4 – Resilient Flooring Systems							
		50% of the installed floor area shall comply with:		The VOC emission limits defined in the Collaborative for High Performance Schools, or Certified under the Resilient	X		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
				Floor Covering Institute FloorScore program.			
Sec. 4.504.5 – Composite Wood Products							
		Interior/exterior use of hardwood plywood, particleboard and medium density fiberboard composite wood products shall meet:		For formaldehyde as specified in ARB's Air Toxics Control Measure For Composite Wood (17 CCR 93120).	X		
Sec. 4.505 – Interior Moisture Control							
Sec. 4.505.2 – Concrete Slab Foundations							
7. Provide a vapor retarder with a capillary break.	PC's to review vapor retarder and capillary break.		X	Vapor Retarder: 6-mil polyethylene with joints lapped not less than 6 inches. [CBC 1910]. Provide at all occupied conditioned spaces. Capillary Break: 4-inch thick base of ½ inch clean aggregate.	X		
Sec. 4.505.3 – Moisture Content of Building Materials							
		Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed with the framing members exceed 19% moisture content. Moisture content shall be verified/determined by:			1. Probe-type or contact-type moisture meter. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
					end of each piece to be verified. 3. At least three random moisture reading shall be performed on wall and floor framing		
Sec. 4.506 – Indoor Air Quality and Exhaust							
Sec. 4.506.1 – Bathroom Exhaust Fans							
		Mechanical exhaust fans which exhaust directly from bathrooms shall comply with:		Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible and capable of adjustment between a relative humidity range of 50 to 80 percent.	X		
Sec. 4.507 – Environmental Comfort							
Sec. 4.507.1 - Openings							
		Whole house exhaust fans shall have insulated louvers/covers which close when the fan is off. Covers shall have a minimum			X		

MANDATORY MEASURES: Plan Review (Submit the below numbered items for plan review)	Complies (During plan review)	Construction Notes (required project features)	Shown on Plan Sheet or Submitted Documents/ Worksheet	Applicable Specification, Standard or Field Selected Specification	Field Verification Required	Inspection Verification for all Features (Inspector's Initials)	Additional Documentation Required
		insulation value of R-4.2.					
Sec. 4.507.2 – Heating and Air-conditioning System Design							
8. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:	PC's to review		Provide documentation in Calif. Energy Calculations.	1. Heat loss/gain established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software, or 2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks, or 3. Select heating and cooling equipment according to ACCA 36-S Manual S.	X		

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P.O. BOX 1204, MALIBU, CA 90265 310.317.0700
info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

GREEN BLDG CODE REQ.

APN 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.5

SHEET 6 OF 33

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARE & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARE & ASSOCIATES, INC.

2013 CRC & 2014 LACRC

R-3 RESIDENTIAL CONSTRUCTION

Revised 3-16-2011

2010 CRC, CPC, CMC, CEC, CALGreen & CEnC including 2011 LACo Codes

THE FOLLOWING STANDARD NOTES AND PRESCRIPTIVE CONSTRUCTION REQUIREMENTS ARE APPLICABLE TO MOST STANDARD (PRESCRIPTIVE) RESIDENTIAL CONSTRUCTION METHODS AND ARE NOT INTENDED TO REPLACE ANY MORE RESTRICTIVE MINIMUM LIFE-SAFETY OR STRUCTURAL CODE REQUIREMETNS OR CONDITIONS. REFERENCES IN BRACKETS [XX, XX.X] ARE CODE SECTIONS. THE FOLLOWING STANDARD NOTES ARE INTENDED TO BE ADDED (TAPED OR COPIED ON THE FINAL APPROVED PLANS) TO A SET OF PLANS TO ELIMINATE THE NEED TO MAKE THESE CORRECTIONS DURING THE PLAN CHECK PROCESS. THESE NOTES SUPPLEMENT THE PLAN CHECK PROCESS AND THE ADDITIONAL REQUIREMENTS ON THE PLANS. THESE NOTES ARE NOT INTENDED TO CREATE A CONFLICT BETWEEN THE DESIGN AND MINIMUM CODE REQUIREMETNS. WHERE A CONFLICT EXISTS BETWEEN THESE NOTES AND THE PLANS, THESE NOTES TAKE PRECEDENCE ONLY FOR MINIMUM CODE COMPLYING CONSTRUCTION PURPOSES.

BUILDING PLANNING: (Ch 3)

Fire Resistant Construction [R302]

1. Penetrations: [R302.4.1, 2]
   a. The annular space of through or membrane penetrations shall be filled.
   b. Steel electrical boxes are limited to 16 sq. inches. The maximum annular space is 1/8 inch.
   c. Listed electrical boxes shall be installed in accordance with their listing.
2. Garage Opening Protection: [R302.5]
   a. Openings from a garage directly into a sleeping room are not permitted.
   b. Other openings shall be solid wood doors not less than 1-3/8 inch; solid or honeycomb core steel doors not less than 1-3/8 inch or 20-minute fire-rated.
3. Duct Penetration: [R302.5.2]
   a. Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel and have no opening into the garage.
4. Dwelling/Garage (or carport) Fire Separation: [R302.6]
   a. Separation walls (residence & attic) – ½" gyp. board.
   b. Habitable rooms above – 5/8" gyp. board.
5. Fireblocking: [R302.11]
   a. In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space in accordance with the following:
   b. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet.
   c. At interconnections between concealed vertical stud wall or partitions spaces and concealed horizontal spaces created by an assembly of floor joist or trusses and concealed spaces such as occur at soffits, drop ceilings, cove ceiling and similar locations.
   d. Concealed space between stair stringers at the top and bottom of the run.
   e. Openings around vents, pipes, ducts, chimneys and fireplace at ceiling and floor levels.

Light, Ventilation and Heating [R303]

6. All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor areas. Natural ventilation shall be through approved opening to the outdoor air. The minimum openable areas to the outdoors shall be 4% of the floor area being ventilated. The following exceptions may be applicable: [R303.1]
   a. The glazed areas need not be openable where the opening is not required for emergence escape and an approved mechanical ventilation system capable of producing 0.35 air changes per hour.
   b. The glazed areas need not be installed in rooms where the above exception is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles over the area.
7. Interior and exterior stairways shall have artificial lighting [R303.6, R311.7.8]
8. Where the interior stair has six or more risers, there shall be a wall switch at each floor.
9. The illumination of exterior stairways shall be controlled from inside the dwelling unit.
10. Bathrooms, showers, spas and similar bathing fixtures shall be naturally or mechanically ventilated. [R303.3]

Room Areas [R304]

11. Every dwelling unit shall have at least one habitable room of not less than 120 sq. ft of gross floor area.
12. Except for Kitchens, other habitable rooms shall have a floor area of not less than 70 sq. ft.
13. Except for Kitchens, habitable rooms shall not be less than 7 ft. in any horizontal dimension.

Ceiling Height [R305]

14. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 ft.

Toilet, Bath and Shower Spaces [R307]

15. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 ft.

Safety Glazing [R308]

16. Permanently identified safety glazing shall be provided in the following locations:
   a. Glazing in all doors.
   b. Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
   c. Glazing within a 24 inch arc of a door.
   d. Panels over 9 sq. ft. having the bottom edge less than 18 inches above the floor and top edge greater than 36 inches above the floor and a walking surface within 36 inches.
   e. Glazing in guards and railing including structural baluster panels and all nonstructural in-fill panels.
   f. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas.
   g. Glazing adjacent to stairways, landing and ramps within 60 inches horizontally of a walking surface.

Emergency Escape and Rescue [R310]

17. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening meeting the following conditions:
   a. Maximum sill height 44 inches.
   b. The opening shall open directly into a public way or to a yard or court that opens to a public way.
   c. Openings shall have a minimum net clear opening of 5.7 sq. ft.
   d. Minimum opening height shall be 24 inches.
   e. Minimum opening width shall be 20 inches.
   f. Opening shall be operational from the inside without the use of keys, tools or special knowledge.
18. Window wells shall:
   a. Have a minimum horizontal area of 9 sq. ft.
   b. Have a minimum horizontal projection and width of 36 inches.
   c. Allow the escape opening to be fully opened.
19. Window wells with a vertical depth grater than 44 inches shall:
   a. Be equipped with a permanently affixed ladder or steps
   b. Ladders or steps shall have an inside width of at least 12 inches.
   c. Project at least 3 inches from the wall.
   d. Spaced not more than 18 inches on center vertically.

Smoke Alarms [R314]

20. Smoke alarms shall be listed per UL 217, installed per NFPA 72 and shall be Calif. State Fire Marshal listed.
21. Smoke alarms in new construction shall be installed, maintained and connected in the following locations/manner: [R314.3, .4, .5]
   a. In each sleeping room.
   b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
   c. On each additional story of the dwelling, including basement and split levels.
   d. When more than one smoke alarm is installed, the alarm devices shall be interconnected such that the actuation of one alarm will activate all the alarms
   e. Smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup
22. In existing dwellings where a permit for alterations, repairs or additions exceed $1000 smoke alarms shall be installed, maintained and connected in the following locations/manner: [R314.3.1, .4, .6]
   a. The dwelling shall be equipped with smoke alarms located as require fro new construction.
   b. Smoke alarms are permitted to be solely battery operated where no construction is taking place.

Carbon Monoxide (CO) Alarms [R315]

23. For new dwelling unit construction having an attached garage or fuel-burning appliances, an approved carbon monoxide alarm shall be installed, maintained and connected in the following locations/manner:
   a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
   b. On every level of a dwelling unit including basements.
   c. Where more than one CO alarm is installed, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms.
24. In existing dwellings where a permit for alterations, repairs or additions exceed $1000 CO alarms shall be installed, maintained and connected in the following locations/manner: [R314.3.1, .4, .6]
   a. The dwelling shall be equipped with CO alarms located as require for new construction.
   b. CO alarms are permitted to be solely battery operated where no construction is taking place.

Protection of Wood against Decay [R317]

25. Protection against decay shall be provided by the use of naturally durable or preservative-treated wood for:
   a. Wood joists or the bottom of a wood structural floor without joists are closer than 18 inches; wood girders closer than 12 inches to the exposed ground [2304.11.2].
   b. Wood framing members, including wood sheathing that rest on exterior foundation walls and are less than 8 inches from exposed earth. [2304.11.2.2]
   c. Sills and Sleepers on a concrete or masonry slab that is in direct contact with earth. [2304.11.2.4]
   d. The ends of wood girders entering exterior masonry or concrete walls shall be provided with a ½-inche air space. [2304.11.2.5]
26. Clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches. [2304.11.2.6]
27. Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. [R317.3]

Protection Against Termites [R318]

28. Wood construction shall be protected from termites by:
   a. Pressure-preservative-treated wood with a quality mark of an approved testing agency. Field-cut ends, notches and drilled holes shall be retreated.
   b. Naturally durable termite resistant wood.

Exterior Wildfire Exposure (VHFHSZ) [R327]

29. For projects in the State identified Very High Fire Hazard Severity Zone, see the separate VHFHSZ Standard Notes

Doors and Landings [R311.1-.3]

30. The egress door from individual dwelling units:
   a. Shall provide a minimum clear width of 32 inches
   b. Shall be readily openable from the inside without the use of a key or special knowledge or effort.
31. There shall be a floor or landing on each side of each exterior door:
   a. With a minimum dimension of 36 inches in the direction of travel.
   b. The exterior landing shall not be more that 7-3/4 inches below the top of the threshold provided the door does not swing over the landing.
32. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provide the door does not swing over the stairway.

Stairways [R311.7]

33. Stairways shall not be less than 36 inches in clear width.
34. The maximum riser height shall be 7-3/4 inches and the minimum tread depth shall be 10 inches.
35. Dimensional uniformity: The greatest riser height and/or the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. [R311.7.4]
36. Enclosures Under Stairways: [R302.7]
   a. The enclosed accessible spaces under stairways shall be protected on the enclosed side with 1/2-inch gypsum board
37. Handrails: [R311.7.7]
   a. Stairways with 4 or more risers require a handrail on one side.
   b. Handrail height above the stair tread nosing shall be uniform, not less than 34 inches and not more than 38 inches.
   c. Handrails shall be continuous, shall be returned or terminate in newel posts and have a space of not less than 1-1/2 inch between the wall and the handrail.
   d. Grip-size: [R311.7.7.3]
      i. Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches.
      ii. If not circular, the handrail shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.
      iii. Handrails with a perimeter greater than 6-1/4 inches shall have a graspable finger recess on both sides of the profile

Guards (Guardrails) [R312]

38. Where Required: [R312.1]
   a. Guards shall be located along open-sided walking surfaces, stairways and landings located more than 30 inches above the adjacent floor or grade below.
39. Height: [R312.2]
   a. Guards shall form a protective barrier not less than 42 inches height.
   b. Guards whose top rail also serves as a stair handrail shall have a height not less than 34 inches and not more than 38 inches.
40. Opening Limitations: [R2312.3]
   a. Open guards shall have a balusters or ornamental pattern such that 4-inch diameter sphere cannot pass through any opening.
   b. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be a maximum size such that a 6-inch sphere cannot pass.
   c. Opening for required guard on the sides of stair treads shall not allow a sphere of 4.75 inches to pass.

Automatic Fire Sprinkler Systems [R313]

41. New Construction Only: An automatic residential fire sprinkler system shall be installed in new one- and two-family dwellings.
42. The fire sprinkler systems shall be designed and installed in accordance with R313.3 or NFPA 13D.

FOUNDATIONS: (Ch 4)

Underfloor Ventilation and Access [R408]

43. The space between the bottom of the floor joists and the earth under any building shall be provided with ventilation openings through foundation or exterior walls.
44. The minimum net area of ventilation openings shall not be less than 1 sq. foot for each 150 sq. feet of crawl-space area. [R408.1 & 2]
45. Ventilation openings shall be covered with perforations not exceeding ¼ inch.
46. Access to Under-floor Spaces: [R408.4]
   a. Access shall be provided with a minimum of one access opening not less than 18 inches by 24 inches through the floor or 16 inches by 24 inches if located in a wall.

FLOORS: (Ch 5)

47. Drilling and Notching: [502.8]
   a. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth.
   b. Shall not be longer than one-third of the depth.
   c. Shall not be located in the middle one-third of the span.
   d. Holes shall not exceed one-third the depth.
   e. Shall not be closer than 2 inches to the top or bottom.
   f. Shall not be closer than 2 inches to a notch.
   g. Cuts, notches an holes in trusses, composite or glue-laminated members or I-joists are prohibited except where permitted by the manufacturer.
48. Post and beam or girder construction shall be positively connected against uplift and displacement. [502.9]
49. Wood trusses shall be designed by an engineer and shall be submitted for review prior to installation. [502.11]

WALL CONSTRUCTION: (Ch 6)

50. Top Plates: [R602.3.2]
   a. Wood stud walls shall be capped with a double top plate to provide overlapping at corners and intersections with bearing partitions.
   b. End joints shall be offset at least 24 inches.
51. Bottom/Sole Plates shall have full bearing on nominal 2X or larger plates/sills having a width at least equal to the stud. [R602.3.4]
52. Drilling and Notching Studs: [R602.6]
   a. Exterior wall or bearing studs may be cut or notched to a depth not exceeding 25% of its width.
   b. Any stud may be bored/drilled not more than 60% of the width.
53. Top plates cut, drilled or notched more that 50% of its width, shall have a galvanized metal tie not less than 0.054 inch thick and 1-1/2 inches wide. The plates hall extend a minimum of 6 inches past the opening. [R602.6.1]

Exterior Windows and Doors [R613]

54. Window Sills:
   a. Where the opening of an operable window is located more than 72 inches above the finished grade/surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor.
   b. Where less than 24 inches the operable sections shall not permit opening that allow passage of a 4 inch sphere.

WALL COVERING: (Ch 7)

55. Water-resistant Gypsum Backing Board: [R702.3.8]
   a. May be used on ceiling where framing spacing does not exceed 12 inches on center for ½ inch and 16 inches on center for 5/8 inch.
   b. Shall not be installed over Class I or II vapor retarder in a shower or tub compartment.
   c. Cut or exposed edges, including those at wall intersections shall be sealed.
   d. Shall not be used where there will be direct exposure to water or continuous humidity.
56. Weep Screed: The weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall allow trapped water to drain. [R703.6.2.1]

ROOF-CEILING CONSTRUCTION: (Ch 8)

57. Roof Drainage: In areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from roofs shall be provided that will collect and discharge roof drainage to the ground surface at a point at least 5 feet from the foundation. [R801.3]

Roof/Attic Ventilation [R806]

58. Enclosed Attic Spaces:
   a. Enclosed attics and enclosed rafter spaces formed where ceiling are applied directly to the underside of roof framing members (cathedral ceilings) shall have cross ventilation for each separate space by ventilating openings.
   b. Exterior openings shall be covered with corrosion-resistant wire cloth, openings between 1/16 inch & 1/8 inch
   c. Minimum Area: [R806.2]
   d. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated.
   e. 1/300 may be used
   f. As an alternate, the net free area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.
59. Unvented Attic Assemblies may be used if a design is submitted for review. [R806.4]

Attic Access [R807]

60. An opening not less than 22 inches by 30 inches with a clear headroom of 30 inches, shall be provided to any combustible ceiling or roof construction attic area having a clear height of over 30 inches and a area exceeding 30 square feet.
61. The opening shall be located in a hallway or other readily accessible location.
62. If located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high.
63. See CPC Sec. 509.4, CMC 904.11 and CEC 210.70 in these notes for access to mechanical equipment in the attic.

ROOF ASSEMBLIES: (Ch 9)

64. Weather Protection: [R903]
   a. Flashing shall be installed in a manner to prevent moisture entering the wall and roof.
   b. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet).
65. Performance Requirements: [R902.1
   a. Class A, B or C roof coverings shall be listed (UL 790 or ASTM E 108) and identified and verified in the field prior to installation.

REQUIREMENTS FOR ROOF COVERINGS [R905]

66. All roof materials shall be installed per the manufacture's installation instructions.
67. Asphalt Shingles: [R905.2]
   a. Asphalt shingles shall be fastened to solidly sheathed decks.
   b. Deck slope shall be two in 12 or greater.
   c. Asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle.
68. Clay and Concrete Tile: [R905.3]
   a. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.
   b. Roof slope <3:12: One fastener per tile
   c. Roof slope 3:12 & over: Two fasteners per tile.
69. Metal Roof Shingles: [R905.4]
   a. Metal roof shingles shall be applied to solid deck.
   b. Deck slope shall not be < 3:12.
70. Mineral-surfaced Roll Roofing [R905.5]
   a. Shall be fastened to solidly sheathed decks.
   b. Deck slope shall be a minimum of one in 12.
71. Wood Shingles [R905.7]
   a. Wood shingles shall be installed on solid or spaced sheathing.
   b. Deck slope shall be three in 12 or greater.
72. Wood Shakes [R905.8]
   a. Wood shingles shall be installed on solid or spaced sheathing.
   b. Deck slope shall be three in 12 or greater.
73. Metal Roof Panels [R905.10]
   a. Metal roof panel coverings shall be applied to solid or spaced sheathing.
   b. Slopes:
      i. Lapped, nonsoldered-seam without sealant: 3:12.
      ii. Lapped, nonsoldered-seam with sealant: ½:12.
      iii. Standing-seam: ¼:12.

CHIMNEYS AND FIREPLACES: (Ch 10)

CHIMNEY TERMINATION [R1003.9]

74. Chimneys shall extend at least 2 feet higher than any; portion of a building within 10 feet, but shall not be less than 3 feet above the surrounding roof.
75. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester meeting the following:
   a. The new free area of the spark arrester shall not be less than four times the area of the outlet.
   b. The spark arrester screen shall have heat and corrosion resistance equivalent to 12 gage wire, 19 gage galvanized wire or 24 gage stainless steel.
   c. Opening shall not permit the passage of spheres having a diameter larger than ½ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

PLUMBING SYSTEMS:

GENERAL REGULATIONS (CH 3)

76. All pipe, pipe fittings, traps, fixtures, material and devices used in a plumbing system shall be listed or labeled by a listing agency and shall conform to approved applicable recognized standards. [301.1]
77. Piping subject to corrosion, erosion, or mechanical damage shall be protected in an approved manner. [313.4]
78. Plastic and copper piping penetrating a framing members to within one inch of the exposed framing shall be protected by steel nail plate/striker barrier not less than 0.0478 inches in thickness. The steel nail plate shall extend along the framing member a minimum of 1-1/2 inches beyond the outside diameter of the piping or tubing. [313.9, 1211.3.4]
79. Solder and fluxes with a lead content that exceeds 0.20 of 1% shall be prohibited in piping systems used to convey potable water. [316.1.3]

PLUMBING FIXTURES AND FIXTURE FITTINGS (CH 4)

80. Water-Conserving Fixtures and Fittings: [402.0]
   a. Shower Heads shall not exceed 2.5 gallons per minute.
   b. Faucets at kitchens, lavatories, wet bars, laundry sinks shall not exceed 2.2 gallons per minute.
   c. Water closets shall have an average consumption of not more than 1.6 gallons of water per flush. (1.28 gallons after July 1, 2011).
   d. More restrictive measure may be required by selected measures from the CalGreen Code.
81. Water closet or bidet shall: [407.5]
   a. Not be set closer than 15 inches from its center to any side wall or obstruction nor closer than 30 inches center to center to any fixture.
   b. Have a clear space in front of not less than 24 inches.
82. Shower compartments shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch circle to a height of 70 inches above the drain. [411.7]
83. Shower control valves and showerheads shall be located on the sidewall of shower or other approved arrangement. [411.10]
84. Limitation of Hot Water in Bathtubs and Whirlpool Bathtubs. The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F. The water heater thermostat shall not be considered a control for meeting this provision. [414.5]
   a. Where two separate handles control the hot and cold water, the left-hand control shall control the hot water.
   b. Single-handle mixing valves shall have the flow of hot water correspond to the marking on the fitting
   c. Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve that provides scald and thermal shock protection conforming to ASSE 1016 or ASME A112.18.1. Handle positions shall be adjusted to deliver a maximum mixed water setting of 120 degrees F. [418.0]

Water Heaters [Ch 5]

86. Water heaters shall be provided with approved overpressure and over temperature protection. [505.4 & .5]
87. A minimum of 100 sq. inches of Indoor Combustion Air shall be provided within 12 inches of the top and within 12 inches of the bottom. [507.3]
88. All new and replacement water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third. At the lower point, a minimum distance of 4 inches shall be maintained above the controls. [508.2]
89. A water heater supported from the ground shall rest on level concrete not less than 3 inches above the adjoining ground level [508.3]
90. When a water heater is located in an area where damage may result from a leaking water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with a minimum three-quarter inch drain to an approved location. [508.4]
91. Installation in Residential Garages: [508.14]
   a. Shall be installed so that all burners and burner-ignition devices are located not less than 18 inches above the floor.
   b. Shall be protected so it is not subject to physical damage by a moving vehicle. Protection may require the installation of a 3 inch steel pipe, 4" curb or wheel stop.

Water Supply and Distribution [Ch 6]

92. Faucets and diverters shall be connected to the water system so that hot water corresponds to the left side of the fittings. [601.3]
93. Backflow Prevention: [603.2]
   a. Potable water outlets with hose attachments (other than water heater drains, boiler drains and clothes washer connections) shall be protected by a non-removable hose-bibb-type backflow preventer. [603.4.7]

Sanitary Drainage [Ch 7]

94. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than ¼ inch per foot (2%). [708, 718.1]

Vents [Ch 9]

95. Venting for Island Fixtures: [909]
   a. Traps for island sinks shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain.

Storm Drainage [Ch 11]

96. Where provided, Secondary Roof Drains shall be not less than two inches above the roof surface and shall have a separate piping system. [1101.11.2.2 & 1101.11.2.2.1]

Fuel Piping [Ch 12]

97. Underground piping systems shall be installed with a minimum of 18 inches of cover; or 12 inches if damage is not likely to occur. [1211.1.2]
98. Concealed Piping: A steel striker barrier not less than 0.058 inches thick shall be installed between the tubing and the finished wall and extends at least 4 inches beyond concealed penetrations of plates, fire stops and studs. [1211.3.4]
99. An accessible gas shutoff valve shall be provided upstream of each gas pressure regulator [1211.11.1]
100. Gas appliances shall have an accessible manual shutoff valve within six feet of the appliance. [1212.5]

MECHANICAL SYSTEMS: [2013 CMC]

101. Protection Against Damage: [307.1]
   a. Appliances installed in garages subject to mechanical damage shall be guarded against damage. Protection may require the installation of a 3 inch steel pipe, 4" curb or wheel stop.
102. Equipment generating a glow, spark or flame shall be installed with pilots and burners or heating elements and switches at least 18 inches above the floor level.
103. Electrical Connections: [308]
   a. Equipment shall have a positive means of disconnect adjacent to and in sight from the equipment served.
   b. A 120 V receptacle shall be located within25 feet of the equipment for service and maintenance purposes.
104. Clothes Dryers: [504.3]
   a. Moisture exhaust ducts shall terminate outside the building and shall be equipped with a back draft damper.
   b. A minimum 4 inch metal duct with smooth interior surfaces shall be provided.
   c. When installed in a closet, a minimum opening of 100 square inches for makeup air shall be provided in the door or other location.
   d. Ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows unless permited by the manufacturer.

Combustion Air [Ch 7]

105. The minimum indoor combustion air volume for gas utilization equipment shall be 50 cf per 1000 Btu/hour. [701.2.1]

Chimney and Vents [Ch 8]

106. Masonry, Metal and Factory-built Chimneys: [802.5]
   a. Factory-built Chimneys shall be installed per their listing and manufacturer's instructions.
   b. Masonry and Metal chimneys shall be built and installed in accordance with NFPA 211
   c. A chimney shall extend at least 3 feet above the highest point where it passes through a roof and at least 2 feet higher than any portion of a building within 10 feet. [802.5.2.1]
   d. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturers' installation instructions. [802.5.2.4]
107. Type B & BW gas vents shall terminate: [802.6
   a. Above the roof surface with a listed cap or listed roof assembly.
   b. Gas vents 12" or smaller may terminate 1 ft. above the roof provided they are at least 8 ft from a vertical wall.
   c. Decorative shrouds shall not be installed at the termination of gas vents except where such shrouds are listed.

Installation of Specific Appliances [Ch 9]

108. Decorative appliances or vented gas fireplaces shall not be installed in bathrooms or bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume [907, 908]
109. Household Cooking Appliances: [916]
   a. Cooking appliances shall have a vertical clearance above the cooking top of not less than 30 inches to combustible material or metal cabinets.
   b. Horizontal clearances shall be that specified by the permanent marking on the appliance.
110. Wall Furnaces: [928]
   a. Listed wall furnaces shall be installed in accordance with their listing and the manufacturers' instructions.

Plumbing & Mechanical Equipment on Roofs or in Attics [CPC/CMC]

111. Equipment on Roofs, Installation: [509.2/904.10]
   a. Equipment shall be installed on a well-drained surface of the roof.
   b. At least 6 ft. of clearance shall be available between any part of the equipment and the roof edge or rigidly fixed rails, guard, parapets or other structure at least 42 inches in height.
112. All equipment requiring an external source of electrical power shall be provided with:
   a. A readily accessible electrical disconnecting means within sight of the equipment that will completely de-energize the equipment, and
   b. A 120-V ac grounding-type receptacle outlet on the roof adjacent to the equipment and on the supply side of the disconnect switch.
113. Access to Equipment on Roofs: [509.3/904.10.3]
   a. Gas utilization equipment located on roofs/elevated locations shall be accessible
   b. Buildings more than 15 feet in height shall have an inside means of access, unless other means acceptable are used.
114. Appliances in Attics shall: [509.4/904.11, 931]
   a. Be listed for attic installation and installed per manufacturer's instructions.
   b. Be provided with access not less than 22 inches x 30 inches.
   c. Have a maximum distance to the appliance shall not exceed 20 feet.
   d. Have continuous solid flooring not less than 24 inches wide.
   e. Have a level working platform not less than 30 inches x 30 inches in front of the service side.
   f. Have a permanent 120-volt receptacle outlet and a lighting fixture with a switch located at the entrance to the passageway.

ELECTRICAL SYSTEMS: [2013 CEC]

115. Ground-Fault Circuit-Interrupter Protection (GFCI): [210.8]
   a. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms, garages, accessory buildings, outdoors, crawl spaces (at or below grade), unfinished basements, kitchen countertop surfaces, laundry, utility and wet bar sinks where receptacles are installed within 6 feet of the sink edge shall have aground-fault circuit-interrupter protection
116. Arc-Fault Circuit-Interrupter Protection (AFCI): [210.12]
   a. All 120-volt, single-phase 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit
117. Receptacle Outlets: Every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area shall have receptacle outlets installed in accordance with: [210.52(A)]
   a. Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 ft. from a receptacle outlet.
   b. Wall Space shall include: 1) Any space 2 ft. or more in width (including space measure around corners) and unbroken along the floor line by doorways, fireplaces and similar openings. 2) The space occupied by fixed panels in exterior walls, excluding sliding panels. 3) The space afforded by fixed room dividers such as freestanding bar-type counters or railings
   c. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets unless located within 18 in. of the wall
118. Receptacle outlets in kitchen and dining room counters spaces shall be installed in accordance with: [210.52(C)]
   a. Wall counter space outlets shall be installed at each wall counter space this is 12 in. or wider and installed so that no point along the wall line is more than 24 in. from a receptacle outlet.
   b. At least one receptacle shall be installed at each island countertop space with a long dimension of 24 in. or greater and a short dimension of 12 in. or greater
   c. At least one receptacle outlet shall be installed at each peninsular countertop space with along dimension of 24 in. or greater and a short dimension of 123 in. or greater.
   d. Counter outlets shall be located above, but not more than 20 in. above the countertop.
   e. At least one outlet shall be installed in bathrooms within 3 ft. of the outside edge of each basin.
   f. At least one outlet accessible at grade level and not more than 6-1/2 ft. above grade shall be installed at the front and back of the dwelling.
   g. Balconies, decks and porches over 20 square feet, that are accessible from inside the dwelling shall have at least one receptacle outlet installed within the perimeter of the balcony, deck or porch. The receptacle shall not be located more than 6-1/2 feet above the surface.
   h. At least one outlet shall be installed for the laundry.
   i. At least one receptacle outlet, in addition to any provided for laundry equipment, shall be installed in each basement and in each garage.
   j. Hallways 10 ft. or more in length shall have at least one receptacle outlet.
119. A 125-volt, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air conditioning and refrigeration equipment. The outlet shall be installed at the same level and within 25 ft. of the equipment. [210.63]
120. Lighting Outlets shall be installed in and in accordance with: [210.70]
   a. At least one wall switch-controlled lighting outlet shall be installed in every habitable room and bathroom.
   b. At least one wall switch-controlled lighting outlet shall be installed in hallways, stairways, and garages.
   c. At least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade level access.
   d. Where one or more lighting outlet(s) are installed for interior stairways, there shall be a wall switch at each floor level and landing level that includes an entryway, to control the lighting outlet(s) where the stairway between floor levels has six risers or more.
   e. For attics, underfloor spaces, utility rooms and basements, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. The lighting outlet shall be provided at or near the equipment requiring servicing
121. Where NM Cable (Romex) is run across the top of accessible ceiling joists, protection within 6-ft. of the nearest edge of the scuttle hole or attic entrance is required. [334.23, 320.23(A)]
122. Receptacles, Cord Connectors and Attachment Plugs [406]
   a. Receptacle faceplates shall be installed so as to completely cover the opening and seat against the mounting surface. [406.5]
   b. Damp or Wet Locations: [406.8]
      i. All 15- and 20-ampere, 125- and 250-volt receptacles shall be listed weather-resistant type.
      ii. Receptacles shall not be installed within or directly over a bathtub or shower stall.
   c. All 125-volt, 15- and 20-ampere receptacles in dwellings shall be listed tamper-resistant. [406.11]

CALGREEN STANDARDS:

123. All applicable Residential Mandatory and selected Voluntary measures as indicted in the project documents shall be completed, documented and field verified per the approved plans.

CALIFORNIA ENERGY CODE

124. All exterior walls, roof & floors, exterior openings, HVAC systems, water heating, lighting and special features shall be in conformance to Forms CF-1R and MF-1R.
125. All applicable "Installation Certificates" (CF-6R) forms and "Certificate of Field Verifications and Diagnostic Testing" (CF-4R) forms shall be completed and posted at the project site to be verified by the building inspector. HERS inspections may be required.

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MALIBU PARK LANE HOUSE

6325 MALIBU PARK LANE

CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

STANDARD RESIDENTIAL NOTES

AIN 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO

PROJECT NO: MPL 12-9-2014

MODEL FILE: MPL-2

DRAWN BY: L.O.

A-1.6

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

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PRIVATE SWIMMING POOL AND SPA STANDARD NOTES & CONSTRUCTION REQUIREMENTS

2013 CBC Sec 3109.4.4 - 3109.4.8 & 2014 LA Co Code

The following applicable notes apply to the construction or remodeling of private pools and spas that contain water over 18 inches deep and include in-ground and above-ground structures and includes, but not limited to, hot tubs, spas, portable spas and nonportable wading pools.

SITE IMPROVEMENTS/DRAINAGE

- Drainage shall be directed to an approved site drainage system and in not permitted onto adjacent property or to be concentrated onto slopes.
- Pool drainage shall not be allowed over natural or graded slopes.
- If a project soils/geogrid is involved, they shall inspect the foundation system prior to pouring concrete.
- The minimum pool slope setbacks are as follows: [1058.7]
  - Ascending Slope Setback: 50% (Min. 1.5 ft.; Max. 7.5 ft.)
  - Descending Slope Setback: 67% (Min. 2.5 ft.; Max. 20 ft.)

POOL/SPA SECURITY BARRIER

- No application of plaster until required security barrier fencing is installed and approved.
- Provide at least one of the following (1-7) drowning prevention safety features in accordance with CBC Sec. 3109.4.4.2, 3109.4.4.3:
  1. The pool shall be isolated from access to a home by an enclosure fence that meets the following:
     a. Any access gates through the enclosure open away from the pool/spa and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
     b. A minimum height of 60 inches
     c. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
     d. Gaps or voids, if any, do not allow passage of a sphere equal to or great than 4 inches in diameter.
     e. An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
  2. The pool shall incorporate removable mesh pool fencing that meets ASTM Specification F 2286 standard in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
  3. The pool/spa shall be equipped with an approved safety pool cover that meets all requirements of the ASTM Specifications F 1346.
  4. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
  5. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
  6. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. These shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child.

POOL/SPA CONSTRUCTION REQUIREMENTS

- Provide a pool soil-drain per the applicable soils report or for high ground water conditions.
- Whenever a building permit is issued for a pool or spa, the pool or spa shall meet all of the following. (CBC Sec 3109.4.4.8 & H & S Code 115922)
  1. The suction outlet of the pool or spa shall be equipped to provide circulation throughout the pool or spa as described below (#2).
  2. The pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, and that are separated by a distance of at least three feet in any dimension between the drains. Suction outlets that are less than 12 inches across shall be covered with anti-entrapment grates, as specified in ASME/ANSI Standard A 112.19.8, that cannot be removed except with the use of tools. Slots of openings in the grates or similar protective devices shall be of a shape, size and arrangement that would prevent physical entrapment and would pose any serious hazard to bathers.
  3. Whenever a building permit is for the remodel or modification of any existing pool, toddler pool or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool or spa be upgraded so as to be equipped with an anti-entrapment cover meeting current ASTM or ASMB Standard.

T-24 CALIFORNIA ENERGY REQUIREMENTS

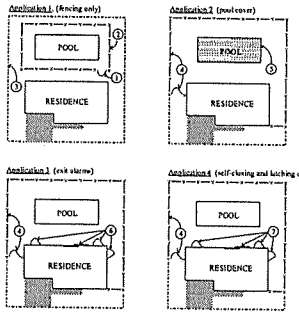
- The following California State Energy Requirements, per CEnC Section 114.A 150(p) shall be provided for a pool/spa and their heating equipment:
  1. Provide a solar cover on pool/spa if located outdoors.
  2. Time clock.
  3. Multi-directional inlets for recirculated water.
  4. Readily accessible "on/off" switch on the outside of the heater.
  5. Permanently mounted weatherproof plate with instructions for energy efficient operation.
  6. Heater must have a thermal efficiency of at least 78% and must be indicated on the heater.
  7. At least 36" of pipe between the filter and the heater.
  8. Document pump sizing/flowrate; filters; valves.

VIP/ISZ REQUIREMENTS

- Swimming pools with a capacity of 2000 gallons or more shall have a minimum four inch diameter drain and discharge line connected to a dry hydrant, the type, location and installation of shall be approved by LACo Fire Dept. In addition, a sign to identify the pool draft system shall be posted on the pool safety fence and/or at the draft hydrant location. [LACo FC, Appendix M9]

SWIMMING POOL BARRIER FENCING APPLICATION

(per State Law effective January, 1998)



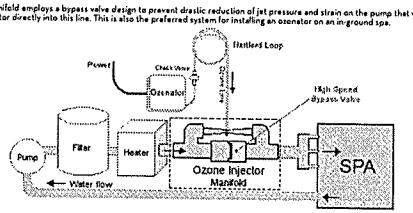
NOTES:

1. Access gates through the enclosure shall open away from the swimming pool, and shall be self-latching with a self-latching device placed no lower than 60 inches above ground.
2. "Barrier fence" shall be a minimum of 60 inches high. The maximum vertical clearance from ground to bottom of enclosure shall be two inches. Gaps or voids, if any, not to exceed four inches. The outside surface shall be free of handholds or footholds.
3. No new fencing required.
4. Site fencing and access gate meet City requirements.
5. Approved safety pool cover. (Spas may use approved locking safety covers)
6. All doors shall be equipped with exit alarms. This includes sliding glass and swinging doors and doors from the garage if it allows access to the pool.
7. Self-closing and latching doors (including sliding glass doors) with release mechanism placed no lower that 54 inches above the floor

SPA OZONATOR

(CLARATHON XL UV)

The manifold employs a bypass valve design to prevent drastic reduction of jet pressure and strain on the pump that would result by placing an injector directly into this line. This is also the preferred system for installing an ozonator on an in-ground spa.



Since ozonators power on with the low speed pump, the Injector Manifold has a special valve which opens during high speed circulation, allowing the larger volume of water to bypass.

The injector creates a suction which pulls ozone from the ozonator, mixes it with water, and delivers it to the spa jets very efficiently. It is important to install the ozone Injector Manifold after the hot tub heater, pump and filter, to avoid possible damage to those components which could be caused by a high direct concentration of un-dissolved ozone.
After installation of the Injector Manifold, the ozonator output line is connected to the injector suction bib fitting, as shown above. To prevent water from backing-up into the ozonator, a check valve should be installed. The ozonator output line should also be looped high in the spa cabinet (above water level). This is called a Hartford Loop, and provides additional protection from water back flow.

POOL OZONATOR

(SOLAR ECLIPSE AOP)

SECTION 1. Overview

1A. Description

The DEL Eclipse Series ozone generators described in this manual are designed to provide the benefits of ozonated water in an environmentally safe and effective manner. The high quality, specially engineered components ensure efficient ozone output and reliable performance.

As a result of proper use of the DEL Eclipse ozone generators, unpleasant effects of traditional chemical use are virtually eliminated. The DEL Eclipse ozone generators are safe and harmless to your equipment when installed properly.

1B. Specifications

Power Requirements:
EC-10.....110-250V, 0.10A max, 50-60 Hz
EC-20.....110-250V, 0.20A max, 50-60 Hz
EC-40.....110-250V, 0.31A max, 50-60 Hz

Location Requirements:
Mounting: Wall mount in a clean, protected area.
Ambient Temp.: 30°F - 120°F (0°C - 50°C)

SECTION 2. Installation

2A. Location

The DEL Eclipse units are designed for wall mounting. Mount generator in a clean, protected area, either indoors or outdoors (preferably out of direct sunlight). Locate generator out of reach of sprinklers or drainage spouts. Allow sufficient access for maintenance, all tubing, and electrical wires. Ozone generator should be installed at least (not less than) one foot above the maximum water level.

2B. Wall Mounting

1. Open the Enclosure Door and locate the three mounting holes on the back wall of the Enclosure. There will be two holes located near the top on the left and right and one located in the center near the bottom. Refer to Figure 1 for clarification.
2. Install screws (or other hardware appropriate for the mounting surface) through the two mounting holes near the top of the enclosure. Install the last screw through the mounting hole near the bottom of the enclosure. Mounting hardware must be driven until the head fully contacts the enclosure wall. Mounting hardware head must not be smaller than 0.25 inches (6.3 mm) in diameter and the threads of the hardware must be smaller than 0.25 inches (6.3 mm) in diameter.

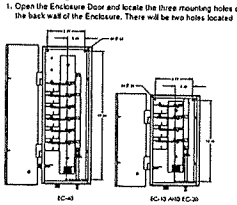


Figure 1: Mounting Hole Dimensions

2C. Electrical

2C-1. Main Power
This device is intended to be installed by a certified electrical technician, in accordance with local electrical codes. Connect the DEL Eclipse to the pool timing clock so that the DEL Eclipse operates simultaneously with the pool pump. The DEL Eclipse has three available Knockouts for a 1/2" conduit fitting, two on each side and one on the back. Remove only the ideal Knockout and install the proper conduit fitting. Open the Enclosure and locate the Terminal Block. Connect Line 1, Line 2, and Ground to the Terminal Block as indicated by the label on the inside of the enclosure door. Refer to the IMPORTANT SAFETY INSTRUCTIONS at the beginning of this manual for important wiring information.

2C-2. Earth Grounding Lug
Using an 8 AWG (13.3 mm²) conductor, connect the Grounding lug on the bottom of the DEL Eclipse, marked to an appropriate earth contact.

2D. Plumbing

Ozone gas is introduced to the pool circulation line using a venturi injector. Suction developed by the venturi allows the DEL Eclipse generator to operate safely under vacuum.

Note: Water must not travel back to the ozone generator. Mounting the unit above the water line and scheduled check valve replacement will keep water from entering the DEL Eclipse.

2D-1. Plumbing the Injector Manifold
The Injector Manifold must be installed in the pool's main return line after all other pool equipment (pump, filter, heater, and cleaner). Figure 2 shows the most basic installation. For installation with additional sanitizers and pool cleaners, refer to Appendix A.

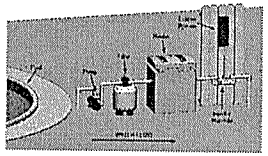


Figure 2: Injector Manifold Mounting Location

Locate an appropriate section of the return line and install the injector manifold with PVC cement. Be very careful to observe and follow the correct water flow direction (as indicated by the arrow on the injector manifold).

2D-2. Water Check Valve
If the pool equipment is mounted above the water line, a check valve must be installed between the pump outlet and the Injector Manifold. This will prevent the pump from draining and losing its prime (when not in use).

Note: If a 1/34 DELCheck™ is used, do not install immediately after chlorine feeders.

2D-3. Pressure Test
If a pressure test is required, it should be performed prior to connecting the Ozone Gas Line. Install the 3/4" pipe cap provided onto the Injector for the pressure test.

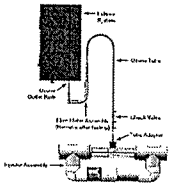


Figure 3: Flow Test Assembly

2D-4. Flow Test - Refer to Figure 3.
1. Install Tube Adapter on injector. Use Teflon thread tape as needed.
2. Connect the end of the Ozone Tube with the check valve installed onto the Tube Adapter with the tube clamp provided.
3. Connect the longer end of the Flow Meter Assembly to the Ozone Outlet Barb.
4. Connect the remaining ends of the Ozone Tube and the Flow Meter Assembly together.
5. Hold the Flow Meter Assembly so that the clear plastic chamber is vertical with the longer tubing toward the bottom.
6. Turn on the pool's circulation system as this allows the Injector Assembly to pull a vacuum. Under normal operation, the metal ball in the Flow Meter Assembly will be floating in between its Max and Min line. Under worst-case system conditions the flowmeter ball should indicate at least a small amount of air flow. Flow may be adjusted as described below.

Adjustable Injector Manifold: Gas flow can be controlled by adjusting the Valve on the Manifold. Close the valve to increase gas flow, open the Valve to decrease gas flow.

Rigid Injector Manifold: The Manifold is equipped with a DELCheck™ spring loaded valve. It cannot be adjusted, but provides a wide operating range. If more gas flow is necessary, verify that other valves in the system are not inhibiting flow through the Manifold. If you experience complications see TROUBLE SHOOTING Section 4D.

7. After the system has been set for the correct flow rate, Remove the Flow Meter Assembly and connect the remaining end of the Ozone Tube to the Ozone Outlet Barb on the DEL Eclipse unit with the tube clamp provided. Cut off the excess tubing so that the line from the Injector to the DEL Eclipse is as straight and free from dips and loops as possible.

SECTION 3 Operation

3A. General

To achieve optimal performance from the ozone system, the pool must be as clean as possible to start with.
1. Backwash or clean filters one day before starting the ozone generator.
2. Superchlorinate pool water using a chlorine based shock treatment prior to ozone system start-up.
3. Test pool chemistry and adjust pH between 7.4 and 7.6. Adjust total alkalinity between 80 and 120 ppm.
4. Run pool filtration continuously for 24 hours prior to starting ozone system.

3B. Initial System Start-Up

Upon completing all of the generator system connections and cleaning the pool as outlined above, you are ready to start the ozone generator.
1. Check electrical connections.
2. Check for proper voltage.
3. Turn on pool circulation system.

3C. Normal Operation

1. Indicator Lights: When the pool's circulation system starts, the Eclipse will power up and the green indicator lights on the ozone cells will illuminate. Open the Enclosure Door to verify that all indicator lights are green. The EC-10, EC-20, and EC-40 should show 2, 4, and 6 indicators, respectively.

3D. System Shut-Down

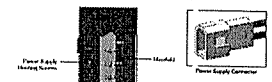
The following sequence of steps must be followed for servicing or for storage.
1. Disconnect the power to the ozone generator.
2. After the generator has been shut down, the pool water circulation pump may be turned off.
3. If the system is to be shut down for an extended period, disconnect the Ozone Tube from the unit.

3E. Water Chemistry

Regular chlorine or bromine testing should be performed as normal. Ozone will be eliminating the majority of contaminants. Therefore, only a small amount of chemicals will need to be added - just enough to maintain a minimum of residual level of 0.5 - 1.0 ppm chlorine or 1.0 - 2.0 ppm bromine. Ozone is pH neutral thus minimizing pH adjustments.

SECTION 4. Maintenance

4A. System Electromechanical Overview



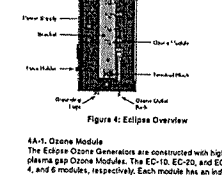


Figure 4: Eclipse Overview

4A-1. Ozone Module
The Eclipse Ozone Generators are constructed with high voltage plasma gap Ozone Modules. The EC-10, EC-20, and EC-40 have 2, 4, and 6 modules, respectively. Each module has an indicator light that signals it's working properly. If the light goes out, replace the module.

4B. System Maintenance

4B-1. The green indicator lights on the Ozone Modules located inside the enclosure indicates that the Power Supply is operating properly. When an indicator light goes out, replace the corresponding Ozone Module. Regularly check inside the unit to verify all the Ozone Modules are working.
4B-2. Each Ozone Module should be replaced after 15,000 hours of operation. Even if the green indicator light(s) are glowing, the Ozone Module may be producing less ozone after the period of time due to contamination within the plasma gap ozone chamber.
4B-3. Regularly reinstall and check the flowmeter for proper flow. Always remove the flow meter after confirming proper flow. Inspect Ozone Tube for cracks or wear and replace as necessary.
4B-4. Replace the Ozone Tube every year or sooner, if needed. If there is evidence of water leaking past the Check Valve toward the Eclipse, shut down the unit immediately and replace the Ozone Tube and Check Valve. If water entered the Eclipse, allow the unit to dry completely before restarting. Evidence of water in the Eclipse may void the warranty.

WARNING: Do NOT touch the ends of the Ozone Tube when replacing. Trace amounts of nitric acid may be present and could prove harmful if touched or ingested.

4B-5. While operating, check to see if bubbles are entering the pool. If an MDV is installed, check the MDV for bubbles.

Equipotential Bonding

(B) Bonded Parts
- The parts specified below shall be bonded together using solid copper conductors, insulated covered, or bare, not smaller than #8 AWG or with rigid metal conduit of brass or other identified corrosion resistant metal. An 8 AWG or larger solid copper bonding conductor provided to reduce voltage gradients in the pool area shall not be required to be extended or attached to remote panel boards, service equipment or electrodes.

(1) Conductive pool shells
- Bonding to conductive pool shells shall be provided as specified below. Poured concrete, pneumatically applied or spray concrete, and concrete block with painted or plastered coatings shall be considered conductive materials due to water permeability and porosity. Vinyl liners and fiberglass composite shells shall be considered to be nonconductive materials.
  a. Structural Reinforcing Steel. Un-encapsulated structural reinforcement steel shall be bonded together by steel tie wires or the equivalent. Where structural reinforcing steel is encapsulated in a nonconductive compound, a copper conductor grid shall be installed in accordance with 680.26(B)(1)(b).
  b. Copper Conductor grid. A copper conductor grid shall be provided and shall comply with the following:
     - Be constructed of minimum 8 AWG bare solid copper conductors bonded to each other at all points;
     - Conform to the contour of the pool and the pool deck;
     - Be arranged in a 12"X12" network of conductors in a uniformly spaced perpendicular grid pattern with a tolerance of 4";
     - Be secured within or under the pool no more than 6 inches from the outer counter of the pool shell.

(2) Perimeter surfaces
- The Perimeter surface shall extend for 3 feet horizontally beyond the inside walls of the pool and shall include unpaved surfaces as well as poured concrete and other types of paving. Bonding to perimeter surfaces shall be provided as specified below, and be attached to the pool reinforcing steel or copper conductor grid at a minimum of 4 points uniformly spaced around the perimeter of the pool. For nonconductive pool shells, bonding at four points shall not be required.
  a. Structural Reinforcing Steel. Structural reinforcing steel shall be bonded in accordance with 680.26(B)(1)(a). *listed above*
  b. Alternate Means. Where structural reinforcing steel is not available or is encapsulated in a nonconductive compound, a copper conductor(s) shall be utilized where the following requirements are met:
     - At least one minimum 8 AWG bare solid copper conductor shall be provided;
     - The conductor shall follow the contour of the perimeter surface;
     - Only listed splices shall be permitted;
     - The required conductor shall be 18" to 24" from the inside wall of the pool.
     - The required conductor shall be secured within or under the perimeter surface 4" to 6" below grade

(3) Metallic Components
- All metallic parts of the pool structure, including reinforcing steel not addressed in 680.26(B)(1)(a), shall be bonded.

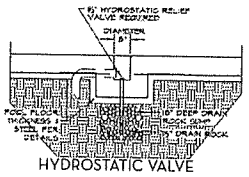
(4) Underwater Lighting
- All metal forming shells and mounting brackets of no-niche luminaires shall be bonded.
- Exception: Listed low-voltage lighting systems with nonmetallic forming shells shall not require bonding.

(5) Metal Fittings
- All metal fittings within or attached to the pool structure shall be bonded. Isolated parts that are not over 4 " in any dimension and do not penetrate into the pool structure more than 1" shall not require bonding.

(6) Electrical equipment
- Metal parts of electrical equipment associated with the pool water circulating system, including pump motors and metal parts of pool covers including electric motors shall be bonded.
- Exception: Metal parts of listed equipment incorporating an approved system of double insulation shall not be bonded.
  a. Double Insulated Water Pump Motors. Where a double-insulated water pump motor is installed under the provisions of this rule, a solid 8 AWG copper conductor of sufficient length to make a bonding connection to a replacement motor shall be extended to from the bonding grid to an accessible point in the vicinity of the pool pump motor. Where there is no connection between the swimming pool bonding grid and the equipment grounding system for the premises, the bonding conductor shall be connected to the equipment grounding conductor of the motor circuit.
  b. Pool Water Heaters. For pool water heaters rated at more than 50 amperes and having specific instructions regarding bonding and grounding, only those parts designed to be bonded and only those parts designed to be grounded shall be grounded.

(7) Metal Wiring Methods and Equipment
- Metal sheathed cables and raceways, metal piping, and all fixed metal parts shall be bonded.
- Exceptions:
  - Those separated from the pool by a permanent barrier shall not be required to be bonded.
  - Those greater than 5' horizontally of the inside walls of the pool shall not be required to be bonded.
  - Those greater than 12' vertically above the maximum water level of the pool, or as measured vertically above any observation stands, towers, or platforms, or any diving structures, shall not be required to be bonded.

(C) Pool Water
- An intentional bond of a minimum conductive service area of 9 sq. inches shall be installed in contact with the pool water. This bond shall be permitted to consist of parts that are required to be bonded in 680.26(B).



HYDROSTATIC VALVE

VITUS MATARÈ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
310.317.0700
info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
PRIVATE POOL & SPA NOTES

Job# 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	9-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-1.7

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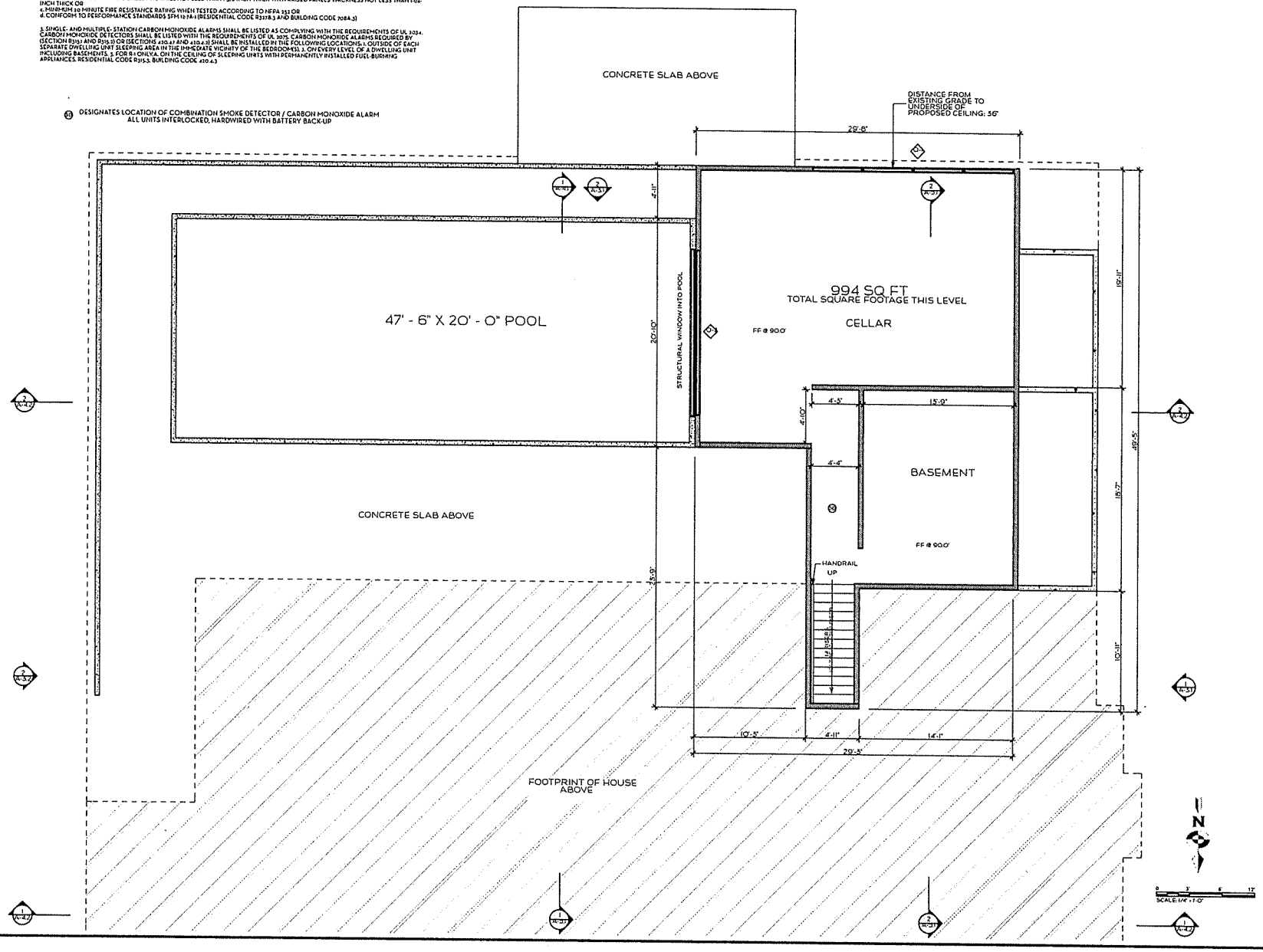
FIRE PREVENTION BUREAU NOTES:

1. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR SHALL BE MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

2. EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
a. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
b. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
c. MEET-SLIM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252 OR
d. CONFORM TO PERFORMANCE STANDARDS SFM 12-7A-1 (RESIDENTIAL CODE R337.8.3 AND BUILDING CODE 708A.3)

3. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTION R315.1 AND R315.2) OR (SECTIONS 420.2.1 AND 420.2.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. 3. FOR R-1 ONLY: A. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES. RESIDENTIAL CODE R315.3. BUILDING CODE 420.4.3

(SD) DESIGNATES LOCATION OF COMBINATION SMOKE DETECTOR / CARBON MONOXIDE ALARM ALL UNITS INTERLOCKED, HARDWIRED WITH BATTERY BACK-UP



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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
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PROPOSED BASEMENT

APN 4460-025-045

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	//	

PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-2.1

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NOTES:
1. WATER CLOSETS TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.

2. SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE.

3. FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.5 GALLONS PER MINUTE.

4. SHOWER THRESHOLDS SHALL BE SUFFICIENTE WIDTH TO ACCOMODATE A MINIMUM 22- INCH DOOR

5. PROVIDE PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACCESS OR USE A NON-SLIP JOINT TRAP.

6. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTION THAT WERE APPROVED AS PART OF THE THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2013 CALIFORNIA PLUMBING CODE.

6. ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE THE ADDRESS CANNOT VIEW VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. R319

1. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFTER DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED 1' FOR EVERY ELBOW IN EXCESS OF TWO. MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT.

2. DRYER EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO DE BUILDING.

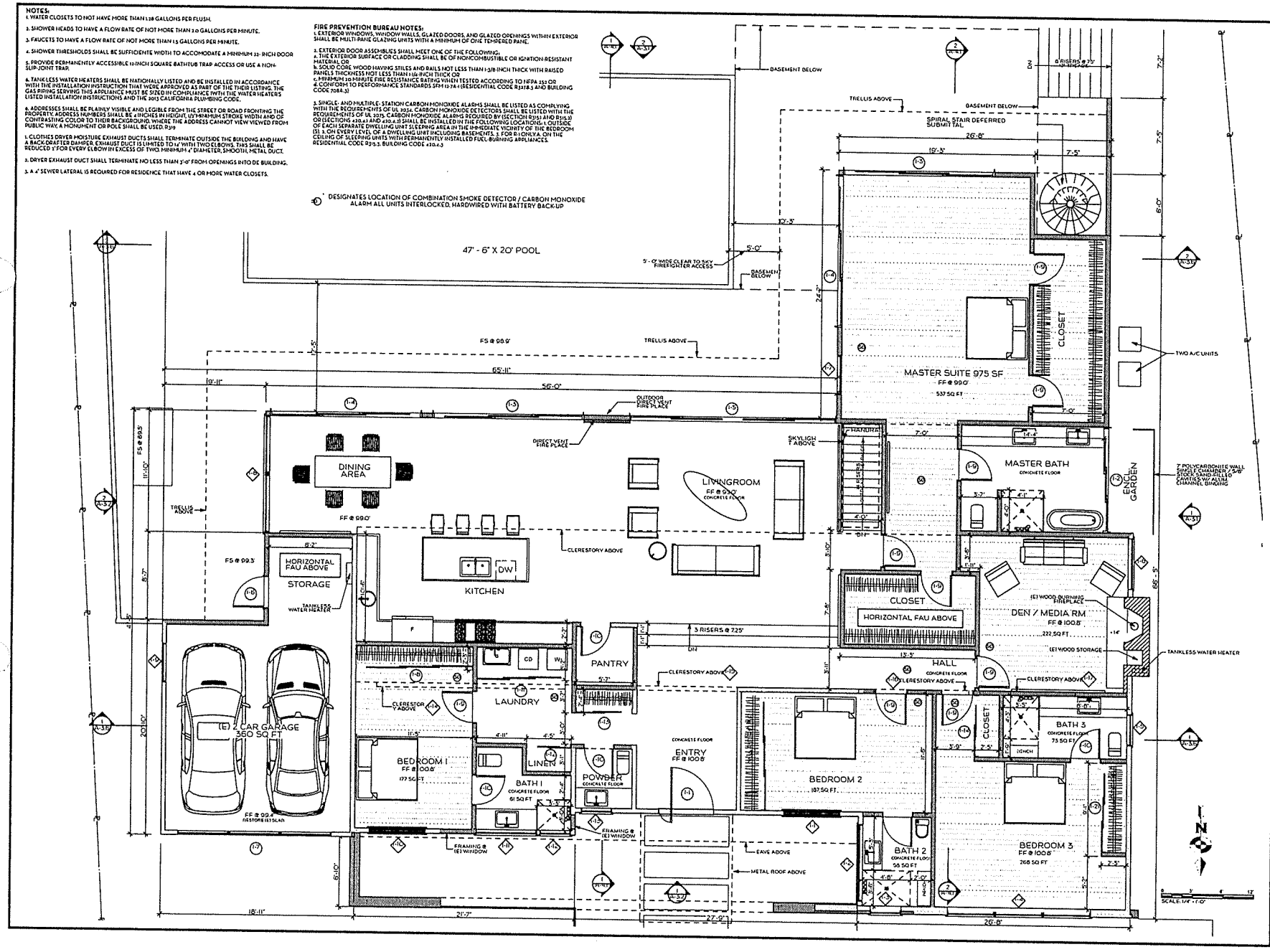
3. A 4" SEWER LATERAL IS REQUIRED FOR RESIDENCE THAT HAVE 4 OR MORE WATER CLOSETS.

FIRE PREVENTION BUREAU NOTES:
1. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR SHALL BE MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

2. EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
a. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
b. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
c. MINIMUM 20-MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252 OR
d. CONFORM TO PERFORMANCE STANDARDS SFM 12-7A-1 (RESIDENTIAL CODE R327.8.5 AND BUILDING CODE 708A.3)

3. SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTION R315 AND R315.3) OR (SECTIONS 420.4.2 AND 420.4.3) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S). 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. 3. FOR R-1 ONLY A. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES. RESIDENTIAL CODE R315.3. BUILDING CODE 420.4.3

(D) DESIGNATES LOCATION OF COMBINATION SMOKE DETECTOR / CARBON MONOXIDE ALARM ALL UNITS INTERLOCKED, HARDWIRED WITH BATTERY BACK-UP



VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
PROPOSED FIRST FLOOR PLAN

APN 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-15	VM
2	6-28-15	VM
3	7-1-15	FAT
4	11-2-15	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

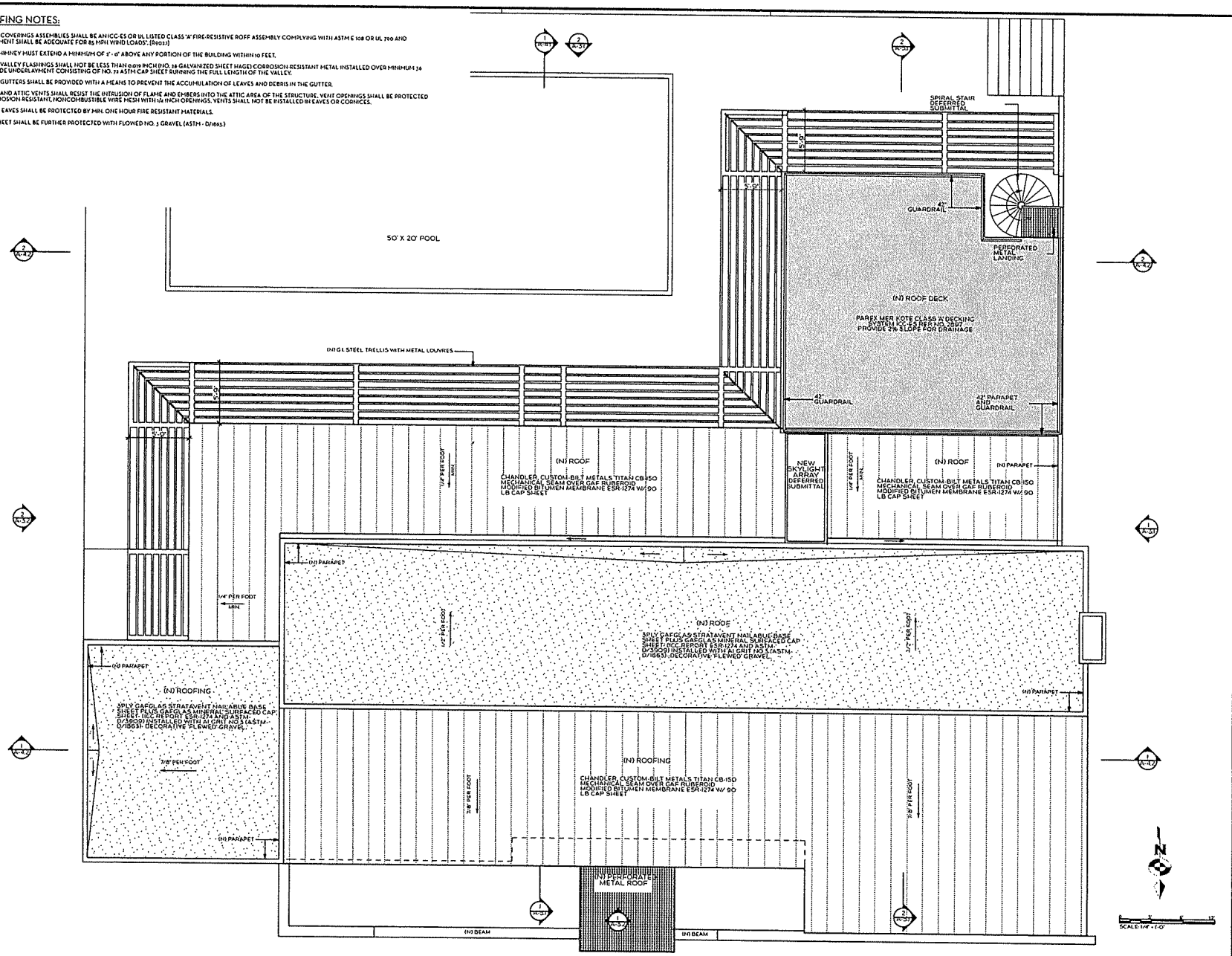
A-2.2

SHEET 14 OF 33

THE IDEAS, DESIGN ARRANGEMENTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS. ALL COPYRIGHTS, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

ROOFING NOTES:

1. ROOF COVERINGS ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROFF ASSEMBLY COMPLYING WITH ASTM E 108 OR UL 790 AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS'. [R903]
2. THE CHIMNEY MUST EXTEND A MINIMUM OF 3' - 0" ABOVE ANY PORTION OF THE BUILDING WITHIN 10 FEET.
3. ROOF VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET HAGE) CORROSION-RESISTANT METAL INSTALLED OVER MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
4. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
5. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.
6. ROOF EAVES SHALL BE PROTECTED BY MIN. ONE HOUR FIRE RESISTANT MATERIALS.
7. CAP SHEET SHALL BE FURTHER PROTECTED WITH FLOWED NO. 3 GRAVEL (ASTM - D/1863)



VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
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info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

APN 4460-025-045

PROPOSED ROOF PLAN

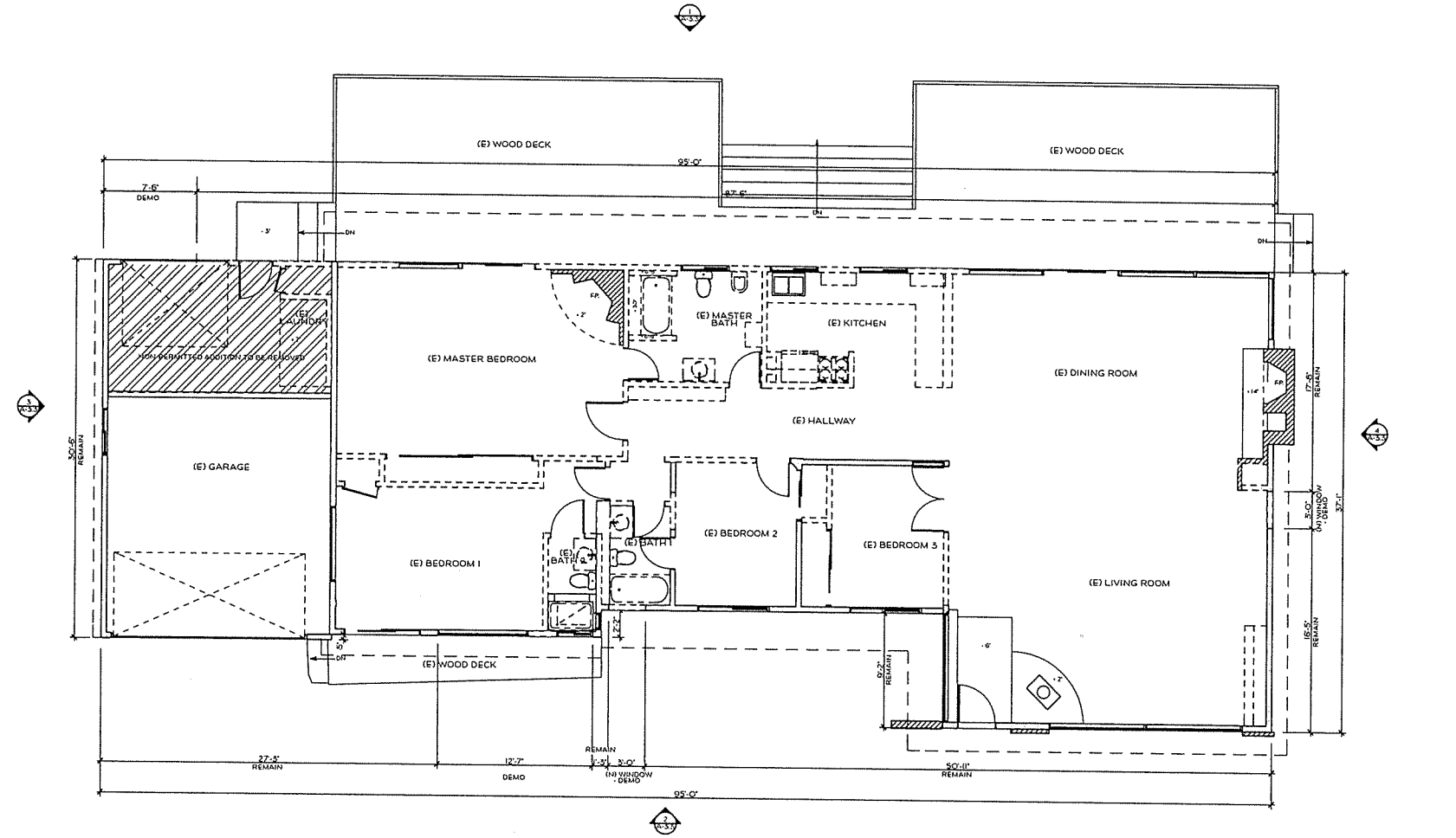
MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-2.3

SHEET 15 OF 33

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING WALL CALCULATION

	TOTAL	PERCENTAGE
EXISTING WALL	252'-4"	100%
WALL TO BE DEMOLISH	115'-7"	45%

WALL LEGEND:
EXISTING WALL TO REMAIN
EXISTING WALL TO BE DEMOLISH

N

SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

APN 4460-025-045

DEMOLITION PLAN

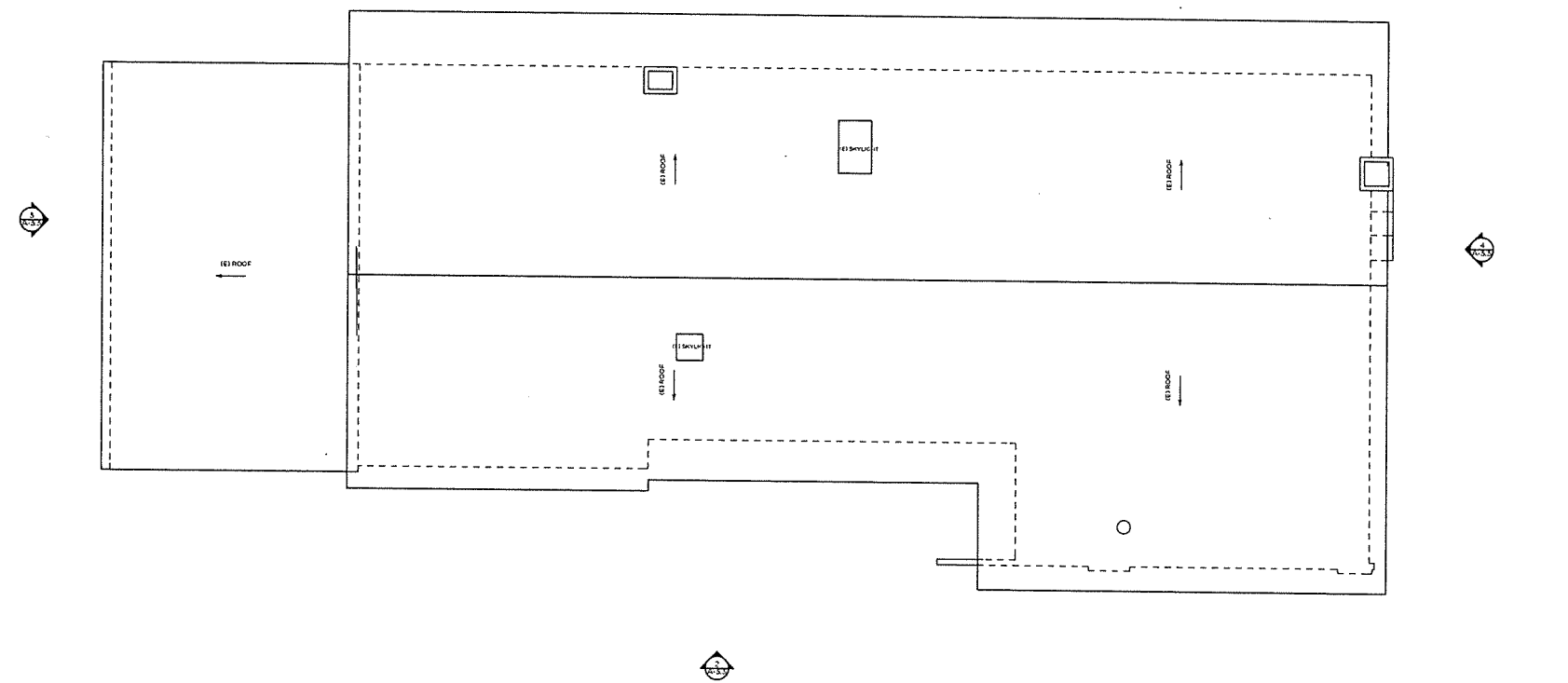
MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-26-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-2.4

SHEET 16 OF 33

THE IDEAS, DESIGN ARRANGEMENTS AND DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COPYRIGHTS. THESE DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

EXISTING ROOF PLAN

APN 4460-025-045

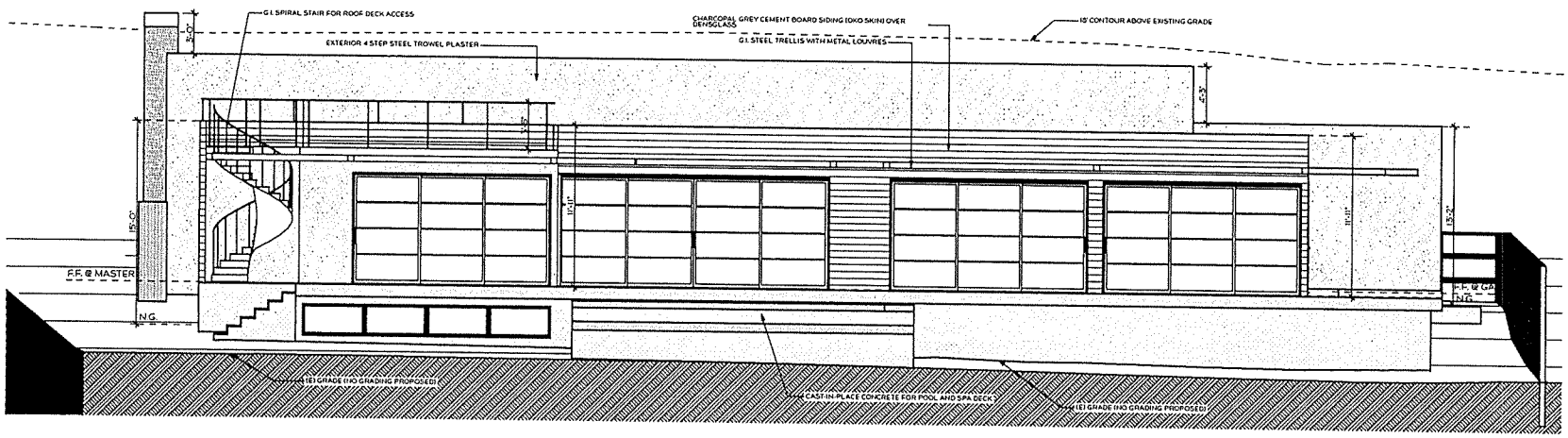
MARK	DATE	DESCRIPTION
1	1-25-15	VM
2	6-28-15	VM
3	7-1-15	FAT
4	11-2-15	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

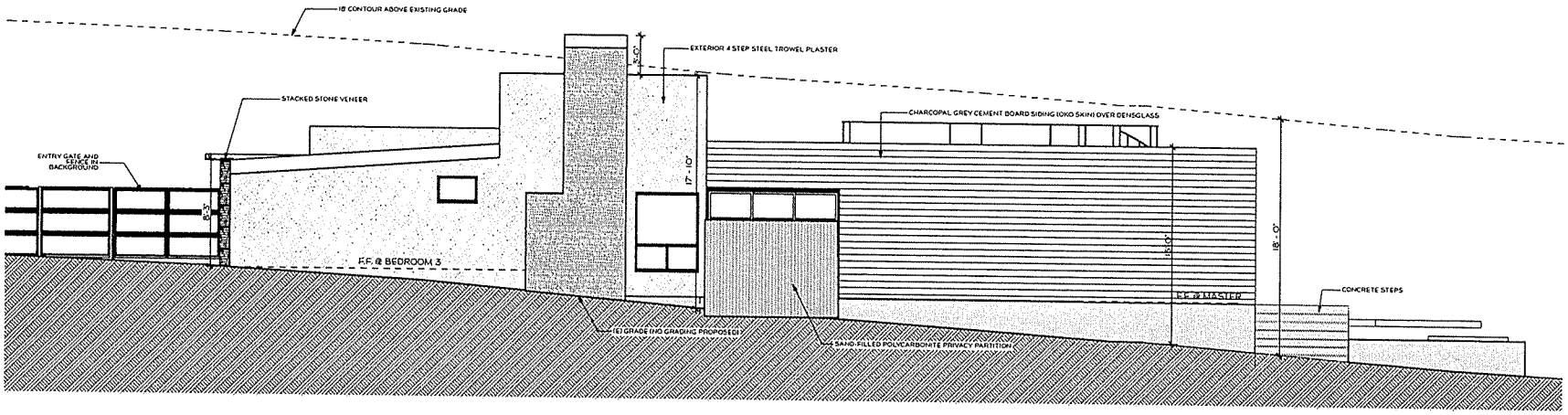
A-2.5

SHEET 32 OF 33

THE IDEAL DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÈ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAL DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÈ & ASSOCIATES, INC.



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

VITUS MATARÈ & ASSOCIATES, INC.
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info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
NEW SOUTH & WEST ELEVATIONS APN 4460-025-045

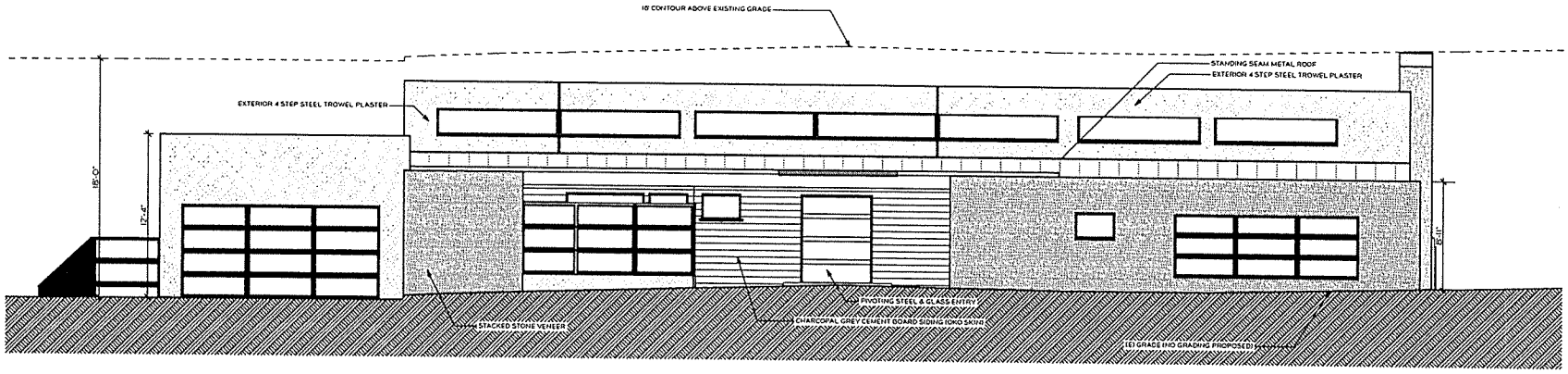
MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

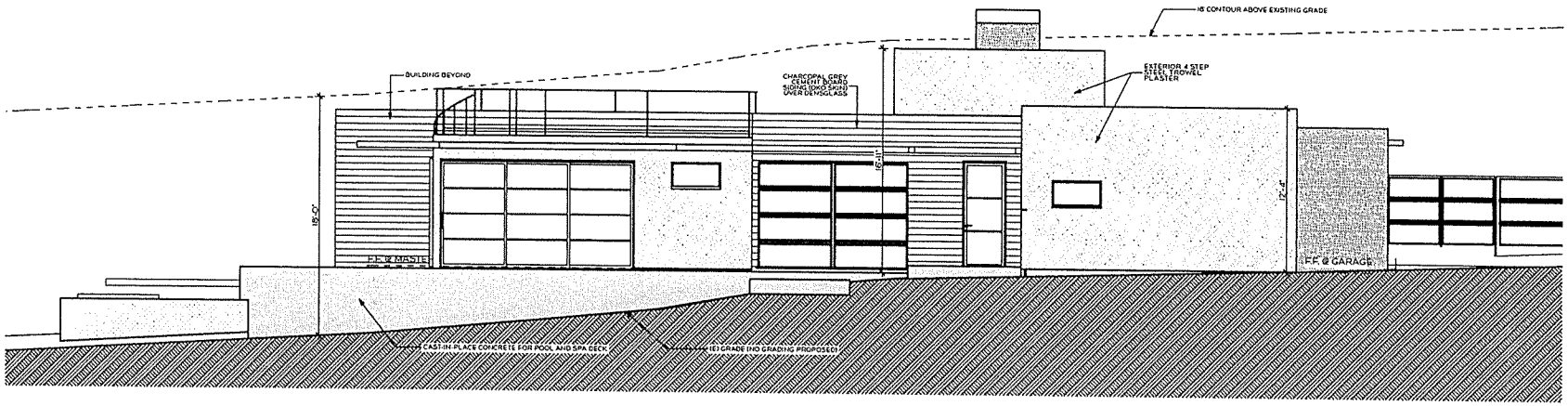
A-3.1

SHEET 17 OF 33

THE IDEAL DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÈ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAL DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÈ & ASSOCIATES, INC.



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
NEW NORTH & EAST ELEVATIONS

APN 4460-025-045

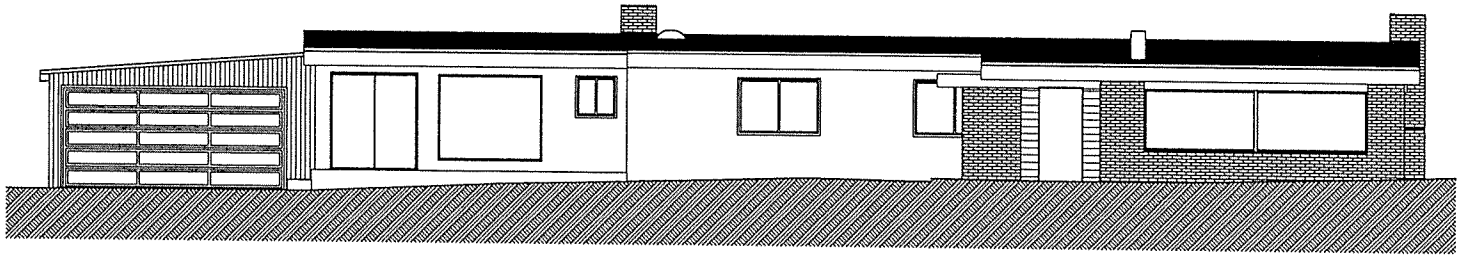
MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	//	

PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

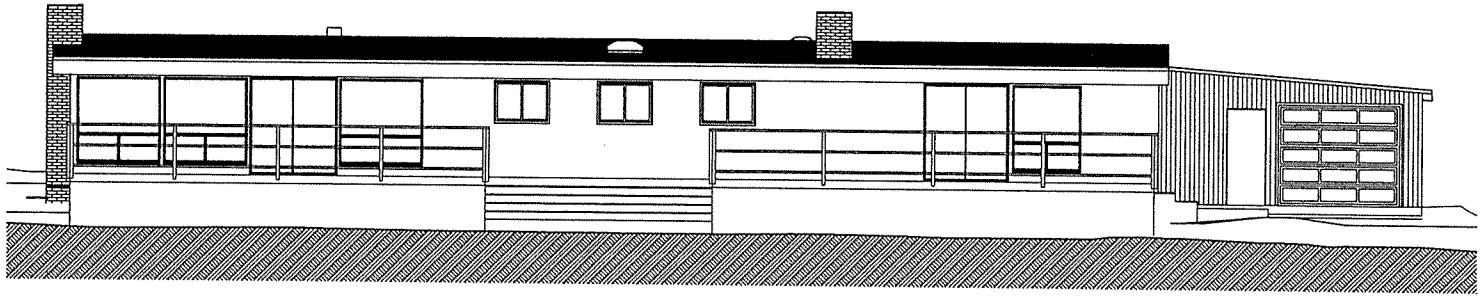
A-3.2

SHEET 18 OF 33

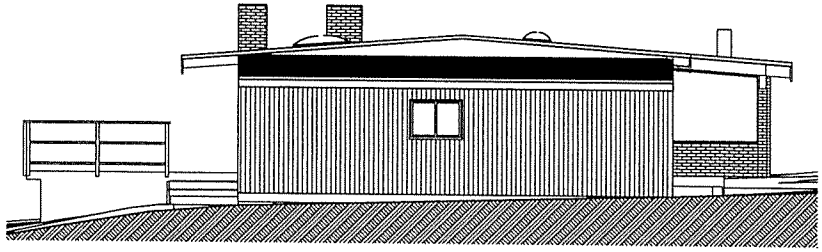
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THOSE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



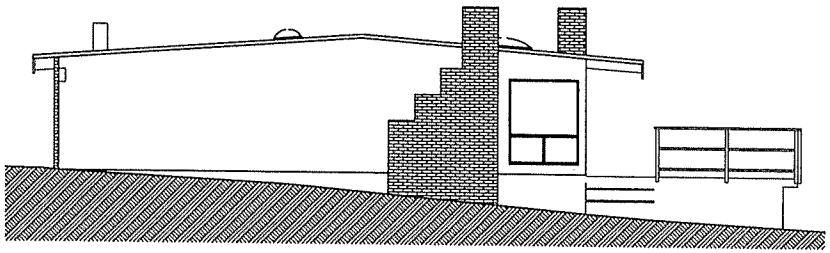
2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
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310.317.0190
info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

APN 4460-025-045

EXISTING ELEVATIONS

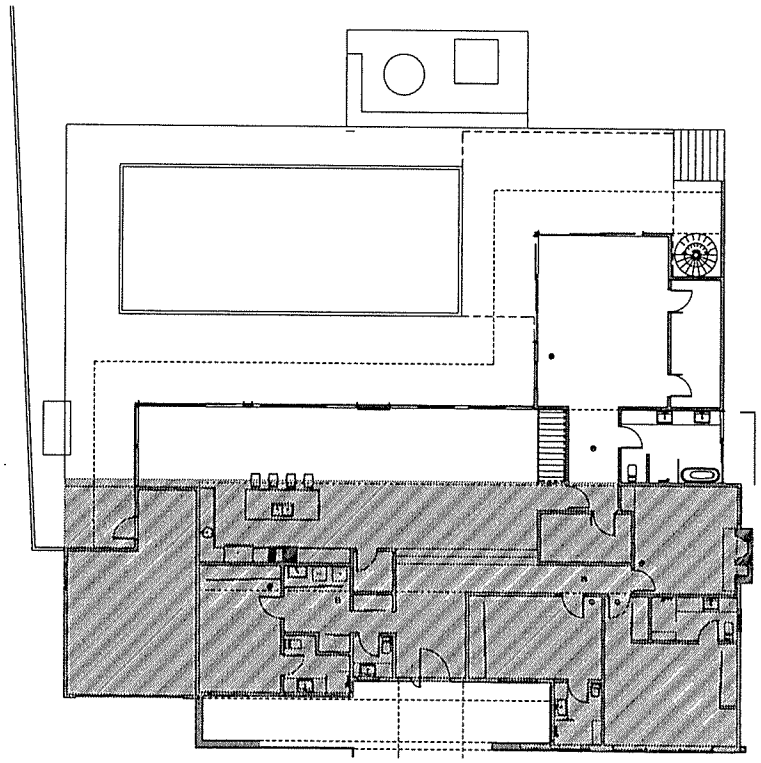
MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-3.3

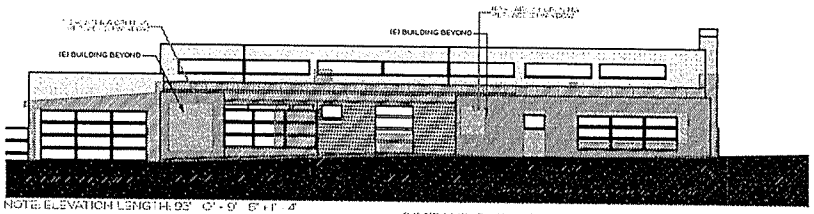
SHEET 19 OF 33

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

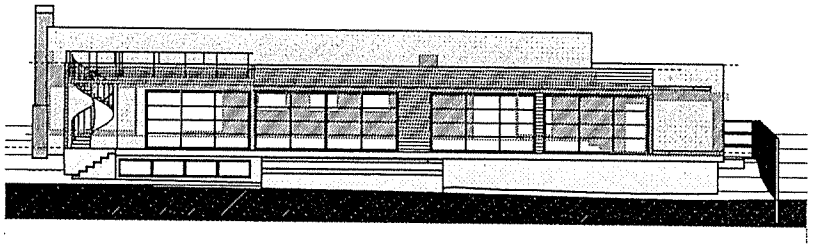
TOTAL ELEVATION LENGTH (4 SIDES): 268' - 2"
(N) WALL FRAMING: 113' - 10"
(E) WALL FRAMING: 151' - 4"
RATIO (E) WALLS / TOTAL ELEVATION LENGTH: 56 %



NOTE: ELEVATION LENGTH: 95' - 0" - 9" - 6" + 1" - 4"

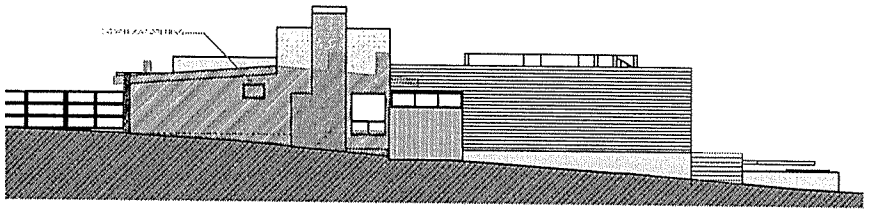
(N) FRAMING: 67' - 10"
(E) FRAMING: 38' - 2"
TOTAL ELEV. LENGTH: 105' - 2"

3 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



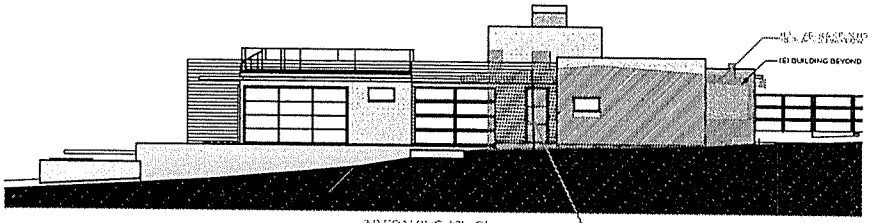
(N) FRAMING: 95' - 0"
(E) FRAMING: 0'
TOTAL ELEV. LENGTH: 95' - 0"

2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(N) FRAMING: 37' - 0"
(E) FRAMING: 0'
TOTAL ELEV. LENGTH: 37' - 0"

4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



(N) FRAMING: 10' - 0"
(E) FRAMING: 20' - 6"
TOTAL ELEV. LENGTH: 30' - 6"

5 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
OVERLAY PLANS

APN 4460-025-045

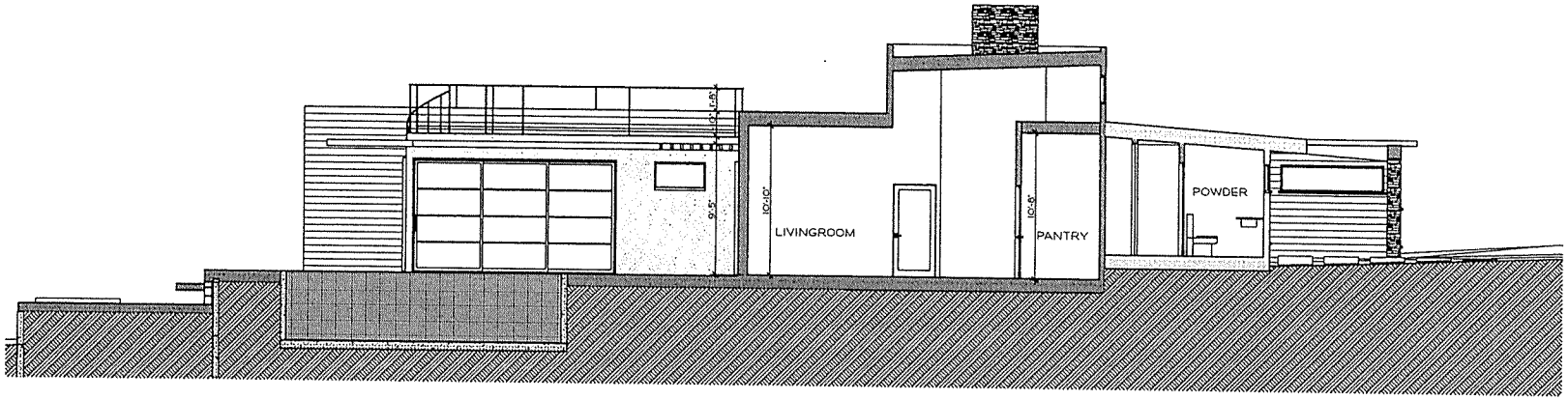
MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

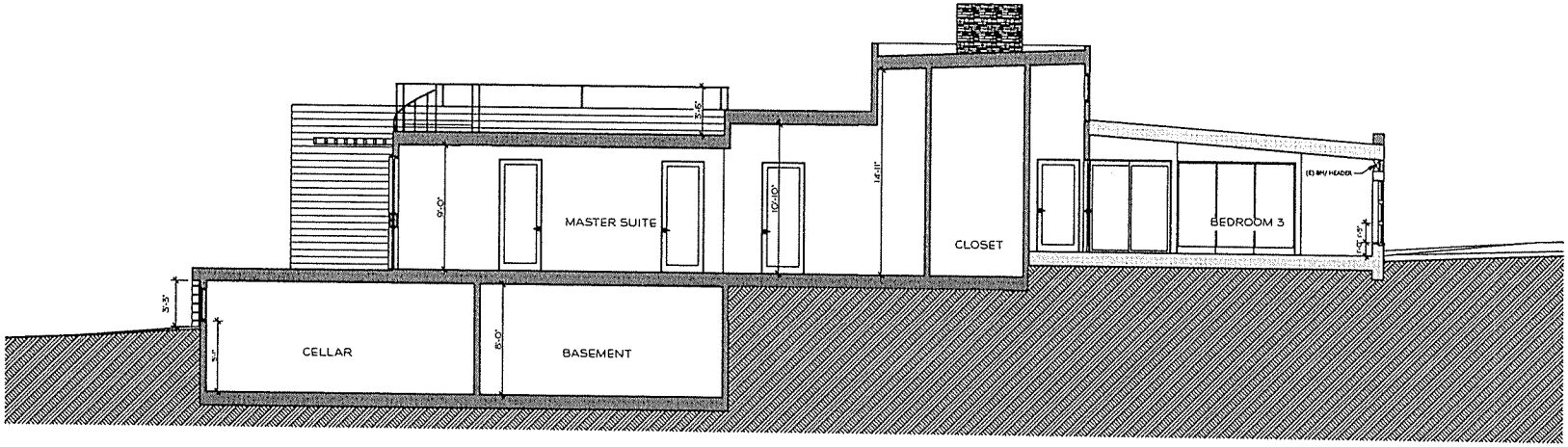
A-3.4

SHEET 20 OF 33

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

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info@vitusmatare.com
310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

SECTIONS A & B

Job 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-26-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-3.5

SHEET 31 OF 33

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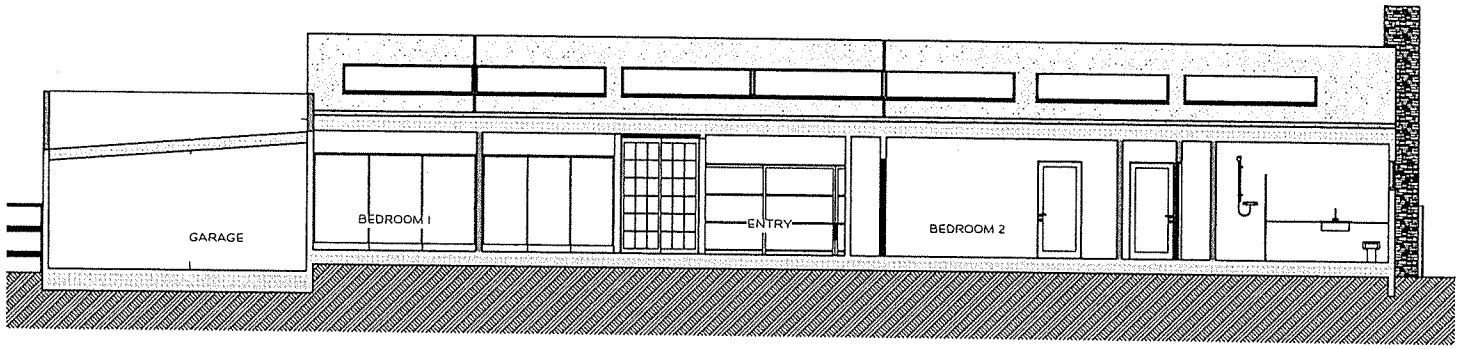
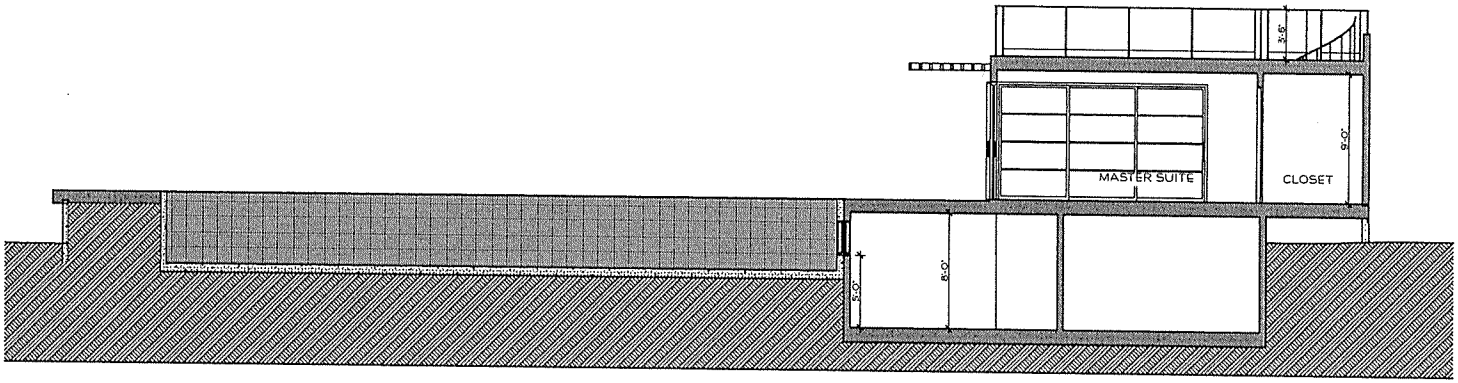


1 SECTION C
SCALE: 1/4" = 1'-0"



2 SECTION D
SCALE: 1/4" = 1'-0"

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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

APN 4460-025-045

SECTIONS C & D

MARK	DATE	DESCRIPTION
1	1-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
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PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-3.6

SHEET 22 OF 33

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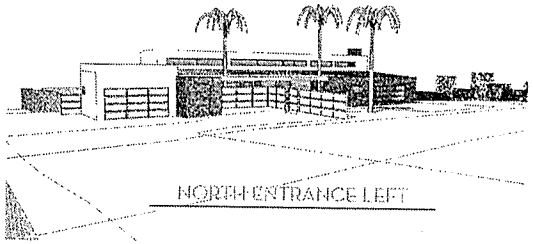
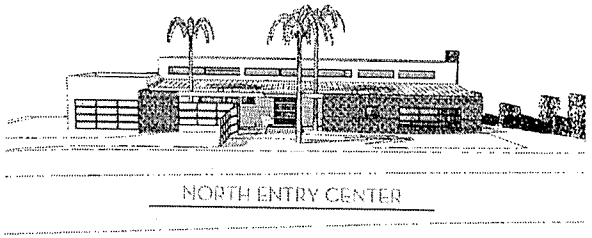


NORTH ENTRANCE LEFT



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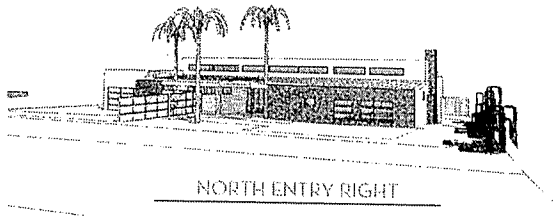

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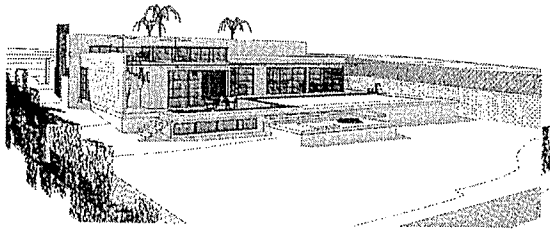
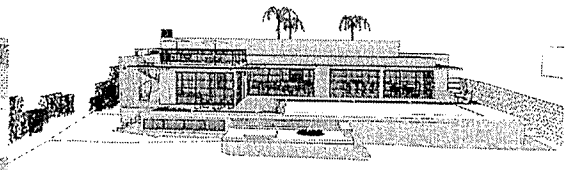


SOUTH (BACK YARD) LEFT



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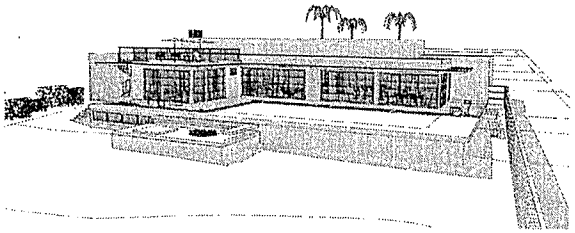
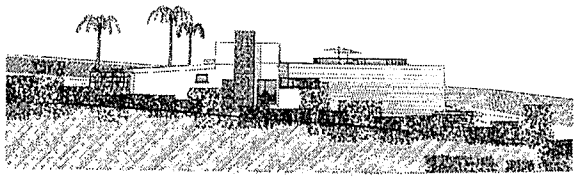
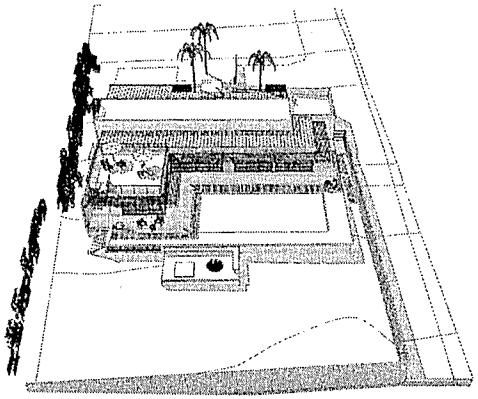


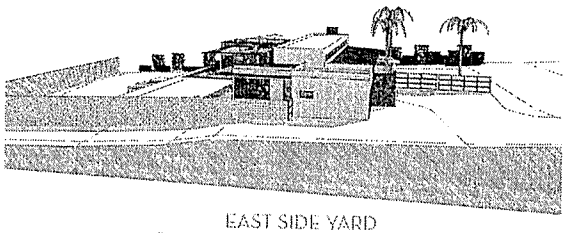
SOUTH (REAR YARD) RIGHT



WEST SIDE YARD



TOP VIEW FROM SOUTH



EAST SIDE YARD

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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

APN 4460-025-045

ARCHITECTURAL RENDERINGS

MARK	DATE	DESCRIPTION
1	-25-2015	VM
2	6-28-2015	VM
3	7-1-2015	FAT
4	11-2-2015	LO
	/ /	

PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-3.7

SHEET 23 OF 33

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SECURITY PROVISIONS:

1. SINGLE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND DEAD-BOLT WITH HARDENED INSERT WITH 1" MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB. BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.

2. INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM 1, "NOT KEY OPERATED", OR HARDENED DEADBOLT TOP AND BOTTOM WITH 1/2" EMBEDMENT.

3. SWINGING WOOD DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1-3/8" THICK. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300 SQUARE INCHES. STILES AND RAILS TO BE 1-3/8" THINCK AND 3" MINIMUM WIDTH.

4. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.

5. DOORSTOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET.

6. WINDOWS AND DOORS LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/BURGLARY RESISTANT/ OR PROTECTED BY BARS.

7. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHER LOCKED BY ELECTRICAL POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.

8. SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINE IN (6706.7)

NOTES:

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

2. EXTERIOR GLAZING SHALL BE MULTI-PANE WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED OR COMPLIES WITH SFM 12-7A-3 (7.08.1, R327.8.2.1)

3. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE OR
B. IGNITION-RESISTAN MATERIAL OR
C. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 IN. THICK WITH INTERIOR PANEL THICKESS NOT LESS THAN 1-1/4 IN THICK OR
D. MINIMUM 20-MIN. RATE OR
E. COMPLIES WITH SFM 12-7A-3

4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED:

A. INGRESS AND EGRESS DOORS.
B. PANELS IN SLIDING OR SWINGING DOORS
C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).
D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.

5. DOOR MAY OPEN ON AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.65-IN BELOW THE TOP OF THRESHOLD. (R311.3.1, R311.3.2)

INSTALLATION NOTES:

REFER TO APPROVED PLAN FOR SIZING BUT VERIFY FIELD CONDITIONS UPON COMPLETION OF ROUGH FRAMING PRIOR TO PLACING ORDER. ALL WINDOW ORDERS SHALL BE 1/8" SPEC.

ALL WINDOWS AND DOORS ARE TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. A COMPLETE SILL PAN FLASHING (SUB-SILL FLASHING WITH END-DAMNS) IS TO BE INSTALLED UNDER ALL WINDOWS AND DOORS PER ASTM E2112-07.

PAN FLASHINGS MUST BE INSTALLED UNDER ALL WINDOWS AND DOORS, EXCEPT WHERE WALL CONSTRUCTION DETAILS INCORPORATING FENESTRATION DRAINAGE SYSTEMS ARE PROVIDED BY THE BUILDING DESIGNER, OR WHERE WALL CONSTRUCTION DETAILS ARE SPECIFICALLY PROVIDED BY FENESTRATION MANUFACTURERS INSTALLATION INSTRUCTIONS. WHERE USED, PAN FLASHINGS SHALL BE INTEGRATED WITH THE WALL'S WEATHER RESISTIVE BARRIER IN SHINGLE-LAP FASHION. THE PAN FLASHING SHALL BE CONTINUOUSLY SEALED TO THE WEATHER-RESISTIVE BARRIER.

THE FIRST FLASHING (PAN FLASHING) IS APPLIED OVER THE ROUGH SILL FRAMING; IT'S DRAINAGE PERFORMANCE WILL BE IMPROVED BY POSITIVE SLOPE TO THE PAN TO INSURE DRAINAGE OF ANY WATER THAT COLLECTS WHERE THE WINDOW UNIT RESTS.

INSTALL WITH PROTECTO-WRAP OR COMPARABLE SELF-ADHERING SHEET FLASHING PRODUCT ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. (DO NOT USE SOLVENT-BASED CAULKING IN CONJUNCTION MODIFIED BITUMEN FLASHING PRODUCTS.) USE RECOMMENDED POLYURETHANE OR BUTYL CAULKING. APPLY NO CAULK AT SILL FLANGE.

GIVEN THE PROXIMITY TO COASTAL PRECIPITATION IT IS RECOMMENDED A HEADER EAVE FLASHING OF EITHER VINYL OR APPROPRIATE METAL BE INSTALLED ABOVE THE WINDOW UNIT TOP FLASHING BUT UNDERNEATH THE BUILDING WRAP.

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	OP	U-FACT	SHGC	NOTES
0-1	18'-5"	2'-4"	SL	0.66	0.63	WESTERN OXXO SLIDER
0-2	15'-0"	2'-4"	UW	N/A	N/A	NATARE UNDERWATER WINDOW
1-1	5'-6"	5'-8"	HP/CS	0.51	0.19	WESTERN HOPPER OVER DUAL CASEMENT
1-2	7'-6"	2'-0"	FX	0.34	0.25	WESTERN PICTURE WINDOW
1-3	3'-0"	2'-0"	AW	0.48	0.19	WESTERN AWNING (FRICTION HARDWARE)
1-4	14'-0"	4'-8"	HP/CS	0.48	0.19	WESTERN HOPPERS (3) OVER DUAL CASEMT
1-5	3'-0"	2'-0"	AW	0.48	0.19	WESTERN AWNING (FRICTION HARDWARE)
1-6	4'-11"	6'-0"	AW/FX	0.48	0.19	PICTURE OVER DUAL AWNING (FRICTION)
1-7	3'-9"	2'-0"	AW	0.48	0.19	WESTERN AWNING (FRICTION HARDWARE)
1-8	11'-5"	8'-0"	HP/FX	0.48	0.19	DUAL HOPPER OVER PICTURE ARRAY
1-9	3'-9"	2'-0"	AW	0.48	0.19	WESTERN AWNING (FRICTION HARDWARE)
1-10	5'-6"	5'-8"	HP/CS	0.51	0.19	WESTERN HOPPER OVER SINGLE HUNG
1-11	6'-0"	2'-0"	FX	0.34	0.25	WESTERN PICTURE WINDOW
1-12	3'-0"	2'-0"	HP	0.48	0.19	WESTERN AWNING (FRICTION HARDWARE)
1-13	3'-0"	2'-0"	HP	0.48	0.19	WESTERN AWNING (FRICTION HARDWARE)
1-14	18'-6"	2'-0"	FX	0.34	0.25	WESTERN PICTURE WINDOW
1-15	27'-9"	2'-0"	FX	0.34	0.25	WESTERN PICTURE WINDOW
1-16	9'-4"	2'-0"	FX	0.34	0.25	WESTERN PICTURE WINDOW
1-17	9'-4"	2'-0"	FX	0.34	0.25	WESTERN PICTURE WINDOW

WINDOW SCHEDULE OPERATION LEGEND:

SL SLIDER
FX FIXED
AW AWNING W/ FRICTION HARDWARE
HP HOPPER W/ FRICTION HARDWARE
SH SINGLE HUNG
CS CASEMENT W/ FRICTION HARDWARE
UW UNDERWATER POOL WINDOW

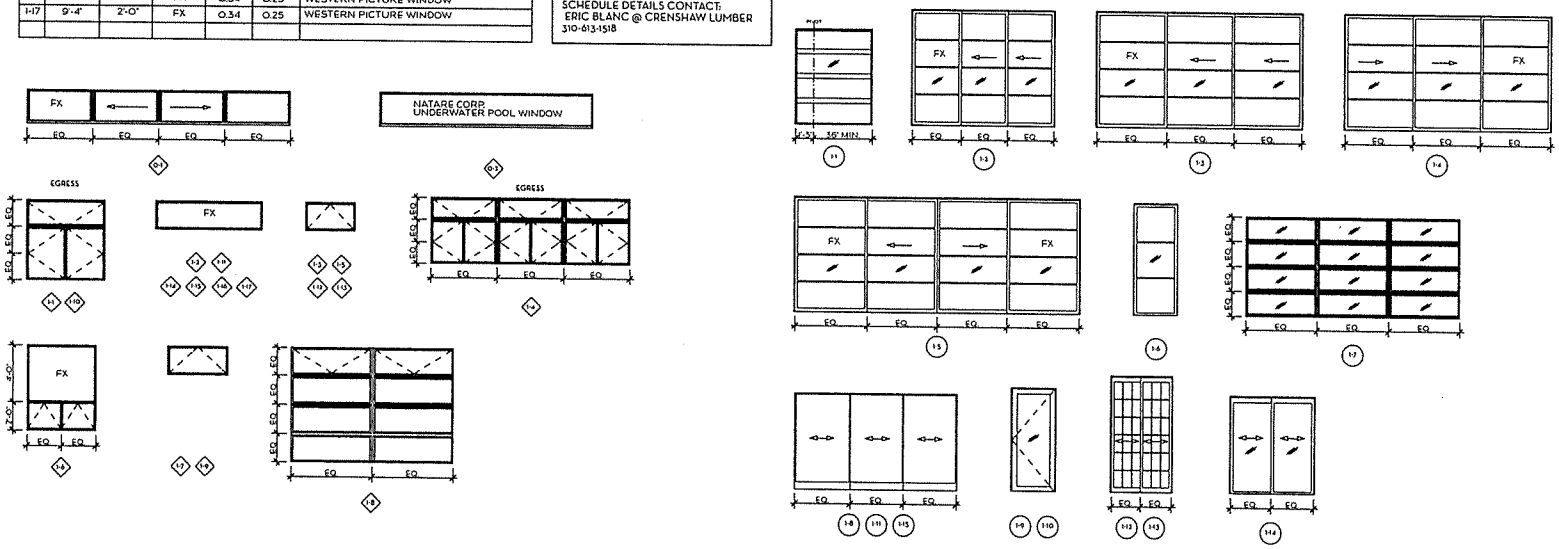
ALL EXTERIOR WINDOWS AND DOORS:

- MANUFACTURED BY WESTERN WINDOW SYSTEMS WITH THERMALLY BROKEN SASH
- FINAL DIMENSIONS TO BE SPECIFIED AFTER ALL ROUGH OPENINGS HAVE BEEN FRAMED.
- ALL OPENINGS SHALL BE WITHOUT TRIMMER (KING STUD ONLY)
- BRONZE ANODIZED ALUMINUM SASH WITH NAIL-ON FLANGE
- INSULATED WITH AT LEAST ONE TEMPERED PANEL (THIS INCLUDES GARAGE DOOR)
- NO ROTO-HARDWARE
- GLAZED WITH SOLARBAN-70 w/ ARGON GAS

FOR FURTHER WINDOW/DOOR SCHEDULE DETAILS CONTACT:
ERIC BLANC @ CRENSHAW LUMBER
310-613-1518

DOOR SCHEDULE

ID	WIDTH	HEIGHT	U-FACT	SHGC	NOTES
1-1	5'-4"	6'-7"	0.88	0.15	WESTERN PIVOTING ENTRY SYSTEM (BRONZE W/ CLEAR GLASS)
1-2	10'-3"	8'-0"	0.60	0.18	WESTERN OXX MULTI-SLIDE
1-3	14'-6"	8'-0"	0.60	0.18	WESTERN OXX MULTI-SLIDE
1-4	14'-6"	8'-0"	0.60	0.18	WESTERN XXO MULTI-SLIDE
1-5	20'-0"	8'-0"	0.59	0.19	WESTERN OXXO SLIDING PATIO DOOR SET
1-6	3'-0"	7'-9"	0.60	0.14	WESTERN RH 3 LIGHT ENTRY DOOR (BRONZE W/ CLEAR GLASS)
1-7	15'-0"	7'-0"	N/A	N/A	L.A. OVERHEAD ALL GLASS GARAGE DOOR BRONZE/CLEAR GLASS
1-8	11'-5"	6'-8"	N/A	N/A	L.A. SLIDING DOOR CO. WARDROBE DOOR SOJI DF
1-9	3'-0"	6'-8"	N/A	N/A	(1 3/4")HURD TEMP. SINGLE LIGHT FR. DOOR SQUARE STICKING DF
1-10	2'-10"	6'-8"	N/A	N/A	(1 3/4")HURD TEMP. SINGLE LIGHT FR. DOOR SQUARE STICKING DF
1-11	9'-4"	6'-8"	N/A	N/A	L.A. SLIDING DOOR CO. WARDROBE DOOR SOJI DF
1-12	4'-5"	8'-0"	N/A	N/A	
1-13	5'-7"	8'-0"	N/A	N/A	
1-14	6'-0"	6'-8"	N/A	N/A	L.A. SLIDING DOOR CO. WARDROBE DOOR SOJI DF
1-15	8'-8"	6'-8"	N/A	N/A	L.A. SLIDING DOOR CO. WARDROBE DOOR SOJI DF



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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265
DOOR & WINDOW SCHEDULE

LMP 4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-15	VM
2	6-28-15	VM
3	7-1-15	FAT
4	11-2-15	LO
	//	

PROJECT NO. MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

A-4.1

SHEET 24 OF 33

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Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may require the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants to all zones evaluated based on the most current *Fuel Modification Plant List* available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 50 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone B, 12 inches is acceptable within 50 feet of a structure and 18 inches beyond 50 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the slope on site is.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 329.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and hammerheads shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

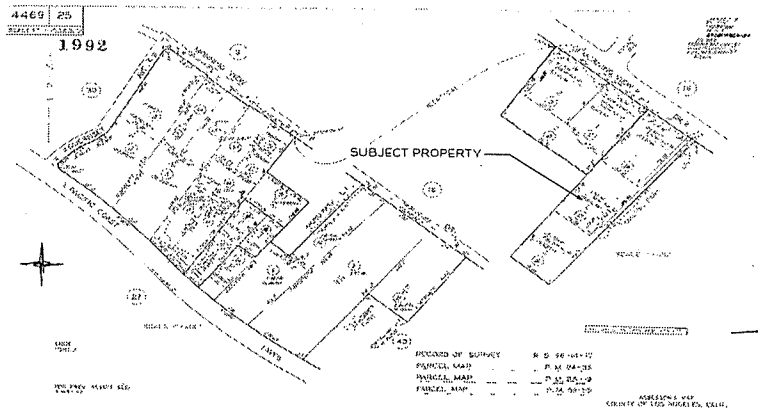
Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

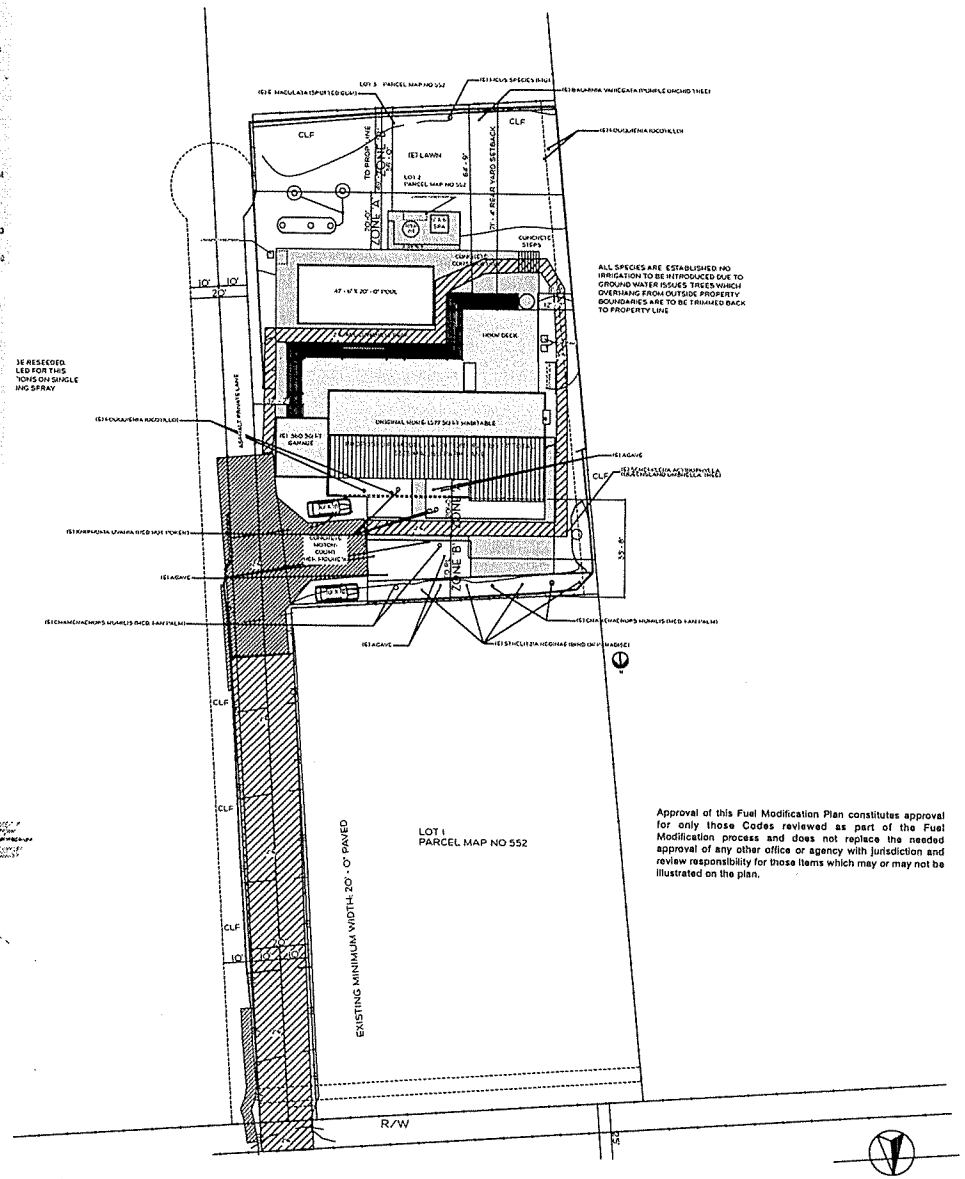
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 8 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (323) 890-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Long Term Maintenance Agreement

This property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the *Fuel Modification Plan* requirements may result in an Administrative Fine of at least $100 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an Abatement Enforcement Cost of $546.

Name (Print)	Signature	Date
Name (Print)	Signature	Date





Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

1 SITE PLAN
SCALE: 1" = 20'

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265
310.317.0700
info@vitusmatare.com

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MALIBU PARK LANE HOUSE
6325 MALIBU PARK LANE
CITY OF MALIBU, LOS ANGELES COUNTY, CA. 90265

FUEL MOD

4460-025-045

MARK	DATE	DESCRIPTION
1	1-25-15	VM
2	6-28-15	VM
3	7-1-15	FAT
4	11-2-15	LO

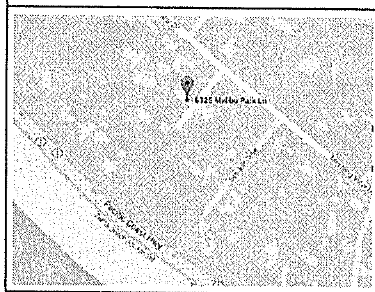
PROJECT NO: MPL 12-9-2014
MODEL FILE: MPL - 2
DRAWN BY: L.O.

FM-1

SHEET 30 OF 33

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

MALIBU PARK RESIDENCE: GRADING AND DRAINAGE PLANS



VICINITY MAP 1

PROJECT LOCATION
6325 MALIBU PARK LANE
MALIBU, CA 90265

PROJECT INFORMATION
ASSESSOR ID#: 4460-020-015

OCCUPANCY GROUP: R-3

CONSTRUCTION: TYPE VB
SPRINKLERED: YES

FIRE ZONE: VERY HIGH FIRE HAZARD SEVERITY ZONE

PROJECT DATA 2

OWNER/PROJECT MANAGER
CLAUDIO GJOKA
KFG PROPERTIES, LLC
10783 BELL COURT
RANCHO CUCAMONGA, CA 91370
P. 909-483-8383

PROJECT DESIGNER
VITUS MATARE'
VITUS MATARE' & ASSOCIATES, INC.
P.O. BOX 1204
MALIBU, CA 90265
P.310-317-0700

CIVIL ENGINEER
JAMES TUCHSCHER
TEG, INC.
5318 E. 2ND ST. #539
LONG BEACH, CA 90803
P. 310-613-9980

GEOTECHNICAL ENGINEER
LEONARD LISTON
CALWEST GEOTECHNICAL, INC.
889 PIERCE COURT, SUITE 101
THOUSAND OAKS, CA 91360
P.818-991-7148

GEOLOGIST
JAKE HOLT
LAND PHASES, INC.
702 GREENBRIAR AVE
SIMI VALLEY, CA 93065
P.805-657-0142

SURVEYOR
JUSTIN HOLT
GEOWORKS, INC.
5158 COCHRAN STREET
SIMI VALLEY, CA 93065
P.805-522-5174

PROJECT DIRECTORY 3

GRADING:
GRADING PERMIT APPLICATION #:

CUT:	212 CU. YD.
FILL:	216 CU. YD.
REMOVE AND RECOMPACT:	0 CU. YD.
TOTAL GRADING:	428 CU. YD.
NET:	4 CU. YD. IMPORT
EXPORT LOCATION:	PUENTE HILLS LANDFILL 1310 CROSSROADS PARK SOUTH CITY OF INDUSTRY
TOTAL DISTURBED AREA:	20000 SQ.FT.

GRADING INFORMATION 4

SHEET	DESCRIPTION
C-1	TITLE PAGE
C-2	EXISTING SITE PLAN
C-3	GRADING PLAN
C-4	DRAINAGE PLAN
S-1P	PRELIMINARY FOUNDATION PLAN

SHEET INDEX 5

PROJECT GENERAL NOTES

1) PROPOSED STARTING DATE: __________
PROPOSED COMPLETION DATE: __________

2) THIS PLANS CONFORMS TO THE COASTAL DEVELOPMENT PERMIT APPROVED BY THE CITY FOR 6325 MALIBU PARK LANE.

3) EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP).

DESIGN ENGINEER STATEMENT

I HEREBY VERIFY THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN.

DESIGN ENGINEER SIGNATURE __________ DATE __________

GEOTECHNICAL & GEOLOGICAL REPORT SUMMARY

ENGINEERING GEOLOGIC & GEOTECHNICAL ENGINEERING EXPLORATION REPORT:

GENERAL GEOTECHNICAL NOTES

1) ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.

2) GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION.

3) THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.

4) ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS. THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

5) FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.

6) BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING IF GEOTECHNICAL REPORT DOES NOT SPECIFY GUIDELINES.

CITY OF MALIBU GENERAL NOTES

1) ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2) A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3) FIELD ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
4) ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
5) PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
6) SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.
7) THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
8) ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
9) GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
10) THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
11) GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
12) FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
13) ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14) THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
15) THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
16) ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
17) SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.

CITY OF MALIBU GENERAL NOTES

18) ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
19) WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20) WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21) THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
22) EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
23) THE FIELD ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
24) PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
25) ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
26) ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
27) ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND OR OWNER.
28) NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

FILL NOTES

1) FILL SLOPES SHALL NOT BE CONSTRUCTED (TOE OUT) ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). FILL SLOPES SHALL BE NO STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE).

2) THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY:
A. REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND
B. BENCHING INTO SOUND BEDROCK WHERE THE NATURAL SLOPE IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL (20% SLOPE) AND THE HEIGHT IS GREATER THAN 5 FT.
- THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL (20%) SLOPE) SHALL BE AT LEAST 10 FT. WIDE.
- THE AREA BEYOND THE TOE OF FILL SHALL BE SLOPED FOR SHEET OVERFLOW OR A PAVED DRAIN SHALL BE PROVIDED.
- WHEN FILL IS TO BE PLACED OVER A CUT, THE BENCH UNDER THE TOE OF FILL SHALL BE AT LEAST 10 FT. WIDE.

3) SUB-DRAINS SHALL BE PROVIDED UNDER ALL FILLS PLACED IN NATURAL DRAINAGE COURSES AND IN LOCATIONS WHERE SEEPAGE IS EVIDENT.

4) NO DETRIMENTAL AMOUNT OF ORGANIC MATERIAL OR ROCK GREATER THAN 12" OR AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER SHALL BE BURIED OR PLACED IN FILLS.

5) FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILLS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTS WILL HAVE EQUIVALENT EFFECT.

6) NO ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.

7) FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF A 12 INCH BERM OR OTHER ACCEPTABLE BARRIER TO THE FLOW OF DRAINAGE OVER THE FACE OF SLOPE FROM THE SLOPE ABOVE. THE BERM SHALL BE 12 INCHES HIGH ABOVE THE PAD LEVEL AND SHALL EXTEND FOUR FEET ONTO THE PAD.

8) WHERE FILL IS TO BE PLACED ABOVE THE TOP OF AN EXISTING SLOPE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL, THE TOE OF THE FILL SHALL BE SET BACK FORM THE TOP EDGE OF THE SLOPE A MINIMUM DISTANCE OF 6 FEET MEASURED HORIZONTALLY.

9) ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.

THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED.

INSPECTION NOTES

1) THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF THE WORK:

A. INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.

B. TOE - AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.

C. EXCAVATION - AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.

D. ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.

E. FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND NOTIFICATION OF COMPLETION."

F. SUB-DRAIN INSTALLATION - PROVIDE CONTINUOUS INSPECTION DURING SUB-DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB-DRAIN INSTALLATIONS.

G. FILL INSPECTION -
1. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT.
2. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION OF FILL.
3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

H. DRAINAGE DEVICE INSPECTION - AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED. INSPECTION DURING SUB-DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB-DRAIN INSTALLATIONS.

GENERAL NOTES 6

TUCHSCHER ENGINEERING GROUP, INC.
5318 E. Second Street #539
Long Beach, CA 90803
310.613.9980
www.TEGLosAngeles.com

TEG TUCHSCHER

STAMP

STAMP DATE

DRAWING
TITLE PAGE

PROJECT
MALIBU PARK RESIDENCE
6325 MALIBU PARK LANE
MALIBU, CA 90265

REVISIONS	BY
△ 6/24/15	JT
△	
△	
△	
△	

PROJECT #: 7-15-1053
DATE: 1/19/2015
SCALE: NTS

C-1

SHEET 1 OF 5

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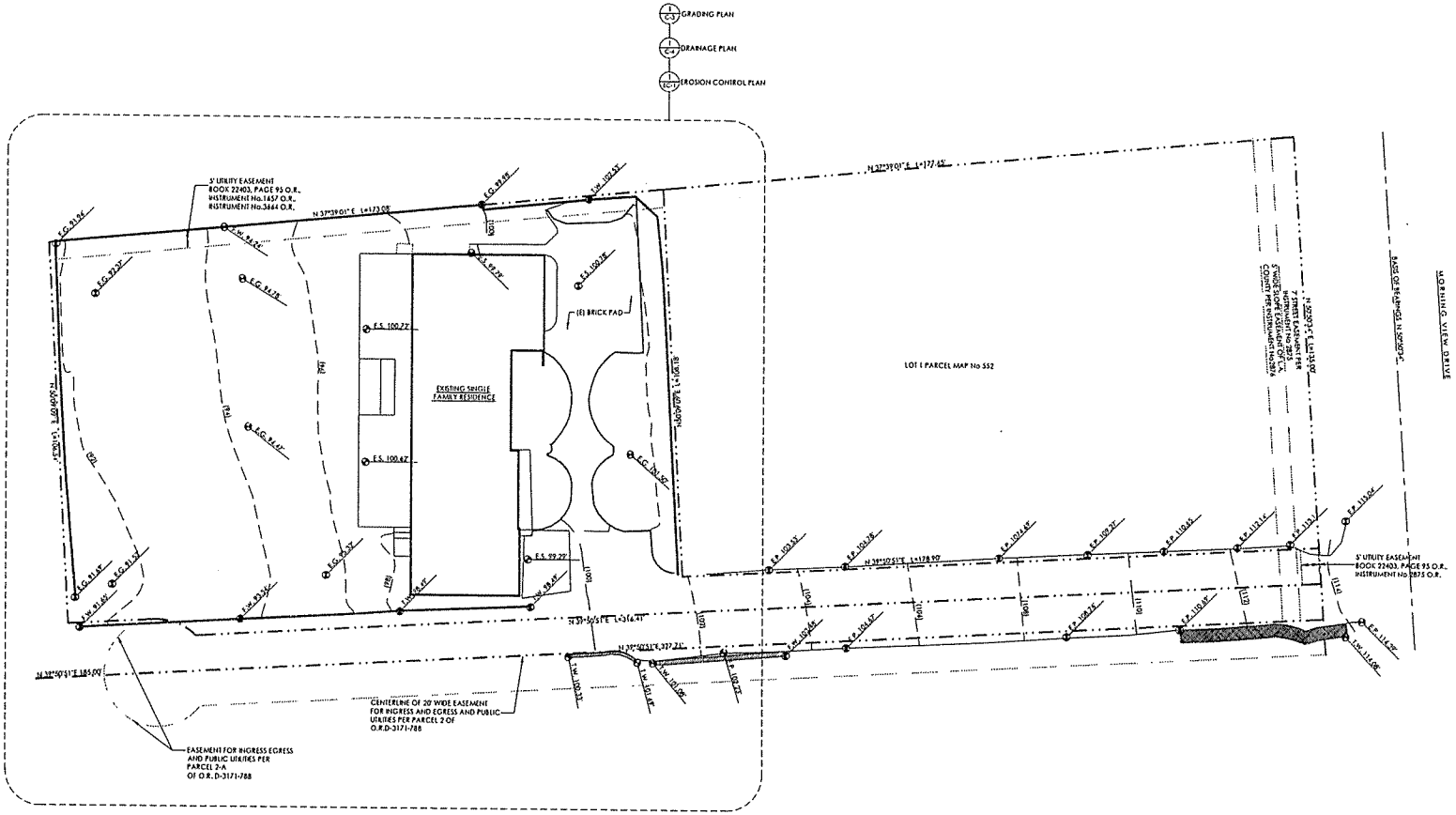

EXISTING SITE PLAN

SCALE: 1" = 15'-0"

1

TUCHSCHER ENGINEERING GROUP, INC.
5318 E. Second Street #359
Long Beach, CA 90803
310.613.9980
www.TEGLosAngeles.com

STAMP

STAMP DATE

DRAWING
EXISTING SITE PLAN

PROJECT
MALIBU PARK RESIDENCE
6325 MALIBU PARK LANE
MALIBU, CA 90265

REVISIONS	BY
1 6/24/15	JT
2	
3	
4	
5	

PROJECT #: 7-15-1053
DATE: 1/19/2015
SCALE: 1" = 15'-0"

C-2

SHEET 2 OF 5

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GRADING PLAN LEGEND	
(120)	EXISTING MAJOR GRADE CONTOUR
(120)	EXISTING MINOR GRADE CONTOUR
(120)	EXISTING MAJOR GRADE CONTOUR TO BE REMOVED
(120)	EXISTING MINOR GRADE CONTOUR TO BE REMOVED
	CUT AREA
	FILL AREA
	REMOVE AND RECOMPACT
F.F.120.00	ELEVATION AT TOP OF FINISHED FLOOR
F.S.120.00	ELEVATION AT TOP OF FINISHED SURFACE
F.G.120.00	ELEVATION AT TOP OF FINISHED GRADE
T.W. 120.00	ELEVATION AT TOP OF RETAINED HEIGHT BEHIND WALL
	(N) RETAINING WALL
	(E) WALL

CONSTRUCTION NOTES	
1	(E) SITE WALL
2	SEEPAGE PIT
3	SPA
4	FIRE PIT
5	STAIR TO ROOF DECK
6	OUTLINE OF 1ST FLOOR WALLS OVER BASEMENT
7	PRIVACY FENCE
8	CONCRETE PATIO
9	FIRE DEPARTMENT TURNAROUND

GRADING NOTE

NOTE: NO GRADING WILL BE ALLOWED ON SLOPES GREATER THAN 4:1 BETWEEN NOVEMBER 1 AND MARCH 31. DO NOT BEGIN ANY GRADING WORK WHICH CANNOT BE COMPLETED PRIOR TO NOVEMBER 1 ON ANY SLOPES GREATER THAN 4:1.

City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4861
Phone (310) 456-2489 • Fax (310) 456-7650 • www.ci.malibu.ca.us

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER: _____

PROJECT ADDRESS: 6235 MALIBU PARK LANE

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	0	212	0	0	0	212
Fill	0	32	28	156	0	216
Total	0	244	28	156	0	428
Import	0	0	28	156	0	184
Export	0	180	0	0	0	180

All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading = required grading for L.A. County Fire Department access approval beyond the fifteen foot minimum access and may include turnouts, turnarounds, and access roads or switching.
Remedial grading = grading recommended by a fill site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: JAMES TUCHSCHER
(Print Name)

(Signature)

DATE: 1/25/15

REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHER No. 46147 CIVIL STATE OF CALIFORNIA

O:\COUNTER FORMS\Planning\grade form+FLN Grading Verification Certificate 09.09.09.doc

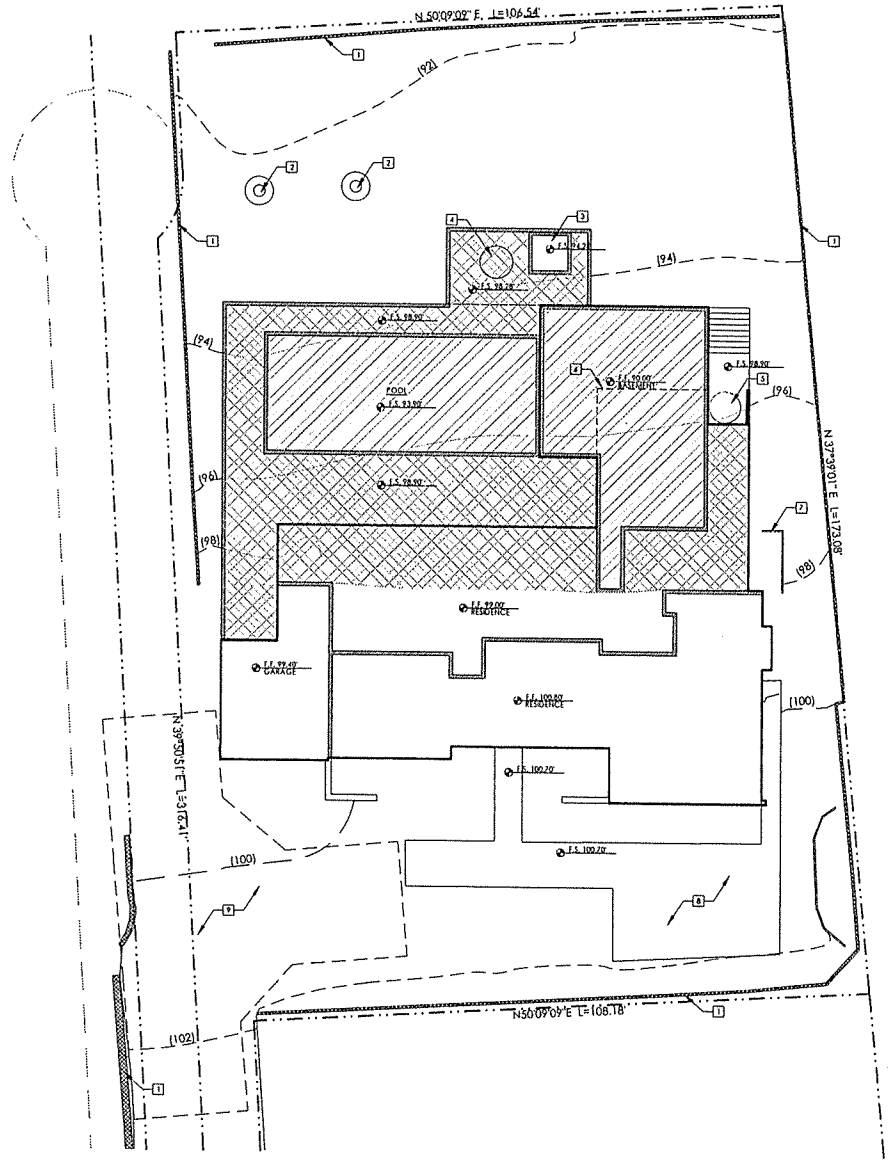
IMPORTANT NOTICE

SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT NUMBER CALL

Underground Service Alert

CALL: TOLL FREE 1-800 422-4133

Two Working Days Before You Dig



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310.613.9980
www.TEGLosAngeles.com

TEG TUCHSCHER ENGINEERING

STAMP

REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHER No. 46147 CIVIL STATE OF CALIFORNIA

STAMP DATE

DRAWING
GRADING PLAN

PROJECT
MALIBU PARK RESIDENCE
6325 MALIBU PARK LANE
MALIBU, CA 90265

REVISIONS	BY
1 6/24/15	JT
2	
3	
4	
5	

PROJECT #: 7-15-1053
DATE: 1/19/2015
SCALE: 1" = 10'-0"

C-3

SHEET 3 OF 5

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GRADING PLAN

SCALE: 1" = 10'-0" | 1

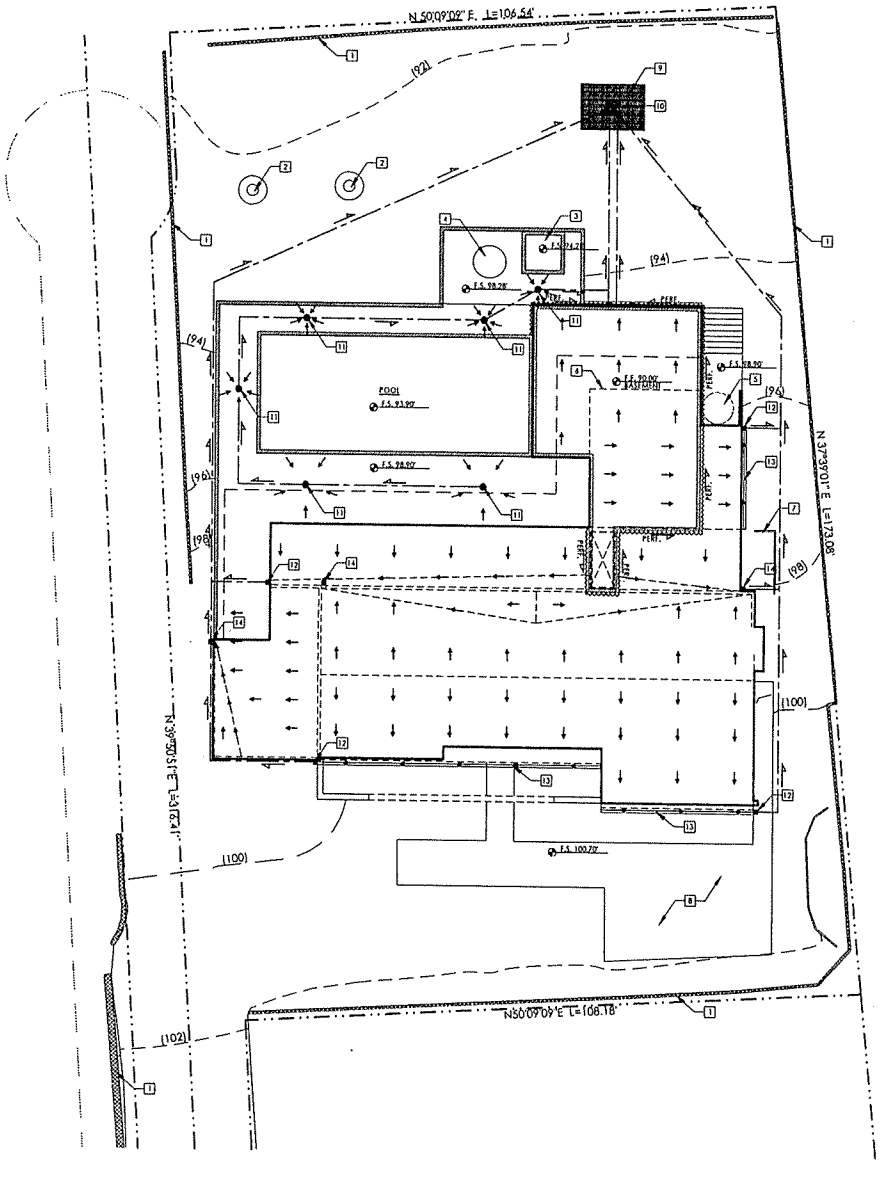
DRAINAGE PLAN LEGEND	
	4" DOWNSPOUT PER DETAIL W/ 4" GUTTER SLOPED TO DOWNSPOUT
	CATCH BASIN
	4"Ø SOLID SCHEDULE 40 PVC PIPE WITH MIN. 2% SLOPE TO DRAIN (EXCEPT FOR EJECTION LINE)
	4"Ø PERFORATED SCHEDULE 40 PVC SUBDRAIN PIPE W/ MIN. 2% SLOPE TO DRAIN (HOLES FACING DOWNWARD)
	DIRECTION OF DRAINAGE LINE SLOPE
	DIRECTION OF SHEET FLOW
	DIRECTION OF GUTTER FLOW
	OUTLINE OF ROOF

DRAINAGE NOTES
1. 2% MIN. SLOPE TO DRAINAGE DEVICE AND / OR STREET AT ALL PAD AREAS.
2. 2% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF HARDSCAPE AT ADJACENT 5 FEET.
3. 5% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF SOFTSCAPE AT ADJACENT FIVE FEET.
4. 4. ALL ROOF RAIN WATER SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS CONNECTED TO SOLID DRAIN LINE.
5. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
6. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
7. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.
8. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.

INLET DRAINAGE STENCIL NOTE
1. PROVIDE CATCH BASIN INLET DRAINS WITH STENCIL PER DETAIL

CITY OF MALIBU SITE AREA INFORMATION	
TOTAL DISTURBED AREA:	–
TOTAL EXISTING IMPERVIOUS SURFACE AREA	–
TOTAL PROPOSED IMPERVIOUS SURFACE AREA	–
FLOOD ZONE ON FIRM	–
BASE FLOOD ELEVATION	–

CONSTRUCTION NOTES	
1	(E) SITE WALL
2	SEEPAGE PIT
3	SPA
4	FIRE PIT
5	STAIR TO ROOF DECK
6	OUTLINE OF ROOF DECK
7	PRIVACY FENCE
8	CONCRETE PATIO
9	STORMWATER SOLUTION STORMWATER INFILTRATION MODULES
10	24" SQUARE CATCH BASIN & OBSERVATION WELL
11	4"Ø AREA DRAIN
12	4" DOWNSPOUT
13	4" GUTTER
14	4" DOWNSPOUT & 4" SCUPPER LOCATED 2' ABOVE ROOF SURFACE



DRAINAGE PLAN

SCALE: 1" = 10'-0" | 1

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STAMP

STAMP DATE

DRAWING
DRAINAGE PLAN

PROJECT
MALIBU PARK RESIDENCE
6325 MALIBU PARK LANE
MALIBU, CA 90265

REVISIONS	BY
1 6/24/15	JT
2	
3	
4	
5	

PROJECT #: 7-15-1053
DATE: 1/19/2015
SCALE: 1" = 10'-0"

C-4

SHEET 4 OF 5

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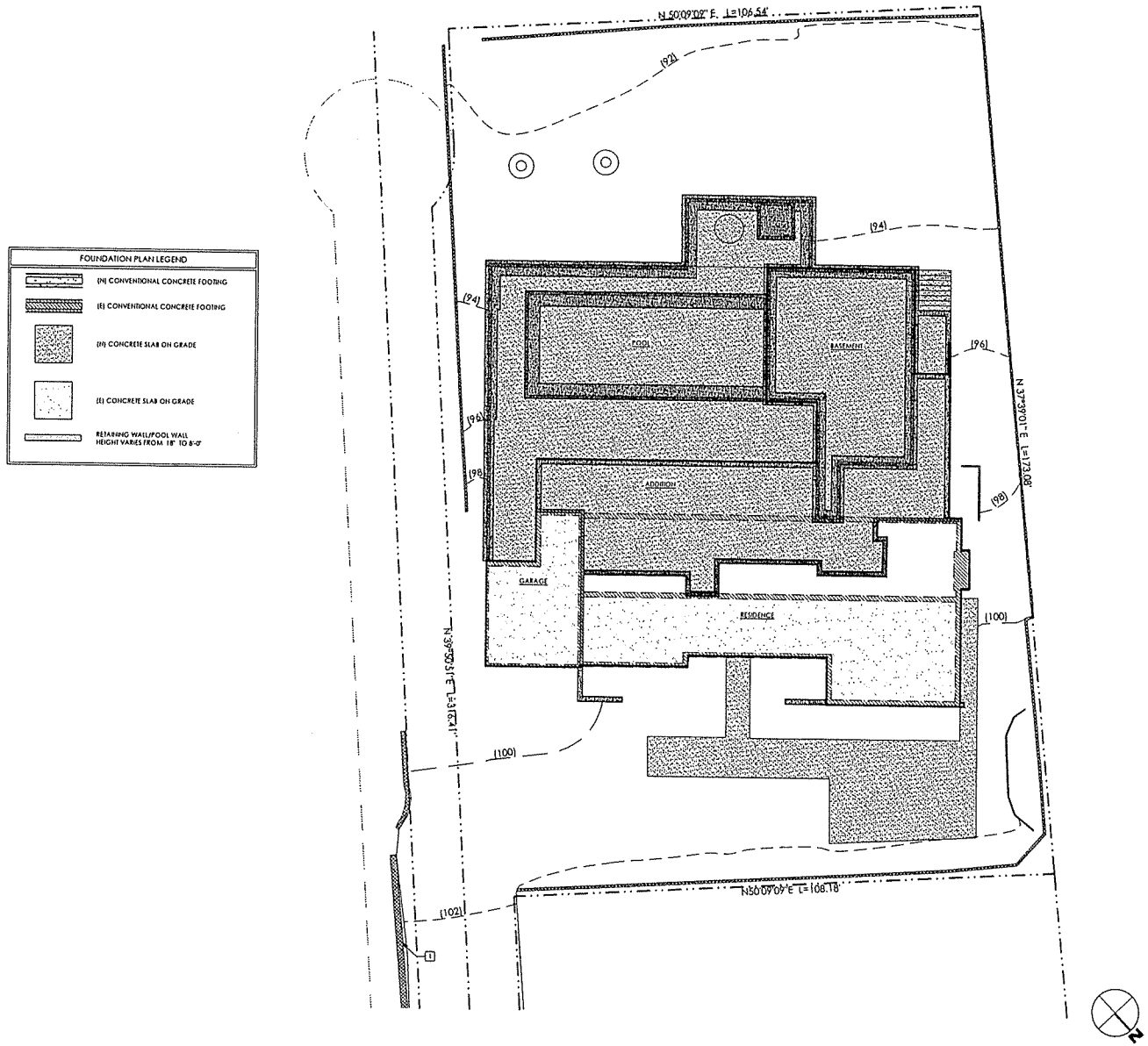

FOUNDATION PLAN LEGEND

- (N) CONVENTIONAL CONCRETE FOOTING
- (E) CONVENTIONAL CONCRETE FOOTING
- (N) CONCRETE SLAB ON GRADE
- (E) CONCRETE SLAB ON GRADE
- RETAINING WALL/POOL WALL HEIGHT VARIES FROM 18" TO 8'-0"

PRELIMINARY FOUNDATION PLAN

SCALE: 1" = 10'-0"

1

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REGISTERED PROFESSIONAL ENGINEER JAMES TUCHSCHER CIVIL STATE OF CALIFORNIA

STAMP DATE

DRAWING
PRELIMINARY
FOUNDATION PLAN

PROJECT
MALIBU PARK RESIDENCE
6325 MALIBU PARK LANE
MALIBU, CA 90265

REVISIONS	BY
1 6/24/15	JT
2	
3	
4	
5	

PROJECT #: 7-15-1053

DATE: 1/19/2015

SCALE: 1" = 10'-0"

S-1P

SHEET 5 OF 5

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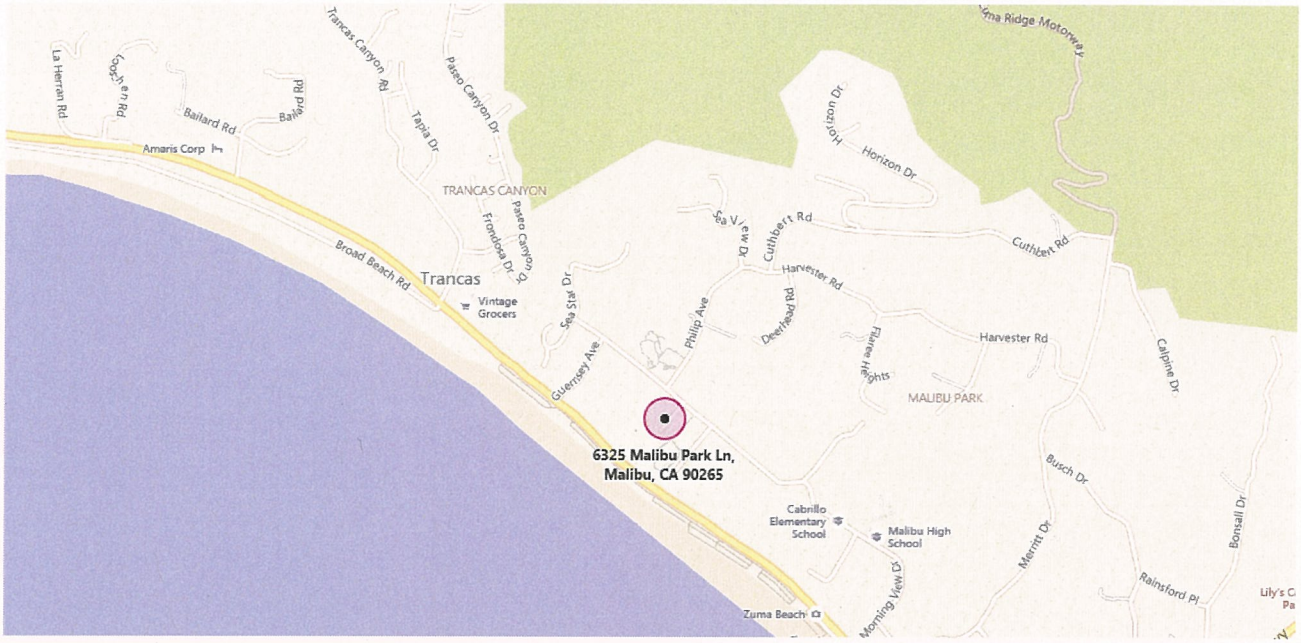
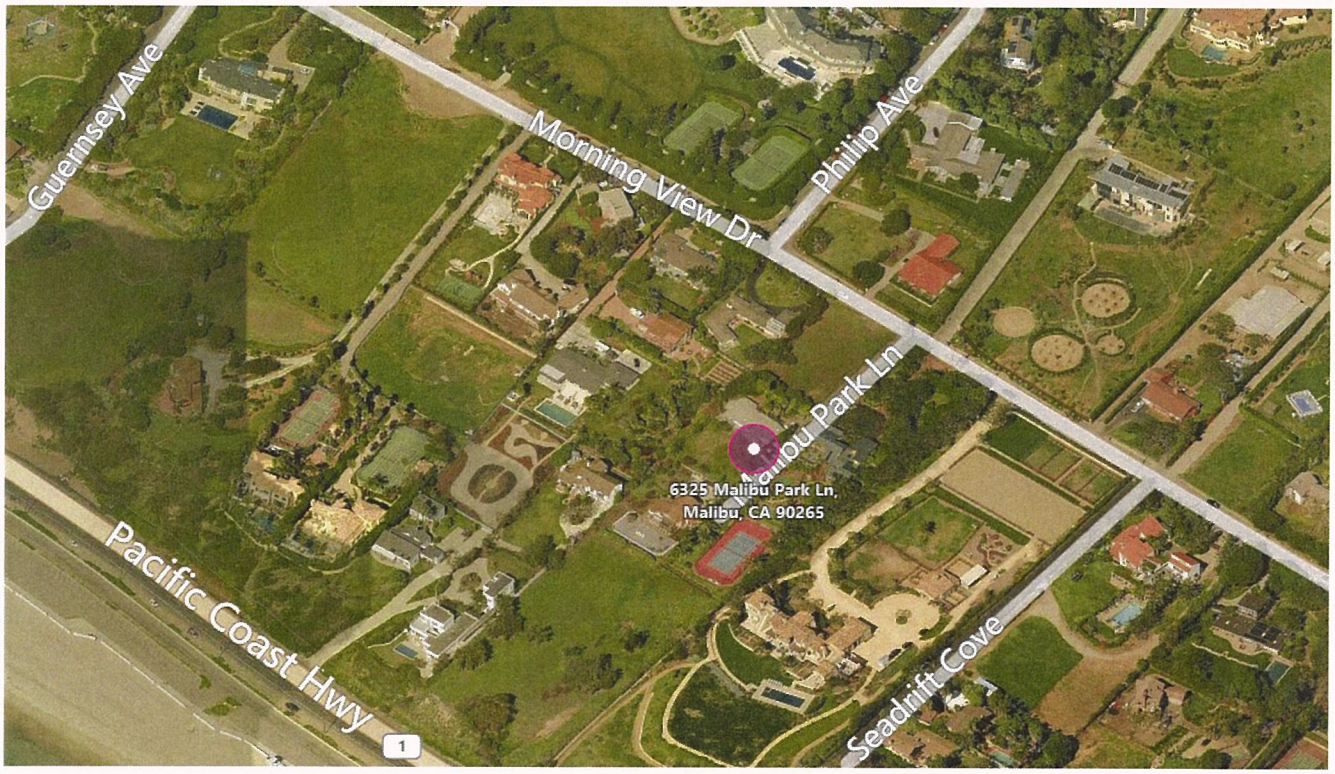
Vicinity Map and Aerial Photo





ATTACHMENT 2

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

RECEIVED
FEB 05 2015
PLANNING DEPT

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 12/11/2014
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-077
JOB ADDRESS: 6325 MALIBU PARK LN
APPLICANT / CONTACT: Vitus Matare
APPLICANT ADDRESS: P.O. Box 1204
Malibu, CA 90265
APPLICANT PHONE #: (310) 317-0700
APPLICANT FAX #: (310) 317-0721
PROJECT DESCRIPTION: 2,100 sqft addition, remodel, (N)AOWTS, Pool & spa

---

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment ____
The project DOES NOT require Fire Department Plan Review ____
The required fire flow for this project is 1000 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.) ____
The project is required to have an interior automatic fire sprinkler system. ✓
→ Final Fuel Modification Plan Approval is required prior to Fire Department Approval ✓

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	____	____
Required and/or proposed Fire Department Vehicular Turnaround	____	____
Required 5 foot wide Fire Department Walking Access (including grade %)	____	____
Width of proposed driveway/access roadway gates	____	____

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

ONNIE LEE 2/4/2015
SIGNATURE DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341 or at the Fire Department C
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11

ATTACHMENT 3

City of Malibu

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(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	January 7, 2015	**Review Log #:**	**3690**
Site Address:	6325 Malibu Park Lane		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 14-077**
Applicant/Contact:	Vitus Matare, vitus@vitusmatare.com	**BPC/GPC #:**	
Contact Phone #:	310-317-0700 **Fax #:** 310-317-0721	**Planner:**	Veronica Ortiz-DeAnda
Project Type:	Additions, remodel to a single-family residence, new swimming pool and spa, new onsite wastewater treatment system (OWTS), grading		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in Bold.)*	Land Phases, Inc. (Holt, CEG 2282, CHG 816): **10-20-14** Calwest Geotechnical (Liston, RCE 31902): **11-26-14** Barton Slutske (REHS # 3940): **12-8-14, 10-22-14** **Building plans prepared by Vitus Matare & Associates, Inc. dated December 9, 2014.**
Previous Reviews:	Geotechnical Review Referral Sheets dated 12-15-14

Review Findings

Coastal Development Permit Review

☒ The project is **APPROVED** from a geotechnical perspective.

☐ The project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐ **APPROVED** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ **NOT APPROVED** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage approval.

Remarks

The referenced reports and plans were reviewed by the City from a geotechnical perspective. Based on the submitted information and a site reconnaissance, the project comprises a 2,141 square foot one-story addition and 996 square foot basement addition and remodel to an existing one-story 1,577 square foot one-story single-family residence and attached 578 square foot garage, and a new swimming pool and spa with new decking and retaining walls. The existing OWTS will be properly abandoned and a new OWTS installed that consists of a treatment tank system and a 5' diameter x 21' BI seepage pit with a 5' cap with 100% expansion.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Review Comments:

1. Please submit one set of grading plans for review.
2. A partial basement is shown on the Building Plans. The Geotechnical Consultant needs to comment on the need for temporary shoring and provide design level recommendations as needed. Comment on the need for monitoring to ensure that the adjacent portions of the residence are not subject to distress during the basement construction.
3. The Consultants acknowledge that highly expansive soils exist on the site and generally have provided recommendations that address the expansiveness of the soils. The reviewers believe that pre-soaking may assist in reducing post construction slab movement and suggest that the Consultants consider recommending that a note such as this be incorporated into the project requirements. *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% of the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified to be by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*
4. Please provide the ASTM test method numbers for the laboratory procedures, where applicable.
5. It should be noted that Section 5.3.1 of the City's 2013 Geotechnical Guidelines is the Fault Rupture Hazard section, not Section 3.1.1 as referenced by the Project Engineering Geologist. No response is necessary.
6. Procedures to properly abandon the existing OWTS need to be included as notes on the grading and OWTS plans.
7. Please show the existing and proposed OWTS on the site and grading plans.
8. Please provide reduced setback letters from the geotechnical and structural consultants for any reduced setbacks between the OWTS components and foundations, as applicable.
9. Please include the swimming pool subdrain and suitable outlet or hydrostatic relief valve as details on the swimming pool plans. Subdrains or hydrostatic relief values are typically acceptable to the City for hydrostatic pressure relief.
10. Section 7.2.1 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
11. Two sets of final grading, retaining wall, swimming pool/spa, decking, OWTS, remodel, and addition plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by: 1/7/15

Christopher Dean, C.E.G. #1751, Exp. 9-30-16 Date
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: *January 7, 2015*

Kenneth Clements, G.E. # 2010, Exp. 6-30-16 Date
Geotechnical Engineering Reviewer (805-563-8909)
Email: kclements@fugro.com

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

REVISED 2/19/15

TO: Public Works Department DATE: 12/11/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-077
JOB ADDRESS:	6325 MALIBU PARK LN
APPLICANT / CONTACT:	Vitus Matare
APPLICANT ADDRESS:	P.O. Box 1204 Malibu, CA 90265
APPLICANT PHONE #:	(310) 317-0700
APPLICANT FAX #:	(310) 317-0721
APPLICANT EMAIL:	vitus@vitusmatare.com
PROJECT DESCRIPTION:	2,100 sqft addition, remodel, (N)AOWTS, Pool & spa

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE

2/24/15
DATE

VO

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer R

Date: February 24, 2015

Re: Proposed Conditions of Approval for 6325 Malibu Park Lane CDP 14-077

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Grading permits shall not be issued between November 1 and March 31 each year LCP Section 17.2.1. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1 **A note shall be placed on the project that addresses this condition.**

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implementation Plan (LIP), Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A Grading and Drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
   - Public Works Department General Notes
   - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
   - The limits of land to be disturbed during project development shall be delineated on the Grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of

Recycled Paper

the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.

- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the Resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the Grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public Storm drain modifications shown on the Grading plan shall be approved by the Public Works Department prior to the issuance of the Grading permit.

STORMWATER

4. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

5. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the

City's Local Implementation Plan, Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See Local Implementation Plan, Section 17, Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the Grading/Building permits for this project.

MISCELLANOUS

6. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

7. POOLS, SPAS OR DECORATIVE WATER FEATURES – The discharge of the water contained in a Pool, spa and decorative water feature such as a fountain or fish pond is an illegal discharge unless it is discharged to a sanitary sewer system. Malibu has limited sewers available so it is likely that your property cannot legally discharge the contents of the proposed pool or spa to the street without violating the Clean Water Act or the Malibu Water Quality Ordinance. The plans should include the following information and or construction notes:
   - Provide information on the plans regarding the type of sanitation that you propose to use for this installation. Ozonization systems are an acceptable alternative to Chlorine. The release of clear water from this system is permitted to either landscaping or sanitary sewer. Salt water sanitation is an acceptable alternative, but the discharge of the salt water is prohibited to both sewer systems and landscape. Highly chlorinated water from pools or spas shall be discharged to a public sewer or may be trucked to a POTW for discharge.
   - Provide a construction note that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property.

City of Malibu

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(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** 12/11/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-077
JOB ADDRESS:	6325 MALIBU PARK LN
APPLICANT / CONTACT:	Vitus Matare
APPLICANT ADDRESS:	P.O. Box 1204 Malibu, CA 90265
APPLICANT PHONE #:	(310) 317-0700
APPLICANT FAX #:	(310) 317-0721
APPLICANT EMAIL:	vitus@vitusmatare.com
PROJECT DESCRIPTION:	2,100 sqft addition, remodel, (N)AOWTS, Pool & spa

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Plumbing Code (MPC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MPC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ NOT REQUIRED
☑ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Todd E. [illegible] — FEBRUARY 27, 2015

Signature **Date**

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

Rev 141008

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Vitus Matare P.O. Box 1204 Malibu, CA 90265		
Project Address:	**6325 Malibu Park Lane** Malibu, CA 90265		
Planning Case No.:	CDP 14-077		
Project Description:	New onsite wastewater treatment system, NSFR		
Date of Review:	February 27, 2015		
Reviewer:	Todd Curtis	Signature:	Todd Curtis
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	tcurtis@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Vitus Matare and Associates (Submitted 12/11/14)
Grading Plans:	Tuscher Engineering Group (Submitted 12/11/14)
OWTS Plan:	Slutske (12/08/14)
OWTS Report:	Slutske (12/08/14)
Geology Report:	Land Phases, Inc. (10/20/14)
Miscellaneous:	Calwest (11/26/14)
Previous Reviews:	N/A

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Plumbing Code (MPC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LIP and MPC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
Plan Check Stage:	☐	**APPROVED**
	☒	**NOT APPROVED** Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project AOWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

    a. Show the existing OWTS to be abandoned on the final OWTS plan.

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

    The final AOWTS design submittal shall contain the following information (in addition to the items listed above).

    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture schedule, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

    b. Sewage and effluent pump design calculations.

    c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

    d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or

percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak AOWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All AOWTS design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For AOWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

3) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

4) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

5) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

6) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed alternative onsite wastewater disposal system after construction shall be submitted. ***Please note only original "wet signature" documents are acceptable***.

7) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder***.

8) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

9) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the AOWTS plan shall be obtained.

10) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the AOWTS design and system specifications.

11) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

6325 MALIBU PARK LANE (CDP 14-077)
MALIBU, CA 90265

S.F.D.:	4 Bedroom / 55 Fixture Units (R)
TREATMENT TANK:	MicroSepTec ES-12 EnviroServer Tank w/ Internal UV Disinfection Unit
ACTIVE:	1 - 5' x 21 BI w/ 5' Cap (N)
FUTURE:	1 - 5' x 21 BI w/ 5' Cap (N)
PERC RATE:	11,291 gpd (present projected; B-2)
	10,561 gpd (future projected; B-3)
DESIGNER:	Slutske, (REHS 3940)
REFERENCE:	Slutske: OWTS Design Report (12-08-14);
	Land Phases (10-20-14)

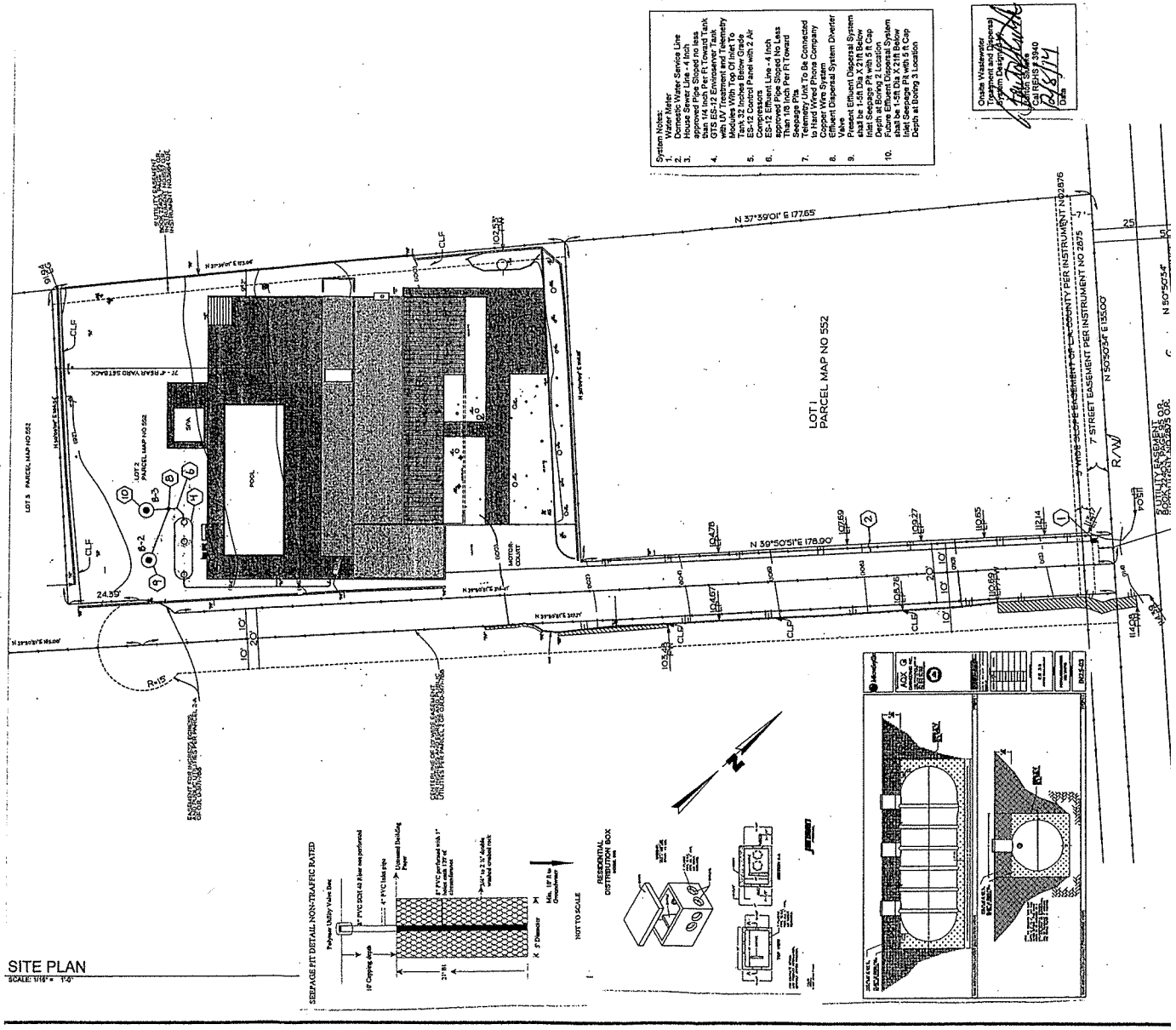
NOTES:

1. This conformance review is for a 4 bedroom (55 fixture units) remodeled single family residence. The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

2. This review relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
FEB 27 2015
SIGNATURE: Todd E. [illegible]
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



Notice Continued...

Public Comment Period — Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Department at any time prior to the issuance of a decision. Submit comments to Richard Mollica at rmollica@malibucity.org, by phone at (310) 456-2489 extension 346, or by mail as indicated on the front of this notice.

Notification — On or after **January 19, 2016**, the Planning Director may issue a Notice of Decision. The Notice of Decision shall be reported to the Planning Commission tentatively scheduled for **January 27, 2016**. Copies of the report will be available at the meeting and to all those persons wishing to receive such notification. The permit shall not become effective until completion of the Planning Commission review. The Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing.

LOCAL APPEAL — Pursuant to Local Coastal Program Local Implementation Plan Section 13.20.1 (Local Appeals), a decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. Should a decision be issued on **January 19, 2016, the appeal period would expire on Friday, January 29, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org/planningforms, in person at City Hall, or by calling (310) 456-2489, ext. 245.

If there are any questions regarding this notice, please contact Richard Mollica, AICP, Senior Planner, at (310) 456-2489 extension 346.

Date: **December 31, 2015**

By: Bonnie Blue, AICP
Planning Director

ATTACHMENT 4

Notice of Application

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650
www.malibucity.org

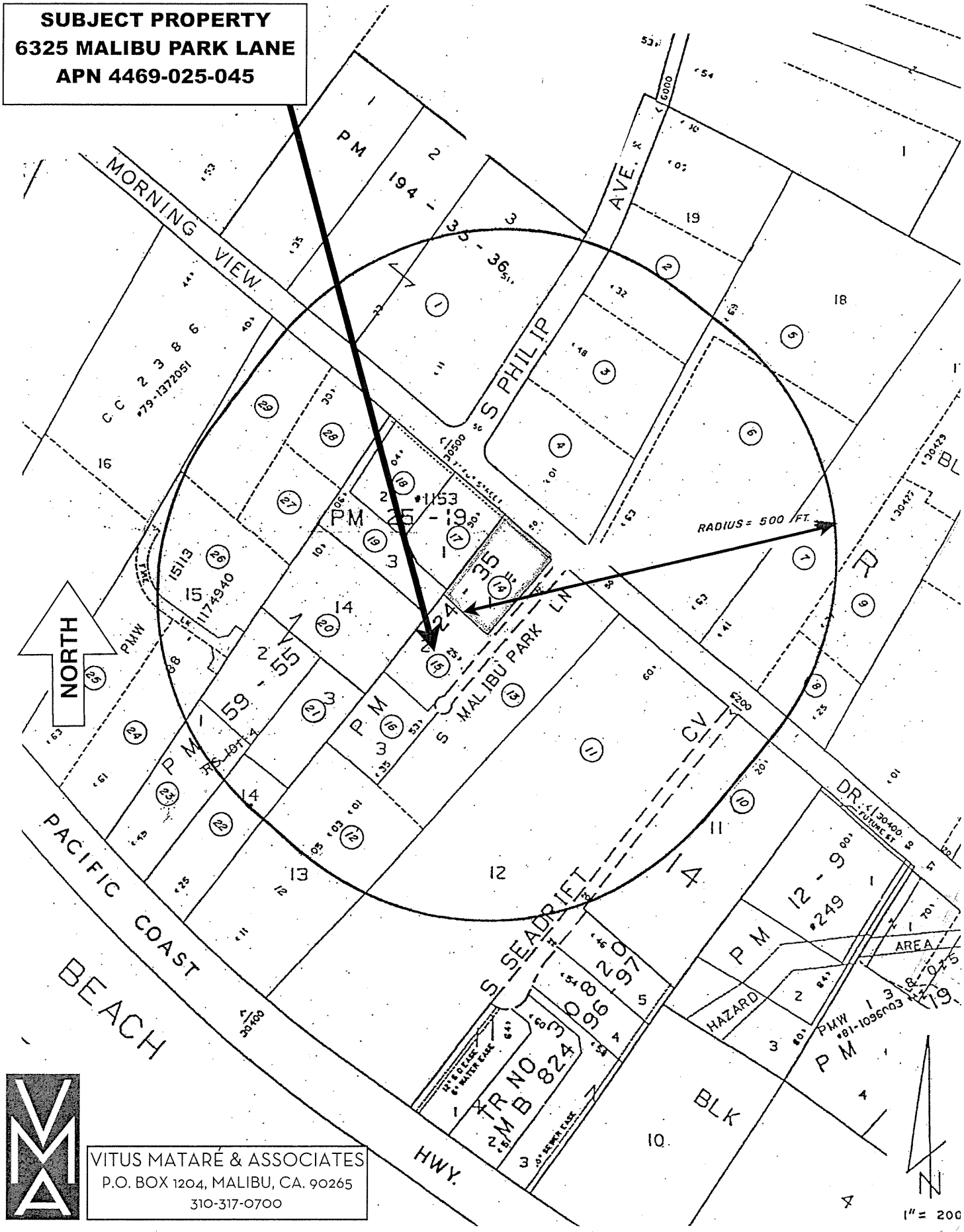
NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 14-077 - An application for the remodel and addition to existing single-family residence, construction of a new pool and spa, landscaping, hardscaping, and the installation of a new alternative onsite wastewater treatment system

LOCATION:	6325 Malibu Park Lane, not within the appealable coastal zone
APN:	4469-025-045
ZONING:	Rural Residential-Two Acre (RR-2)
APPLICANT:	Vitus Matare
OWNER:	KFG Properties, LLC.
APPLICATION FILED:	December 11, 2014
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489 ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA Guidelines Sections 15301(e) – Demolition of Structures and 15303(e) – New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



VITUS MATARÉ & ASSOCIATES
P.O. BOX 1204, MALIBU, CA. 90265
310-317-0700

Notice continued...

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project and found that it is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore the project is categorically exempt from the provisions of CEQA Guidelines Sections 15301(e) – Demolition of Structures and 15303(e) – New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

REPORTING — Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **January 27, 2016** Planning Commission Meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to the California Code of Regulations Section 13153.

Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals), a decision or any portion of the decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **January 29, 2016 at 4:30 p.m.** The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, ext. 245.

If there are any questions regarding this notice, please contact Richard Mollica, Senior Planner, at (310) 456-2489, extension 346.

Date: January 14, 2016

By: Bonnie Blue, AICP
Planning Director

Notice of Decision

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

PLANNING DEPARTMENT

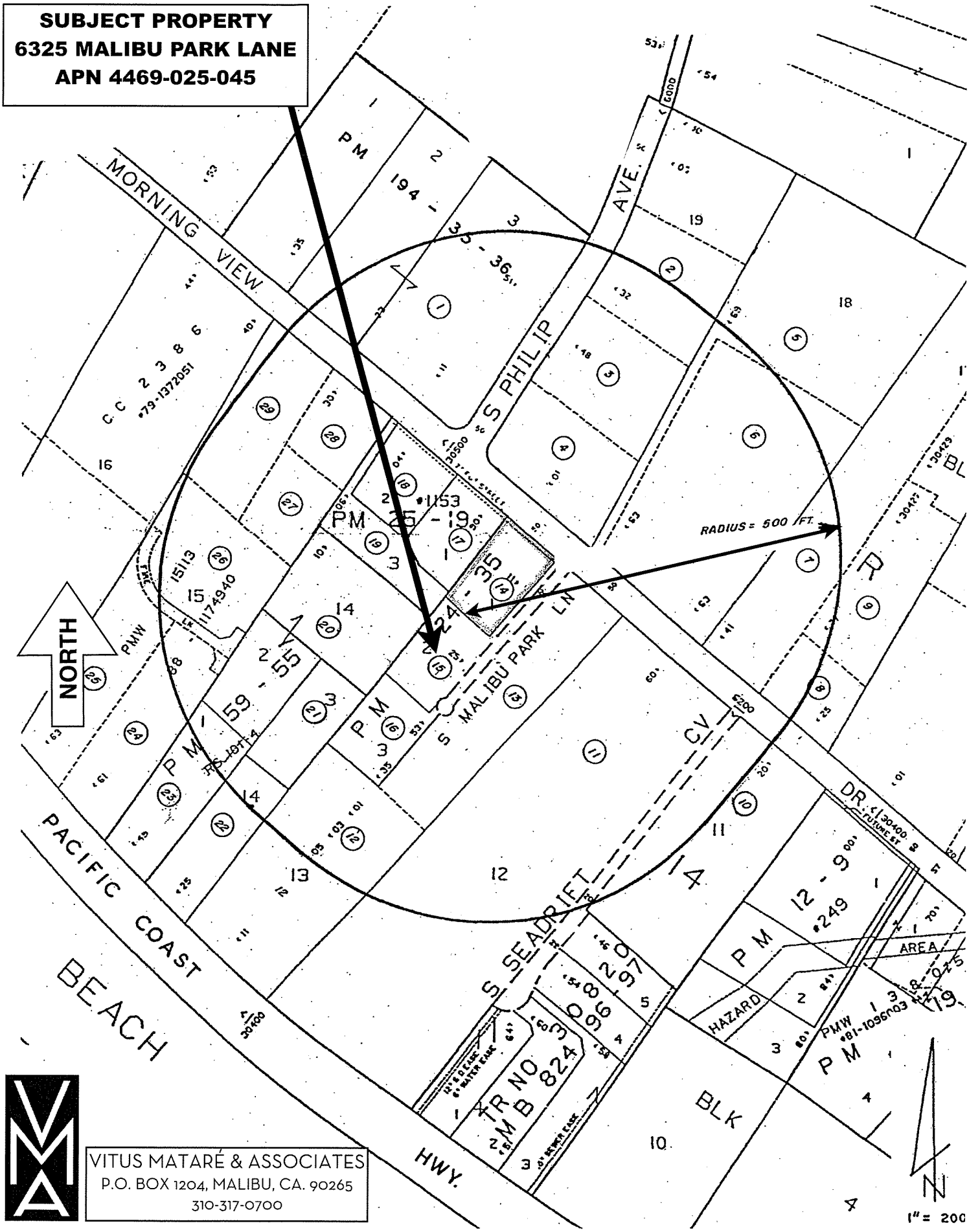
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489 · Fax (310) 456-7650

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for a Coastal Development Permit (CDP) as described below:

COASTAL DEVELOPMENT PERMIT NO. 14-077 – An application for the remodel and addition to existing single-family residence, construction of a new pool and spa, landscaping, hardscaping, and the installation of a new alternative onsite wastewater treatment system

LOCATION:	6325 Malibu Park Lane
APN:	4469-025-045
ZONING:	Rural Residential-Two Acre (RR-2)
APPLICANT:	Vitus Matare (310) 317-0700
OWNER:	KFG Properties LLC.
APPLICATION FILED:	December 11, 2014
ISSUE DATE:	January 19, 2016
CASE PLANNER:	Richard Mollica Senior Planner rmollica@malibucity.org (310) 456-2489 ext. 346



VITUS MATARÉ & ASSOCIATES
P.O. BOX 1204, MALIBU, CA. 90265
310-317-0700

Commission Agenda Report

Planning Commission Meeting 01-27-16

Item 5.A.

To: Chair Stack and Members of the Planning Commission

Prepared by: Adrian Fernandez, Senior Planner AF.

Approved by: Bonnie Blue, AICP, Planning Director BB

Date prepared: January 12, 2016 Meeting Date: January 27, 2016

Subject: Coastal Development Permit No. 13-040, Conditional Use Permit No. 13-015, Variance Nos. 13-042, 13-043 and 15-036 - An application for the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards

Address:	5723 Busch Drive, not within the appealable jurisdiction of the coastal zone
APN:	4469-028-006
Zoning:	Rural Residential – Two Acre (RR-2)
Applicant:	Los Angeles County Waterworks District No. 29
Owners:	Serra Canyon Co, LTD
Application Filing Date:	August 29, 2013

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-06 (Attachment 1) determining the project is consistent with the Lower Busch Tank Negative Declaration (Attachment 2) previously adopted by the Los Angeles County Board of Supervisors under the California Environmental Quality Act (CEQA) and its addendum, approving Coastal Development Permit (CDP) No. 13-040 to allow the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards, Conditional Use Permit (CUP) No. 13-015 for a water tank on a rural residential parcel, Variance (VAR) No. 13-042 for the height of the water tank to exceed 24 feet in height for a flat roof to a height of 30 feet, 10 inches, and VAR No. 13-043 for the reduction of the required 20 foot front yard setback to the proposed zero front yard setback, and denying VAR No. 15-036 to double the impermeable coverage allowed for the site.

DISCUSSION: This agenda provides an overview of the project, including environmental review, summary of the surrounding land use, description of the proposed project, and a

summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP). The analysis and findings discussed herein demonstrate that the project is consistent with the LCP. A full project chronology can be found in the Planning Commission Resolution No. 16-06.

Project Overview

The subject parcel has a concrete water tank constructed circa 1947, a single restroom and septic system with a leachfield, operation shelter, pump area, pressure regulating station, two driveways and a parking area for at least two spaces. The existing tank's diameter is 52 feet and is 22 feet, 10 inches in height. The tank provides potable water to over 300 connections within the vicinity. The Los Angeles County Waterworks District No. 29 (WD29) determined that, due to cracks, poor concrete quality and greater demands, the tank must be replaced with the proposed tank, which provides an increase in water capacity of 85,000 gallons. The new water tank's diameter is 58 feet and is 30 feet, 10 inches in height.

A portion of the existing tank is approximately four feet below grade. Due to a required horizontal setback from the existing leachfield, the tank must be raised to be flush with the existing grade. VAR No. 13-042 is proposed for the tank to exceed the 24-foot height limit for a flat roof to accommodate for an above-grade tank pad and additional tank capacity. Since submittal, WD29 has lowered the height of the tank approximately three feet so that the tank's crown will be at a height of 27 feet, 10 inches above grade, which is consistent with the maximum permitted height of 28 feet for a pitched roof. The steel frame staircase and vent project over the tank's crown an additional three feet for a maximum height of 30 feet, 10 inches; however, these items will be minimally visible.

VAR No. 13-043 is necessary to reduce the required front yard setback from the required 20 feet to the proposed 8 feet. The existing tank currently has an 8 foot setback from the front property line. In response to a neighbors' concern regarding the tank's potential visual impact, the applicant is proposing a non-view permeable, 8 foot in height fence on the property line and mature, native landscaping in front of the fence within the public right-of-way. Such fencing and landscaping is not permitted within the required front yard. However, it is recommended that the proposed variance be applied to allow the proposed fence and hedge to extend to the front property to help mitigate visual impacts.

On December 4, 2015, staff visited the subject parcel to assess potential visual impacts after story poles representing the proposed water tank were installed. The applicant has also agreed to paint the water tank a dark green color. With the proposed 8 foot in height solid fence, landscaping, a dark green painted tank, and based on staff's site visit, the proposed water tank is expected to have a less than significant visual impact as viewed from Busch Drive and neighboring residences. To memorialize the applicant's agreement, Condition Nos. 15 and 16 were added to Planning Commission Resolution No. 16-06.

The applicant is proposing to replace the existing asphalt and the tank's concrete pad (Attachment 3). The existing impermeable coverage is 9,022 square feet and the proposed project calls for 9,219 square feet of impermeable coverage for a total net increase of 197 square feet. The existing impermeable coverage exceeds the total allowable impermeable coverage of 4,500 square feet and is considered non-conforming. VAR No. 15-036 is proposed to replace the existing non-conforming impermeable coverage and to allow for an increase of 197 square feet. The applicant is contributing the increased surface area to the replacement of drainage swales to properly divert stormwater runoff away from existing utilities and surrounding residential properties. The impermeable coverage is also requested to avoid the over-excavation to remove a four-foot layer of clayish soil material for a gravel base to support the use of pavers for the driveway and parking area and the protection of the existing leachfield, two driveways and parking area and electrical and water utilities such as the pump area and pressure regulating station. However, staff has been unable to confirm with City geotechnical staff and the City Environmental Health Administrator that all the clayish soil materials must be removed and whether the leachfield requires impervious cover. Such coverage appears to violate standard City wastewater codes which typically call for leachfields to be open to the air.

Staff is recommending the applicant reduce the impermeable coverage requested or better substantiate the coverage proposed. The tank, building footprint, concrete pad and curb and gutter account for 4,443 square feet of the proposed impermeable coverage, which is consistent with the maximum allowed of 4,500 square feet. If the applicant were to reduce the impermeable coverage to the minimum necessary and still require a variance, the findings for the variance could be made. If sufficient evidence is presented to the Planning Commission in support of this variance, the Planning Commission may choose to bring back the resolution for approval of this variance as a consent item or the item could be brought back as a continued public hearing for further discussion.

Environmental Review

As the agency implementing the project, WD29 is the lead agency for purposes of CEQA. The initial study prepared by WD29 determined the proposed project would not have a significant impact on the environment; subsequently, a negative declaration was prepared and circulated pursuant to CEQA Guidelines Section 15071. On August 28, 2003, the WD29 made the initial study and negative declaration available to the public for the required 30 day circulation period. The Governor's Office of Planning and Research distributed the negative declaration to responsible agencies for a 30 day public review period, from August 22, 2003 and September 22, 2003 (State Clearinghouse [SCH] No. 2003081124).

In 2005, in compliance with CEQA, the Los Angeles County Board of Supervisors adopted the negative declaration based on preliminary conceptual designs. Based on site investigations, minor technical modifications to the tank design were made.

Pursuant to CEQA Guidelines Sections 15164(b) and (d) an addendum to the adopted negative declaration may be prepared if only minor technical changes or additions are necessary and the decision making body considers the addendum with the adopted negative declaration prior to making a decision on the project. The addendum was prepared in January 2013. The addendum to the Lower Busch Tank 2005 Negative Declaration with the adopted negative declaration are included as Attachment 2 for the Commission's consideration.

Surrounding Land Uses and Project Setting

As outlined in Table 1, the surrounding land use consists of single-family residential homes within the RR-2 zoning district. The homes are predominantly two-stories (Attachment 4).

Table 1 – Surrounding Land Uses				
Direction	**Address**	**Parcel Size**	**Zoning**	**Land Use**
North	5703 Busch Dr	20,230 sq. ft.	RR-2	SFR
Northeast (Across Busch Dr)	5707 Busch Dr	21,978 sq. ft.	RR-2	SFR
East (Across Busch Dr)	5730 Busch Dr	44,175 sq. ft.	RR-2	SFR
Southeast (Across Busch Dr)	5738 Busch Dr	20,410 sq. ft.	RR-2	SFR
South	5737 Busch Dr	32,070 sq. ft.	RR-2	SFR
West	5709 Busch Dr	20,192 sq. ft.	RR-2	SFR

*SFR = Single-Family Residential

Data related to the subject parcel is summarized in Table 2 below.

Table 2 – Property Data	
Lot Depth	100 feet
Lot Width	100 feet
Gross Lot Area	10,000 square feet
Area of Street Easements	0 square feet
Area of 1 to 1 Slopes	0 square feet
Net Lot Area[1]	10,000 square feet

The proposed development is not located within 200 feet of a mapped Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA and Marine Resources Map and is located within an existing, developed neighborhood. Therefore, pursuant to LIP Section 4.4.4(D), a biological assessment was not required.

Figure OS-2 of the General Plan and LCP Park Lands Map do not identify a trail on or adjacent to the subject parcel. However, the pending LCP Parkland and Trails System Map identifies the Busch Drive Trail along Busch Drive. The applicant has declined to offer a trail easement because it is a constrained parcel and a reduced front yard

[1] Net Lot Area = Gross Lot Area minus the area of street easements and 1 to 1 slopes.

setback is proposed to accommodate the required improvements which allows the tank to serve the surrounding properties.

Project Description

The proposed project includes (Attachment 5):

- Removal of the existing 300,000 gallon concrete water tank;
- Installation of a new 385,000 gallon steel water tank;
- Impermeable coverage not to exceed 4,500 square feet;
- Security fencing eight feet in height along the front property line; and
- Landscaping in front of the front yard fencing within the public right-of-way to help screen the proposed tank.

Discretionary Entitlements

- CUP No. 13-015 is required to allow a public utility facility (water storage tank) to be constructed on a rural residential parcel;
- VAR No. 13-042 for the height of the water tank to exceed 24 feet in height for a flat roof to a height of 30 feet, 10 inches; and
- VAR No. 13-043 for the reduction of the required 20 foot front yard setback to the proposed zero front yard setback.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and an LIP. The LUP contains programs and policies to implement the Coastal Act in the City of Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a coastal development permit must adhere.

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Onsite Wastewater Treatment System (OWTS) and are discussed under the *LIP Conformance Analysis* section.

The nine remaining LIP sections include: 1) Coastal Development Permit findings; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit (including the variance findings) and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Native Tree Protection, Scenic, Visual and Hillside Resource Protection; Transfer of Development Credits, Shoreline and Bluff Development, Public Access and Land Division findings are not applicable or required for the project for the reasons described herein.

Additionally, Malibu Municipal Code (MMC) Section 17.70.066 regarding conditional use permits applies to this project and is subject to the associated findings in MMC Section 17.66.080.

LIP Conformance Analysis

The proposed project has been reviewed by Planning Department staff, City Biologist, City Environmental Health Reviewer, City geotechnical staff and the City Public Works Department for conformance with the LCP. Since the project does not include development of a new residence, or modifications to an existing residence, the Los Angeles County Fire Department (LACFD) did not provide a formal review of the project. The Department Review Sheets are included as Attachment 6. The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies, with the inclusion of VAR Nos. 13-042, 13-043 and 15-036, and CUP 13-015.

Zoning (LIP Chapter 3)

The project area is zoned RR; therefore, the non-beachfront residential development standards set forth under LIP Chapter 3 apply. Table 3 summarizes how the proposed project meets these standards.

Table 3 – Zoning Conformance (Non-Beachfront)			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard	*20 feet*	*0 foot*	*VAR 13-043*
Rear Yard	15 feet	34 feet	Complies
Side Yard	10 feet	16 feet	Complies
Side Yard (cumulative)	25 feet	42 feet	Complies
TDSF	2,770 square feet	N/A	Complies
TOTAL IMPERMEABLE SQUARE FOOTAGE	*4,500 square feet*	*9,219 square feet*	*VAR 15-036*
HEIGHT	*18 feet*	*30 feet, 10 inches*	*VAR 15-042*
NON-EXEMPT GRADING	1,000 cubic yards	N/A	Complies
PARKING	2 spaces	2 spaces	Complies
CONSTRUCTION ON SLOPES	3 to 1 or flatter	3 to 1 or flatter	Complies
FENCE/WALL HEIGHT			
Outside Required Yards	12 feet	8 feet	Complies

As shown in Table 3, with the inclusion of VAR Nos. 13-043 and 15-042, the project conforms to the residential development standards in LIP Sections 3.5 and 3.6. As discussed later in this report, as conditioned, the findings to approve the conditional use permit for siting the water tank facility in an RR zone can be made.

Grading (LIP Chapter 8)

The proposed project requires minor understructure grading for the tank pad and fencing. No non-exempt grading is required for the proposed project. Therefore, the project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The subject site is mapped to have a low probability of containing archaeological resources and the entire parcel has been disturbed. Therefore, the proposed project is not expected to have an adverse effect on cultural resources.

Nevertheless, a condition of approval is included which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are required to be implemented prior to the issuance of any development permits and during construction. These conditions require the preparation and approval of a Wet Weather Erosion and Sediment Control Plan and a Storm Water Pollution Prevention Plan, prior to the issuance of any development permits.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses onsite wastewater treatment systems (OWTS). The proposed project does not propose a new OWTS or alterations to the existing OWTS. However, the City Environmental Health Reviewer reviewed the proposed project and determined that the project, as designed, conforms to the Malibu Plumbing Code and LCP regulations.

LIP Findings

A. General Coastal Development Permit (LIP Chapter 13)

Pursuant to LIP Section 13.9, the following four findings need to be made for all CDPs.

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The proposed project includes the replacement of the existing, deteriorated 300,000 gallon water tank with a new 385,000 gallon water tank in an area where residents currently rely on this tank for potable water and fire protection. LIP Section 2 lists the purposes of the LIP. The proposed project is consistent with the purpose stated in LIP Section 1.2(K) to provide "adequate public transportation, utilities, schools, parks, open space, roads and other public facilities and improvements." Furthermore, the project is consistent with LUP Policy 4.50 which states, "New development shall provide for emergency vehicle access and fire-flow water supply in accordance with applicable fire safety regulations."

The project area is designated as RR, with a two acre minimum lot size. Per LIP Section 3.3(A), the RR zone is "intended for sensitively designed, large lot single-family residential development, with agricultural uses and animal keeping which respects surrounding residents and the natural environment as accessory uses. This district incorporates a variety of natural resources and amenities." The proposed project is consistent with this intent, and furthermore, public utility facilities are a conditionally permitted use in the RR zone district.

The project has been reviewed and approved for conformance to the LCP by City staff and other required agencies. As such, the project is consistent with LUP Policy 7.16 which states:

> "Additional water storage facilities and/or new pipelines may be allowed in the City to replace deteriorated or undersized facilities and/or to ensure an adequate source of domestic and fire protection water supply during outages or pipeline interruptions provided such facilities are designed and limited to accommodate existing or planned development allowed by the Land Use Plan and can be found consistent with all applicable policies of the LCP."

Based on submitted reports, project plans and other project information, visual analysis and detailed site investigation, the project, as conditioned and with the approval of the conditional use permit and variances, conforms to the LCP.

Finding A2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is not located between the first public road and the sea; therefore, this finding does not apply.

Finding A3. The project is the least environmentally damaging alternative.

Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposal as described herein. As discussed herein, the project complies with LCP residential development standards requirements, with the inclusion of the variances addressing unique characteristics of the project site. The proposed water tank and associated improvements are consistent with the RR zoning classification of the project area, pursuant to a conditional use permit. Therefore, the project is determined to be consistent with CEQA and the policies of the Coastal Act.

The following alternatives were considered in order to determine the least environmentally damaging alternative:

1. *No Project* – The no project alternative would avoid any change to the project area, and therefore, any change to the existing water tank. The WD29 determined that the existing tank needs to be replaced because of its existing deteriorated condition and increased water demand. The no project alternative would result in a lack of water service to the neighborhood and would not meet the project's objective.

2. *Proposed Project* – The proposed project consists of a replacement water tank and associated development. The subject parcel has significant development constraints, including a small area and existing utility facilities. The siting and design of the project are driven by the unique physical characteristics of the project area. The proposed development provides a public benefit by bringing a reliable water supply and water storage for fire protection to the surrounding neighborhood. The proposed water tank has been sized to accommodate the residential development in accordance with, and as limited by, the RR designation of the project area and the standards of the LCP. For the reasons stated above, the proposed project, as designed and conditioned, will have less than significant environmental impacts and is the least environmentally damaging feasible alternative.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms to the recommendations of the Environmental Review Board, or if it does not conform to the recommendations, findings are included which explain why it is not feasible to take the recommended action.

The project is not located in or adjacent to an ESHA; therefore, this finding does not apply.

B. Variance for the Water Tank to Exceed a Height of 24 Feet for a Flat Roof (LIP Section 13.26.5)

The proposed water tank has an overall height of 30 feet, 10 inches which is over the maximum allowable of 24 feet for a flat roof pursuant to LIP Section 3.6(E)(2); therefore, a variance is required. The Planning Commission may approve and/or modify an application for a variance in whole or in part, with or without conditions, only if it makes all of the findings of fact supported by substantial evidence as specified by LIP Section 13.26.5. The findings required to approve VAR No. 13-042 may be made as follows.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

There are special circumstances and exceptional physical characteristics applicable to the subject parcel such as the parcel's size, existing utility facilities, deteriorated tank condition and an increased demand for water capacity. Therefore, the strict application of the height limit would deprive the property of a replacement water tank that would serve the neighborhood and provide an increased water capacity for fire protection.

The parcel is 10,000 square feet which is the smallest in the neighborhood. The proposed water tank takes up 26 percent of the parcel and encroaches 12 feet into the required front yard setback, which limits the footprint of tank. The proposed variance will allow the height of the tank's crown to be 27 feet, 10 inches and will increase the tank volume from 300,000 gallons to 385,000 gallons. The increased water storage capacity provides more fire protection and domestic demand for the community. The existing tank is four feet below grade but the new tank cannot be below grade because a 15-foot horizontal distance to the existing leachfield is required.

Development regulations are written on a citywide basis and cannot take into account the individual and unique characteristics a property may exhibit. As a result, strict application of the ordinance would deprive the property of a replacement water tank necessary for the surrounding residences to enjoy the necessary water storage capacity to provide fire protection and domestic demand and would create an undue hardship on the community.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

Granting the variance will allow for the replacement of a deteriorated and undersized water tank with a new water tank that would provide the necessary water storage capacity to provide fire protection and domestic demand in an area developed with single-family residences. The project will benefit the surrounding area by providing a reliable source of potable water for domestic use and fire protection. As designed and conditioned, the project will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The variance will grant relief from a technical development standard which would otherwise preclude the replacement of the existing, deteriorated water tank with a larger water tank that can meet the water capacity and fire protection necessary for the area. The proposed variance does not grant a special privilege to the property owner.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will not be contrary to or in conflict with the general purposes and intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. As previously discussed in Finding A1, the provision of adequate public utilities and other facilities is one of the general purposes of the LIP; the proposed project furthers this purpose. As discussed throughout this report, the proposed project has been reviewed and approved for conformance with the LCP and applicable City and County goals and policies by City staff, LACFD and WD29.

Finding B5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in LIP Section 4.7.

The proposed project does not include a variance to ESHA standards; therefore, this finding does not apply.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by LIP Chapter 12.

The proposed project does not include a variance to stringline standards; therefore, this finding does not apply.

Finding B7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity

which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The water tank parcel is located in the RR zone which allows public utility facilities as a conditionally permitted use. CUP No. 13-015 is being processed as part of this application to permit the proposed public utility facility. The proposed improvements will serve existing and planned rural residential development in the vicinity. The variance does not authorize a use not otherwise consistent with the purpose and intent of the RR zone.

Finding B8. The subject site is physically suitable for the proposed variance.

The proposed water tank is sited in the same footprint of the existing tank. The variance allows a 15-foot horizontal distance to the existing septic system, and to increase water storage capacity for fire protection and to meet the community's domestic demand. The Public Works Department and City geotechnical staff have approved the proposed project for conformance with LCP standards. All final recommendations of the project structural and geotechnical engineers, Building Safety Division, City geotechnical staff and City Public Works Department will be incorporated into the project.

Finding B9. The variance complies with all requirements of state and local law.

The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

Finding B10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

Parking for the use is provided onsite. The proposed project does not reduce or eliminate public parking; therefore, this finding does not apply.

C. Variance for the Reduction of the Required Front Yard Setback (LIP Section 13.26.5)

The proposed water tank has an eight feet front yard setback and the proposed non-view permeable, eight foot in height fence and hedge have a zero foot front yard setback. Pursuant to LIP Section 3.6(F)(1), the required front yard setback is 20 feet; therefore, a variance is required. Based on substantial evidence in the record, the findings required by LIP Section 13.26.5 to approve VAR No. 13-043 may be made as follows.

Finding C1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

As previously discussed in Finding B1, special circumstances and exceptional physical characteristics apply to the subject parcel, including the parcel's size, existing utility facilities, deteriorated tank condition and an increased demand for water capacity, result in the front yard setback reduction. A water tank of this scale is not typical in a residential neighborhood, but is necessary, and these special circumstances justify the modification of development standards to help make the project more compatible with its surroundings. The constrained size of the parcel limits options for siting the project out of the public's view. To meet septic system setbacks and community's increased need for water capacity, the proposed water tank is sited eight feet from the front property line.

Furthermore, given the tank's size and location, neighbors across Busch Drive have expressed a concern about the potential visual impact of the tank. To help screen the tank from neighbors' views, the applicant is proposing a non-view permeable, eight foot in height fence and landscaping in front of the fence. Such fencing and landscaping are not allowed within the required front yard setback. However, the granting of the proposed variance will allow the replacement tank, fencing and landscaping to encroach into the required front yard setback. The proposed fencing and landscaping will help screen the potential visual impacts of the tank from the neighbors' views.

As a result, strict application of the site of construction limitation would deprive the property of a replacement tank necessary for the surrounding residences to enjoy the necessary water storage capacity to provide fire protection and domestic demand and would create an undue hardship on the community.

Finding C2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

As previously discussed in Finding C1, potential visual impacts will be addressed with the proposed fence and landscaping which will help screen the proposed tank and make it more compatible with the surrounding area. As designed and conditioned, the proposed project will not be detrimental to the public interest, safety, health or welfare, or injurious to the property or improvements in the same vicinity and zone.

Finding C3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

As with the variance previously discussed in Finding B3, approval of the front yard setback reduction will allow the water tank to maintain an eight foot front yard setback and the proposed fence and landscaping to be placed on the front property line and in front of it, respectively. The existing water tank has a front yard setback similar to the replacement tank and the fence and landscaping is proposed to help screen the tank from neighbors' views across Busch Drive and will not grant a special privilege to the property owner.

Finding C4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The variance will allow a replacement water tank for the reasons previously discussed in Finding A1 and will not be contrary to or in conflict with the LCP.

Finding C5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in LIP Section 4.7.

The proposed project does not include a variance to ESHA standards; therefore, this finding does not apply.

Finding C6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by LIP Chapter 12.

The proposed project does not include a variance to stringline standards; therefore, this finding does not apply.

Finding C7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

For the reasons discussed in Finding B7, the variance is consistent with the intent of the RR zone and would not authorize a use not otherwise conditionally permitted.

Finding C8. The subject site is physically suitable for the proposed variance.

For the reasons discussed in Finding B8, the subject site is physically suitable for the proposed variance.

Finding C9. The variance complies with all requirements of state and local law.

The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

Finding C10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

As discussed in Finding B10, this finding does not apply.

D. Variance for Impermeable Coverage in Excess of 4,500 Square Feet (LIP Section 13.26.5)

The proposed water tank improvements include 9,219 square feet of impermeable coverage, which is more than the 4,500 square feet permitted for the subject lot pursuant to LIP Section 3.6(I); therefore, a variance is required. Based on the evidence in the record, all the required findings by LIP Section 13.26.5 to approve VAR No. 15-036 may not be made; therefore, denying VAR No. 15-036. The findings that could not be made are as follows.

Finding D1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.

While special circumstances, as discussed previously in Findings B1 and C1, apply to the property, the applicant has not provided sufficient evidence to substantiate impermeable coverage in excess of the 4,500 square feet allowed for the parcel. The tank, building footprint, concrete pad and curb and gutter account for 4,443 square feet of impermeable coverage, which is consistent with the maximum allowed of 4,500 square feet. The rest of the proposed impermeable coverage (4,776 square feet) is proposed replace the existing asphalt pavement with new asphalt pavement.

According to the applicant, the asphalt pavement is requested to avoid the over-excavation to remove a four-foot layer of clayish soil material for a gravel base to support the use of pavers for the driveway and parking area and the protection of the existing leachfield, two driveways and parking area. However, staff has been unable to confirm with City geotechnical staff and the City Environmental Health Administrator that all the clayish soil materials must be removed and whether the leachfield requires impervious cover. Such coverage appears to violate standard City wastewater codes which typically call for leachfields to be open to the air.

Based on the evidence in the record, the proposed variance to exceed 4,719 square feet from the total allowable impermeable coverage cannot be supported as pavers or other permeable surfaces could be used to replace the asphalt pavement proposed to be removed. Therefore, there are no special circumstance or exceptional characteristics applicable to the lot that would deprive the property of privileges enjoyed by other properties in the vicinity.

Finding D2. The granting of the variance will not constitute a special privilege to the applicant or property owner.

As with the variance previously discussed in Finding D1, approval of the impermeable coverage variance will allow the property owner the ability to replace existing asphalt pavement with the same material instead of bring the site into conformance by installing

a permeable surface. Therefore, the granting of the variance will constitute a special privilege to the applicant or property owner.

Finding D3. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will be contrary to or in conflict with the LCP as compliance with this development standard can be accomplished by using a permeable surface instead of the proposed asphalt pavement.

E. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The ESHA provisions apply to those areas designated or within 200 feet of ESHA based on the LCP ESHA Overlay Map or otherwise found to be ESHA. The subject parcel is not in or within 200 feet of ESHA; therefore, the supplemental findings in LIP Section 4.7.6 do not apply.

F. Native Tree Protection (LIP Chapter 5)

LIP Chapter 5 sets forth requirements for the preservation and protection of native trees including alder, California walnut, oak, toyon, and western sycamore. There are no protective native trees on or adjacent to the subject parcel; therefore, the supplemental findings in LIP Section 5.7 do not apply.

G. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. The proposed project is not visible from a scenic road, scenic area or public viewing area based on staff's site visit on October 23, 2015 and review of the project plans. Pursuant to LUP Policy 6.2, locations on and along public trails that offer scenic vistas are considered public viewing areas. Although the Busch Drive Trail traverses along the parcel's frontage, this trail segment has not been developed and thus, no scenic vistas are offered. As the proposed project is not expected to affect any public viewing areas, the findings contained in LIP Chapter 6 do not apply.

H. Transfer of Development Credit (LIP Chapter 7)

Pursuant to LIP Section 7.2, the requirement for the transfer of development credit only applies to land divisions and/or new multi-family development in specified zoning districts. The proposed project does not involve land division or multi-family development. Therefore, LIP Chapter 7 does not apply.

I. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazard must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity. The project consists of new water system and dry utility improvements. Based on the preliminary project plans, submitted reports, studies and project information, the project has been reviewed by City geotechnical staff and City Public Works for the hazards listed in LIP Section 9.2(A)(1-7).

Staff has determined that the project is located on a site or in an area where the proposed project, as conditioned, will not cause the potential to create adverse impacts upon site stability or structural integrity if the recommendations of the project geotechnical consultant and mitigation measures are incorporated. The required findings of LIP Chapter 9 are made as follows.

Finding I1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Analysis of the project for hazards included review of the project plans and studies and the following documents/data, which are available on file with the City:

- Geotechnical and Materials Engineering Division "Geotechnical Engineering Report Lower Busch Tank," prepared May 13, 2003
- Ninyo & Moore "Responses to City of Malibu Review Comments," prepared February 28, 2014

According to the geotechnical reports, the subject parcel is not located within a mapped fault zone or landslides. Perched groundwater was encountered at 17 feet and wet sediment at 12.5 feet below grade; however, potential for groundwater to rise to significantly higher levels and liquefaction was determined to be low. The geotechnical reports conclude that a shallow foundation system supported on compacted fill is suitable for the proposed water tank. With the implementation of the recommendations of the project geotechnical engineer and City geotechnical staff, less than significant impacts on structural integrity from geologic or flood hazards are expected.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and firefighting equipment can augment the LACFD. The proposed project will improve fire protection in the neighborhood and surrounding area by providing a reliable source water supply and water storage capacity. During construction of the new water tank, the Upper Busch

Tank (located at the terminus of Busch Drive) will be used to provide water storage for fire protection. Therefore, the project will not have significant adverse impacts associated with wildfire, and is expected to provide a public benefit once completed.

Nevertheless, a standard condition of approval has been included which requires that the property owner indemnify and hold the City harmless for hazards associated with wildfire.

The project will incorporate all recommendations contained in the above-cited geotechnical reports; as such, the proposed project, as conditioned, will not increase instability of the site or structural integrity from geologic, flood, fire or any other hazards.

Finding I2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As discussed in Finding I1, the proposed project, as designed, conditioned, and approved by City geotechnical staff and City Public Works Department, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards.

Finding I3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the proposed project is the least environmentally damaging feasible alternative.

Finding I4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As discussed in Finding I1, the proposed project, as designed, conditioned, and approved by City geotechnical staff and the City Public Works Department and with the incorporation of the specified mitigation measures, will not have any significant adverse impacts on the site stability or structural integrity.

Finding I5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Findings A3 and I1, the proposed project, as conditioned and approved by City departments, will not have any significant adverse impacts on site stability or structural integrity with the incorporation of all recommendations, and is the least environmentally damaging feasible alternative.

J. Shoreline and Bluff Development (LIP Chapter 10)

The project does not include development on a parcel located along the shoreline or on a bluff as defined by the LCP. Therefore, in accordance with LIP Section 10.2, the requirements of LIP Chapter 10 are not applicable.

K. Public Access (LIP Chapter 12)

The project area is located inland and away from the Pacific Ocean; therefore, lateral, vertical and bluff-top access are not applicable. Figure OS-2 of the General Plan and LCP Park Lands Map do not identify a trail on or adjacent to the subject parcel. However, pending LCP Parkland and Trails System Map identifies the Busch Drive Trail along Busch Drive. The applicant has declined to offer a trail easement because it is a constrained parcel and a reduced front yard setback is required to accommodate the proposed improvements.

L. Land Division (LIP Chapter 15)

This project does not involve a division of land as defined in LIP Section 15.1. Therefore, the findings of LIP Chapter 15 do not apply.

M. Conditional Use Permit for a Public Facility in an RR Zone (MMC Section 17.66.080)

Finding M1. The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.

The proposed water tank is a conditionally permitted use in the RR zoning district. The project has been conditioned to comply with all applicable provisions of the MMC.

Finding M2. The proposed use would not impair the integrity and character of the zoning district in which it is located.

As previously discussed in Finding C3, approval of the front yard setback reduction will allow the water tank to maintain an eight foot front yard setback and the proposed fence and landscaping to be placed on the front property line and in front of it, respectively. The existing water tank has a front yard setback similar to the replacement tank and the fence and landscaping are proposed to help screen the tank from neighbors' views across Busch Drive. The tank will also be conditioned to be painted a dark green color to better match the surrounding natural environment. The proposed replacement tank, as designed and conditioned, will have less than significant adverse visual impacts and will not impair the integrity and character of the zoning district.

Finding M3. The subject site is physically suitable for the type of land use being proposed.

Since circa 1947, the existing water tank has been on the subject parcel. The parcel's public facility use was first established then. The public facility use is conditionally permitted in the subject RR zoning district. The replacement tank has been designed and engineered by the WD29 for this specific site and has been approved for LCP conformance by City geotechnical staff and Public Works Department. The site is suitable for the proposed use.

Finding M4. The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.

As discussed in Finding M2, the water tank has been sensitively designed and sited to be compatible with the surrounding rural residential, single-family land uses.

Finding M5. The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.

The site and surrounding area are located in the RR zone. As discussed in Finding M2, the proposed use will be compatible with the existing and future land uses within the zone district and surrounding area.

Finding M6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.

The water facility is unmanned, but will be fully monitored and maintained by WD29 personnel. Sanitation facilities are currently provided on the subject parcel and are not proposed to be altered as part of this project. All necessary utilities will be safely designed to meet all applicable codes and will not negatively impact public health or safety, as discussed throughout this report. The subject property is surrounded by mature trees much taller than the proposed water tank to the north, south and west, and new landscaping to the east (on Busch Drive) is proposed; therefore, no solar access impacts or public or private view impacts are expected.

Finding M7. There would be adequate provisions for public access to serve the subject proposal.

For security purposes and to ensure a safe water supply, no public access to the proposed water tank is provided. Access is limited to authorized WD29 personnel and other emergency personnel. The facility will be enclosed with an eight foot in height fence along Busch Drive and an existing six foot in height fence along the sides and rear property lines. Parking spaces for use by WD29 personnel are provided onsite.

Finding M8. The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan.

The proposed use furthers the purpose of the General Plan to ensure adequate public infrastructure and utilities and fire protection.

Finding M9. The proposed project complies with all applicable requirements of state and local law.

The proposed water system will be in full compliance with all applicable State, County and City of Malibu ordinances and laws.

Finding M10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

As previously discussed in Finding B2, as designed and conditioned, the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare, and will provide the public benefit of a potable water supply for domestic use and fire protection.

Finding M11. If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.

As determined by the project geotechnical consultant, the proposed water tank is not subject to geotechnical hazards, and was determined to be suitable for the proposed construction from an engineering geological and soils engineering standpoint. City geotechnical staff has approved the water tank for conformance with all LCP standards, subject to the incorporation of the project geotechnical consultant's recommendations.

CORRESPONDENCE: Correspondence received on the project to date consists of phone conversations with two of the neighbors. The neighbors' objections concerned the removal of mature trees in front of the tank which helped screen the tank. The applicant is proposing to replace the trees with native trees.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on December 31, 2015 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 8).

SUMMARY: The required findings can be made that the project complies with the LCP. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and accompanying resolution, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning

Commission Resolution No. 16-06. The project has been reviewed and conditionally approved for conformance with the LCP by staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-06
2. Addendum and adopted Lower Busch Tank 2005 Negative Declaration
3. Impermeable Coverage Exhibits
4. Vicinity Map
5. Project Plans
6. Departmental Review Sheets
7. Story Poles Photographs
8. Public Hearing Notice / Mailer

Copies of all related documents are available at City Hall during regular business hours.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CONSISTENT WITH THE LOWER BUSCH TANK NEGATIVE DECLARATION PREVIOUSLY ADOPTED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS AND THE ADDENDUM, APPROVING COASTAL DEVELOPMENT PERMIT NO. 13-040 TO ALLOW THE REPLACEMENT OF AN EXISTING 300,000 GALLON WATER TANK WITH A NEW 385,000 GALLON WATER TANK TO MEET CURRENT DOMESTIC AND FIRE PROTECTION STANDARDS, CONDITIONAL USE PERMIT NO. 13-015 FOR A WATER TANK ON A RURAL RESIDENTIAL PARCEL, VARIANCE NO. 13-042 FOR THE HEIGHT OF THE WATER TANK TO EXCEED 24 FEET IN HEIGHT FOR A FLAT ROOF TO A HEIGHT OF 31 FEET, 10 INCHES AND VARIANCE NO. 13-043 FOR THE REDUCTION OF THE REQUIRED 20 FOOT FRONT YARD SETBACK TO THE PROPOSED ZERO FRONT YARD SETBACK, AND DENYING VARIANCE NO. 15-036 FOR THE PROPOSED IMPERMEABLE COVERAGE TO EXCEED THE MAXIMUM ALLOWED LOCATED IN THE RURAL RESIDENTIAL - TWO ACRE ZONE DISTRICT AT 5723 BUSCH DRIVE (SERRA CANYON CO, LTD)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On October 11, 2005, the County of Los Angeles, Board of Supervisors adopted the Lower Busch Water Tank Replacement Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

B. On August 29, 2013, an application for Coastal Development Permit (CDP) No. 13-040 for the replacement of the existing water tank was submitted to the Planning Department by the Los Angeles Waterworks District No. 29 (WD29). The application included a proposed conditional use permit and variances. The application was routed for review to applicable City and County departments.

C. On August 29, 2013, the applicant submitted Addendum to the Lower Busch Tank 2005 Negative Declaration summarizing minor modifications made to the diameter, height and capacity of the proposed tank. These minor modifications resulted in an operational capacity of 5,000 gallons due to more accurate engineering assumptions. Other modifications include the replacement of the existing front yard fence, trees and possibly water lines and electrical conduits.

D. On August 13, 2015, the applicant submitted a story pole certification certifying that story poles had been installed on the subject property to depict the siting and height of the proposed water tank.

ATTACHMENT 1

E. On September 16, 2015, Variance (VAR) No. 15-036 was assigned for impermeable coverage exceeding 4,500 square feet.

F. On September 17, 2015, a Courtesy Notice of Proposed CDP was mailed to all property owners and occupants within a 500-foot of the subject parcel.

G. On December 4, 2015, staff visited the project area and photographed the story poles.

H. On December 17, 2015, a Notice of Application for a Pending CDP was posted at the subject parcel.

I. On September 23, 2015, the application was deemed complete.

J. On December 31, 2015, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the project area.

K. On January 27, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony and other information in the record.

Section 2. Adoption of the Addendum to the Lower Busch Tank 2005 Negative Declaration.

The initial study prepared by WD29 concluded the proposed project would not have a significant impact on the environment; subsequently, a negative declaration was prepared and circulated pursuant to CEQA Guidelines Section 15071. On August 28, 2003, the WD29 made the initial study and negative declaration available to the public for the required 30 day circulation period. The Governor's Office of Planning and Research distributed the negative declaration to responsible agencies for a 30 day public review period, from August 22, 2003 and September 22, 2003 (SCH No. 2003081124).

In 2005, in compliance with CEQA, the Los Angeles County Board of Supervisors adopted the negative declaration based on preliminary conceptual designs. Based on site investigations, minor technical modifications to the tank design were made. Pursuant to CEQA Guidelines Sections 15164(b) and (d) an addendum to the adopted negative declaration was prepared in 2013 to make minor technical changes and additions to the negative declaration for the Planning Commission's consideration prior to making a decision on the project.

The Planning Commission considered the Addendum and the Lower Busch Tank 2005 Negative Declaration and finds that together they are determined to adequately satisfy all the requirements of CEQA. The proposed project does not have the potential to significantly degrade the quality of the environment, nor does it have impacts which are individually limited but cumulatively considerable. The Planning Commission further finds that through feasible conditions placed on the project, any potentially significant impacts on the environment have been eliminated or mitigated to a level of less than significance. Based on the record as a whole, there is no substantial evidence that the project, as conditioned, will have a significant effect on the environment.

The documents and other materials which constitute the record of proceedings upon which this decision is based are in City Hall.

Section 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7.B and 13.9 and Malibu Municipal Code (MMC) Section 17.66.080, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approved CDP No. 13-040 to allow the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards, CUP No. 13-015 for a water tank on a rural residential parcel, VAR No. 13-042 for the height of the water tank to exceed 24 feet for a flat roof, VAR No. 13-043 for the reduction of the required 20 foot front yard setback to the proposed zero front yard setback, and VAR No. 15-036 for the proposed impermeable coverage to exceed the maximum allowed located at 5723 Busch Drive.

The proposed project has been reviewed the Planning Department, City Biologist, City Environmental Health Review, City geotechnical staff and City Public Works Department. The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and onsite wastewater treatment requirements. With the inclusion of the proposed conditional use permit and variances, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. Based on submitted reports, project plans and other project information, visual analysis and detailed site investigation, the project, as conditioned and with the approval of the conditional use permit and variances, conforms to the LCP.

2. The project is not located between the first public road and the sea; therefore, this finding does not apply.

3. For the reasons discussed in the agenda report, the proposed project, as designed and conditioned, will have less than significant environmental impacts and is the least environmentally damaging feasible alternative.

4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA); therefore, this finding does not apply.

B. Variance for the Water Tank to Exceed a Height of 24 Feet for a Flat Roof (LIP Section 13.26.5)

1. VAR No. 13-042 is requested for the proposed water tank to have an overall height of 31 feet, 10 inches which is over the maximum allowable of 24 feet for a flat roof pursuant to LIP Section 3.6(E)(2). There are special circumstances and exceptional physical characteristics applicable to the subject parcel such as the parcel's size, existing utility facilities, deteriorated tank condition and an increased demand for water capacity. As a result, strict application of the ordinance would

deprive the property of a replacement water tank necessary for the surrounding residences to enjoy the necessary water storage capacity to provide fire protection and domestic demand and would create an undue hardship on the community.

2. As designed and conditioned, the project will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

3. The variance will grant relief from a technical development standard which would otherwise preclude the replacement of the existing, deteriorated water tank with a larger water tank that can meet the water capacity and fire protection necessary for the area. The proposed variance does not grant a special privilege to the property owner.

4. The variance will grant relief from a technical development standard which would otherwise preclude the replacement of the existing, deteriorated water tank with a larger water tank that can meet the water capacity and fire protection necessary for the area. The proposed variance does not grant a special privilege to the property owner.

5. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. The provision of adequate public utilities and other facilities is one of the general purposes of the LIP; the proposed project furthers this purpose.

6. The proposed project does not include a variance to ESHA standards; therefore, this finding does not apply.

7. The proposed project does not include a variance to stringline standards; therefore, this finding does not apply.

8. The water tank parcel is located in the Rural Residential (RR) zone which allows public utility facilities as a conditionally permitted use. The proposed improvements will serve existing and planned rural residential development in the vicinity. The variance does not authorize a use not otherwise consistent with the purpose and intent of the RR zone.

9. The proposed water tank is sited in the same footprint of the existing tank. The variance allows a vertical separation to the existing septic system and perched groundwater, and to increase water storage capacity for fire protection and to meet the community's domestic demand. The site is physically suitable for the proposed variance in that there is no alternate building site or configuration which would eliminate the need for the variance. The Public Works Department and City geotechnical staff have approved the proposed project for conformance with LCP standards. All final recommendations of the project structural and geotechnical engineers, Building Safety Division, City geotechnical staff and City Public Works Department will be incorporated into the project.

10. The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

11. Parking for the use is provided onsite. The proposed project does not reduce or eliminate public parking; therefore, this finding does not apply.

C. Variance for the Reduction of the Required Front Yard Setback (LIP Section 13.26.5)

1. VAR No. 13-043 is requested for the proposed water tank to have an eight foot front yard setback and the proposed non-view permeable, eight foot in height fence and hedge to have a zero foot front yard setback where the required front yard setback is 20 feet pursuant to LIP Section 3.6(F)(1). To meet septic system setbacks and community's increased water capacity, the proposed water tank is sited eight feet from the front property line. As a result, strict application of the site of construction limitation would deprive the property of a replacement tank necessary for the surrounding residences to enjoy the necessary water storage capacity to provide fire protection and domestic demand and would create an undue hardship on the community.

2. As conditioned and proposed, the proposed project will not be detrimental to the public interest, safety, health or welfare, or injurious to the property or improvements in the same vicinity and zone.

3. The existing water tank has a front yard setback similar to the replacement tank and the fence and landscaping is proposed to help screen the tank from neighbors' views across Busch Drive and will not grant a special privilege to the property owner.

4. The variance will allow a replacement water tank for the reasons.

5. The proposed project does not include a variance to ESHA standards; therefore, this finding does not apply.

6. The proposed project does not include a variance to stringline standards; therefore, this finding does not apply.

7. The variance is consistent with the intent of the RR zone and would not authorize a use not otherwise conditionally permitted.

8. The subject site is physically suitable for the proposed variance.

9. The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City and County agencies.

10. This finding does not apply.

D. Variance for Impermeable Coverage in Excess of 4,500 Square Feet (LIP Section 13.26.5)

1. VAR No. 15-036 is requested for 9,219 square feet of impermeable coverage, which is more than the 4,500 square feet permitted by LIP Section 3.6(I). Based on the evidence in the record, the proposed variance to exceed 4,719 square feet from the total allowable impermeable coverage

cannot be supported as pavers or other permeable surfaces could be used to replace the asphalt pavement proposed to be removed. Therefore, there are no special circumstance or exceptional characteristics applicable to the lot that would deprive the property of privileges enjoyed by other properties in the vicinity.

2. Approval of the impermeable coverage variance will allow the property owner the ability to replace existing asphalt pavement with the same material instead of bring the site into conformance by installing a permeable surface. Therefore, the granting of the variance will constitute a special privilege to the applicant or property owner.

3. The granting of the variance will be contrary to or in conflict with the LCP as compliance with this development standard can be accomplished by using a permeable surface instead of the proposed asphalt pavement.

E. Hazards (LIP Chapter 9)

1. According to the geotechnical reports, the subject parcel is not located within a mapped fault zone or landslides. Perched groundwater was encountered at 17 feet and wet sediment at 12.5 feet; however, potential for groundwater to rise to significantly higher levels and liquefaction was determined to be low. The geotechnical reports conclude that a shallow foundation system supported on compacted fill is suitable for the proposed water tank. The project will incorporate all recommendations contained in the geotechnical reports; as such, the proposed project, as conditioned, will not increase instability of the site or structural integrity from geologic, flood, fire or any other hazards.

2. The proposed project, as designed, conditioned, and approved by City geotechnical staff and City Public Works Department, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards.

3. The proposed project is the least environmentally damaging feasible alternative.

4. The proposed project, as designed, conditioned, and approved by City geotechnical staff and the City Public Works Department and with the incorporation of the specified mitigation measures, will not have any significant adverse impacts on the site stability or structural integrity.

5. The proposed project, as conditioned and approved by City departments, will not have any significant adverse impacts on site stability or structural integrity with the incorporation of all recommendations, and is the least environmentally damaging feasible alternative.

F. Conditional Use Permit for a Public Facility in a Rural Residential Zone (MMC Section 17.66.080)

1. The proposed water tank is a conditionally permitted use in the RR zoning district. The project has been conditioned to comply with all applicable provisions of the MMC.

2. The proposed replacement tank, as designed and conditioned, will have no significant adverse visual impacts and will not impair the integrity and character of the zoning district.

3. Since circa 1947, the existing water tank has been on the subject parcel. The parcel's public facility use was first established then. The public facility use is a conditionally permitted in the subject RR zoning district. The replacement tank has been designed and engineered by the WD29 for this specific site and has been approved for LCP conformance by City geotechnical staff and Public Works Department. The site is suitable for the proposed use.

4. The water tank has been sensitively designed and sited to be compatible with the surrounding rural residential, single-family land uses.

5. The site and surrounding area are located in the RR zone. The proposed use will be compatible with the existing and future land uses within the zone district and surrounding area.

6. The water facility is unmanned, but will be fully monitored and maintained by WD29 personnel. Sanitation facilities are currently provided on the subject parcel and are not proposed to be altered as part of this project. All necessary utilities will be safely designed to meet all applicable codes and will not negatively impact public health or safety, as discussed throughout this report. The subject property is surrounded by mature trees much taller than the proposed water tank to the north, south and west, and new landscaping to the east (on Busch Drive) is proposed; therefore, no solar access impacts or public or private view impacts are expected.

7. For security purposes and to ensure a safe water supply, no public access to the proposed water tank is provided. Access is limited to authorized WD29 personnel and other emergency personnel. The facility will be enclosed with an eight foot in height fence along Busch Drive and an existing six foot in height fence along the sides and rear property lines.

8. The proposed use furthers the purpose of the General Plan to ensure adequate public infrastructure and utilities and fire protection.

9. The proposed water system will be in full compliance with all applicable State, County and City of Malibu ordinances and laws.

10. As designed and conditioned, the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare, and will provide the public benefit of a potable water supply for domestic use and fire protection.

11. As determined by the project geotechnical consultant, the proposed water tank is not subject to geotechnical hazards, and was determined to be suitable for the proposed construction from an engineering geological and soils engineering standpoint. City geotechnical staff has approved the water tank for conformance with all LCP standards, subject to the incorporation of the project geotechnical consultant's recommendations.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 13-040, CUP 13-015, and VAR Nos. 13-042, 13-043 and 15-036, subject to the following conditions.

Section 5. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

   a. Removal of the existing 300,000 gallon water tank;
   b. Installation of a new 385,000 gallon water tank;
   c. Impermeable coverage not to exceed 4,500 square feet;
   d. Security fencing eight feet in height along the front property line; and
   e. Landscaping in front of the front yard fencing within the public right-of-way to help screen the proposed tank.

   Discretionary Entitlements:

   f. CUP No. 13-015 is required to allow a public utility facility (water storage tank) to be constructed on a rural residential parcel;
   g. VAR No. 13-042 for the height of the water tank to exceed 24 feet in height for a flat roof to a height of 31 feet, 10 inches; and
   h. VAR No. 13-043 for the reduction of the required 20 foot front yard setback to the proposed zero front yard setback.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Department date stamped **December 22, 2015**. The proposed development shall further comply with all conditions of approval stipulated in this Resolution and Referral Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Department within 10 working days of this decision and prior to issuance of any development permits.

5. The applicant shall submit three (3) complete sets of plans, including the items required in Condition No. 6 to the Planning Department for consistency review and approval prior to the commencement of any construction activity.

6. This resolution, signed and notarized Acceptance of Conditions Affidavit and all Department Review Sheets attached to the agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check, and the City of Malibu Public Works/Engineering Services Department for an encroachment permit (as applicable).

7. The CDP shall be expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

8. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.

9. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City geotechnical staff, City Environmental Health Reviewer, City Biologist, City Coastal Engineer, City Public Works Department, Los Angeles County Water District No. 29 and the LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the Municipal Code and the Local Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the coastal development permit approved by the City is void.

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the

coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Project-Specific Conditions

15. The water tank shall be painted a dark green color to the satisfaction of the Planning Director.

16. A non-view permeable, eight foot in height fence along the front property line and mature landscaping in the public right-of-way must be installed and maintained to screen the proposed water tank.

17. Transportation of heavy construction equipment and/or materials, which requires the use of oversized transport vehicles on State highways will require a transportation permit from Caltrans. The applicant shall coordinate with and obtain necessary approvals from Caltrans pertaining to oversized vehicles, off-peak trip scheduling and any other applicable Caltrans approvals for construction traffic management.

18. The applicant shall obtain encroachment permits from the City of Malibu Public Works Department prior to the commencement of any work with the public right of way.

Building Plan Check

Demolition/Solid Waste

19. Prior to demolition activities, the applicant shall receive Planning Department approval for compliance with conditions of approval.

20. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

21. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Department. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

22. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Deputy Building Official.

23. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six month period. Dust control measures must be in place if construction does not commence within 30 days.

24. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state and local regulations.

25. Upon completion of demolition activities, the applicant shall request a final inspection by the Building Division.

Geology

26. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, and drainage. Final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of a grading permit.

27. Final plans approved by City geotechnical staff shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage prior to issuance of a grading permit. Any substantial changes may require amendment of the CDP or a new CDP.

Environmental Health Requirements

28. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of the onsite wastewater treatment facilities.

29. The City geotechnical staff final approval shall be submitted to the City Environmental Health Reviewer.

Grading/Drainage/Hydrology

30. All trench resurfacing shall be in accordance with Plan EP-4 from the City of Lancaster with a modification for the edge of the trench to be sealed with tack coat at a minimum of 12 inches wide.

31. Prior to the issuance of any development permits, the applicant shall submit for review and approval a traffic control plan. The traffic control plan shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

32. Two week prior to any construction work, the applicant shall send a construction notice to all residences within a 500-foot radius of the subject parcel. The notice shall contain the project schedule, description of work, a statement that traffic will be interrupted, and a direct contact with the contractor and a representative from the applicant. The notice shall be reviewed and approved by the Public Works Department.

33. A wet weather erosion and sediment control plan is required, and shall be submitted to the Public Works Department prior to the issuance of grading permits as grading or construction activity is anticipated to occur during the rainy season. The following elements shall be included in this plan:
    a. Locations where concentrated runoff will occur;
    b. Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures; and
    c. Location and sizing criteria for silt basins, sandbag barriers and silt fencing; and
    d. Stabilized construction entrance and a monitoring program for the sweeping of material tracked offsite.

34. A storm water pollution prevention plan (SWPPP) shall be submitted for review and approval by the Public Works Department prior to issuance of grading permits. This plan shall include:
    a. Dust Control Plan for the management of fugitive dust during extended periods without rain.
    b. Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff;
    c. Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset; and
    d. Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.

Construction / Framing

35. A construction staging plan shall be reviewed and approved by the Planning Director prior to plan check submittal.

36. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

37. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

38. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).

c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

39. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning department for review and sign off on framing.

Biology/Landscaping

40. Invasive plant species, as determined by the City of Malibu, are prohibited.

41. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

42. The use of building materials treated with toxic compounds (such as copper arsenate) shall be prohibited on a landscaping plan.

Deed Restriction

43. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final planning approval.

Prior to Final Sign Off

44. Prior to final project sign off, the City Biologist shall inspect the project site and determine that the landscaping in front of the front property line fence are in compliance with the approved plans.

45. Prior to final inspection, the applicant shall provide the Environmental Sustainability Department with a Final Waste Reduction and Recycling Summary Report (Summary Report). The Summary Report shall designate all material that were land filled or recycled, broken down by material types. The Public Works Department shall approve the final Summary Report.

46. The applicant shall request a final planning inspection prior to final inspection by the City of Malibu Environmental and Building Safety Division. Final project sign-off shall not be

issued by the Environmental Sustainability Department until the Planning Department has determined that the project complies with this CDP.

Fixed Conditions

47. This coastal development permit shall run with the land and bind all future owners of the property.

48. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of January 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-06 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 27th day January 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

BonTerra CONSULTING

RECEIVED
AUG 29 2013
PLANNING DEPT.

Screencheck Draft

Addendum to the Lower Busch Tank 2005 Negative Declaration

Malibu, California

Prepared for

County of Los Angeles
Department of Public Works
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Prepared by

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January 2013

ATTACHMENT 2

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SECTION 1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

The County of Los Angeles Waterworks District No. 29 (District) operates the potable water system in the City of Malibu and surrounding unincorporated areas. The District acquired several water facilities in the Malibu system from the Malibu Water Company in 1959; the Lower Busch Tank site was one of the facilities included in the acquisition of facilities. The District has an easement to construct, repair, and maintain water facilities on the property.

The Lower Busch Tank is a potable concrete water tank that was constructed in approximately 1947; it is located at 5731 South Busch Drive in Malibu, and serves over 300 connections within the 325-foot pressure zone. Due to visible cracking, rust stains, and efflorescence on the tank, in 2000, the District authorized an inspection to be performed on the tank. The inspection report documented several cracks and poor concrete quality, and determined that the tank did not meet American Water Works Association (AWWA) seismic standards (PSI 2000). Based on the information provided in the report, a tank retrofit was not economical. Consequently, the District elected to remove and replace the existing tank.

In 2005, in compliance with the California Environmental Quality Act (CEQA), the District prepared and adopted a Negative Declaration (ND) to replace the existing concrete tank with a new steel tank (California State Clearinghouse No. 2003081124) based on preliminary conceptual designs. In 2011, the District retained an engineer (Cannon) to design the replacement tank. Based on site investigations and discussions with the District, minor technical modifications to the tank design were made. Cannon summarized the final recommendations for the replacement tank in a July 17, 2012, Design Memorandum.

1.2 PURPOSE OF AN ADDENDUM

Section 15164 of the State CEQA Guidelines stipulates that a lead agency (i.e., Water Works District No. 29) may prepare an addendum to an adopted ND "if only minor technical changes or additions are necessary or none of the conditions described in [State CEQA Guidelines] Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred". An addendum need not be circulated for public review, but can be included in or attached to the adopted ND.

1.3 FINDINGS FOR PROPOSED CHANGES

In accordance with Section 15164(e) of the State CEQA Guidelines, the lead agency must provide a "brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence". The following findings provide justification as to why an addendum, and not a subsequent EIR, is the appropriate document for the proposed modifications to the project:

(1) No substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The 2005 ND analyzed the impacts of replacing the existing concrete water tank with a steel tank. The current (2012) replacement tank would be constructed at the same location after

demolition of the existing water tank. The existing cylindrical 300,000-gallon concrete tank is a total of 21 feet high, 4 feet of which are buried below grade; it has an outside diameter of 52 feet. Table 1 provides a comparison of the tank specifications:

TABLE 1
COMPARISON OF TANK SPECIFICATIONS

	Existing Tank	Conceptual Tank Design Proposed in 2005 ND	2012 Proposed Tank Design
Material	Concrete	Steel	Steel
Diameter	52 feet	59 feet	58 feet
Height	21 feet total (17 feet above grade and 4 feet below grade)	24 feet total (unclear how much is below grade)	24 feet above grade (none is below grade)
Operational Capacity	300,000 gallons	380,000 gallons	385,000 gallons

As shown in Table 1, the dimensions and capacity of the currently proposed tank are very similar to the one analyzed in the adopted 2005 ND. The 2012 proposed steel tank would be approximately 24 feet high with an outside diameter of 58 feet. The 2012 proposed tank's diameter would be slightly smaller (by one foot), and the height would remain the same as the 2005 ND design. Despite the slightly smaller footprint, the 2012 proposed tank would have a greater operational capacity.

The minor disparity in the operational capacity of 5,000 gallons can be attributed to the differing engineering assumptions that were used in 2005 ND and 2012.[1] The tank analyzed in the 2005 ND was based on preliminary conceptual designs—the tank design had not yet been finalized. In fact, the Geotechnical Engineering Report prepared in conjunction with the 2005 ND actually referred to a 58-foot tank, which is the same as what is currently being proposed (LACDPW 2003). Therefore, the difference in operational capacity is negligible and for the purposes of this Addendum, the 2012 proposed tank is nearly identical to the one analyzed in the 2005 ND.

The remaining facilities at the site would not require any alterations, including the pump station, the pressure relief valve, the flow meter vault, the pressure-reducing station, the concrete masonry block building (with restroom), the septic tank, the leach field, , or the underground piping. However, the security fencing will be replaced in-kind and, depending on the construction area needed to remove the existing tank and install the new one, some of the existing utilities may need to be relocated. This would mostly affect the water lines and the electrical conduits on the site that are in close proximity to the existing tank (Cannon 2012). As part of the utility relocation, two trees located along the Busch Drive frontage would be removed. The trees were identified as Goldenrain trees (*Koelreuteria paniculata*); this is a non-native species and is not listed for protection by either the County of Los Angeles or the City of Malibu. These project components would be required in order to implement both the approved 2005 design and the 2012 proposed design.

The environmental impacts associated with the overall increase in size of the tank from the existing concrete tank were analyzed under the 2005 ND, and no significant environmental

[1] Possible engineering discrepancies include the amount of "freeboard" available at the top of the tank. The freeboard area allows for containment of the sloshing wave height due to seismic activity, as well as any incidental water that fills the tank above the overflow outlet. Another discrepancy might be the location of the inlet/outlet piping on the tank. The area below the piping is considered to be "dead storage" because the water there is inaccessible.

effects were identified. All potential short-term construction-related impacts and all long-term operational impacts were determined to be less than significant. As the currently proposed tank is almost identical to the tank analyzed in the 2005 ND, the proposed project does not incorporate substantial changes to the project that would require major revisions of the 2005 ND.

(2) No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The site remains largely unchanged from 2005. The tank site, located at 5731 Busch Drive in Malibu, California, consists of a partially buried, 300,000-gallon, concrete tank, booster pumps and associated underground pipelines; a small concrete masonry block building that houses electrical panels and a restroom; buried leach lines for the restroom; and security fencing. The site is paved with aged asphalt concrete. The project site is located in an established and fully developed residential community, with homes that border the project site to the north, west, and south, and across Busch Drive to the east, with multiple trees located near the property lines. The project site is fully paved and does not offer any opportunities for flora or fauna—including federally or State-listed species or species of special concern—to become established within the project limits.

As discussed under (1) above, the currently proposed tank is almost identical to the tank analyzed in the 2005 ND, and the minor changes in the tank design do not constitute substantial changes to the project. Additionally, no substantial changes have occurred with respect to the circumstances under which the project is undertaken that require major revisions to the 2005 ND, as there are no new significant environmental effects or increases in the severity of previously identified impacts.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The project does not include new information of substantial importance that was not known at the time the 2005 ND was adopted. As discussed above, the proposed project components are almost identical to the project that was analyzed in the 2005 ND. Only minor technical changes

to the design of the tank are proposed. The new project would not create any new significant impacts, nor would it increase the severity of any impacts when compared to the project analyzed in the 2005 ND. While a new geotechnical study of the project site was prepared by Ninyo & Moore in April 2012 (Ninyo & Moore 2012), the conclusions reached in the study are consistent with what was found in previous studies, such as the Geotechnical Engineering Report prepared for the ND (LACDPW 2003).

As all impacts were determined to be less than significant, no mitigation measures were required for the 2005 design, as set forth in the 2005 ND. However, the 2005 ND did include several measures to ensure compliance with applicable regulatory requirements and standard construction practices. These measures are listed below.

Air Quality

- Control dust by appropriate means, such as watering and/or sweeping.
- Compliance with applicable air pollution control regulations.

Geology and Soils

- Proper removal and disposal of excess soils and excavated materials.

Hazards and Hazardous Materials

- Proper maintenance of all construction equipment.
- Compliance with all applicable laws and ordinances regarding chemical cleanup.

Hydrology and Water Quality

- Compliance with all applicable Best Management Practices as required by the National Pollutant Discharge Elimination System permit by the Regional Water Quality Control Board for projects that lie within the boundaries of the County of Los Angeles

Noise

- Compliance with all applicable noise and ordinances during construction.
- Construction activities would be restricted to the County appointed construction times.

Transportation/Traffic

- Advance notification of all street and/or lane closures and detours to all emergency service agencies.
- Clear delineations and barricades to designate through traffic lanes.
- Compliance with all applicable laws and ordinances regarding the transportation routes for the haul of material.

1.4 PROJECT DESIGN FEATURES

No new mitigation measures are required as part of the minor changes to the project. However, in order to clarify the measures that were listed in the 2005 ND and to reflect the standard operating procedures that the County implements during water tank replacement projects such as the Lower Busch Tank project, the project design features (PDFs) listed below have been included as part of this Addendum. These PDFs are not new or considerably different from

those included in the 2005 ND; they merely specify how the measures will be implemented and cite the applicable State and local regulatory requirements.

The County shall confirm that these PDF requirements are implemented during construction and that contractor compliance with these PDF requirements are performed to the satisfaction of the County.

Air Quality

PDF AQ-1 Project contractors shall comply with South Coast Air Quality Management District (SCAQMD) Amended Rule 403 and Rule 1186, Fugitive Dust, which requires the implementation of best available control measures (BACM) for any activity or man-made condition capable of generating fugitive dust, including, but not limited to, earth-moving activities, construction/demolition activities, disturbed surface area, or heavy- and light-duty vehicular movement (SCAQMD 1976). The BACMs include stabilizing soil; watering surface soils and crushed materials; covering hauls or providing freeboard; preventing track-out; and limiting vehicle speeds and wind barriers, among others. Amended Rule 403 and Rule 1186 require dust control, as necessary, to prevent visible emissions beyond the project site property lines. Compliance with these Rules will result in a reduction in short-term particulate pollutant emissions. This measure shall be included by the County as notes in the Contractor Specifications.

PDF AQ-2 When feasible, electricity shall come from power poles rather than diesel- or gasoline-fueled generators, compressors, or similar equipment unless it is demonstrated to the County to be infeasible.

PDF AQ-3 Construction contractors shall implement the following measures:

a. All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications.

b. On-site diesel truck idling time shall be five minutes or less.

c. Work crews shall shut off diesel equipment when not in use.

Biological Resources

PDF Bio-1 Prior to construction activities, the District shall comply with the Migratory Bird Treaty Act (MBTA): "to avoid impacts on nesting birds, vegetation on the Project site should be cleared between September 1 and January 31. If vegetation clearing occurs inside the peak nesting season (between February 1 and August 31), a pre-construction survey (or possibly multiple surveys) shall be conducted by a qualified Biologist to identify if there are any active nesting locations. If the Biologist does not find any active nests within the impact area, the vegetation clearing/construction work will be allowed. If the Biologist finds an active nest within the construction area and determines that the nest may be impacted by construction activities, the Biologist shall delineate an appropriate buffer zone around the nest depending on the species and the type of construction activity. Construction activities shall be avoided in the buffer zone until a qualified Biologist determines the nest is abandoned. Construction occurring within the buffer zone shall be monitored by the biologist."

Cultural Resources

PDF CR-1 Should any archaeological or paleontological resources be uncovered during grading or excavation activities, these activities shall be diverted to a part of the site away from the find, and a qualified Archaeologist or Paleontologist shall be contacted, as appropriate, by the Contractor to (1) ascertain the significance of the resource; (2) establish protocol with the Property Owner/Developer to protect such resources; (3) ascertain the presence of additional resources; and (4) provide additional monitoring of the site, if deemed appropriate. The District shall comply with these requirements.

PDF CR-2 In accordance with Section 7050.5 of the *California Health and Safety Code,* if human remains are found during ground-disturbing activities, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. The County Coroner shall be notified within 24 hours of the discovery. If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours of the discovery. In accordance with Section 5097.98 of the *California Public Resources Code,* the NAHC must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendents shall complete their inspection within 48 hours of being granted access to the site by the property owner. The property owner would then determine, in consultation with a designated Native American representative, the final disposition of the human remains (14 *California Code of Regulations* §15064.5[e]). The District shall comply with these requirements.

Geology and Soils

PDF Geo-1 The Project shall be designed and constructed in compliance with the American Water Works Association (AWWA) Standard D-100, the County Building Code, which incorporates, by reference, the 2010 California Building Code (CBC, or the most recent County building and seismic codes in effect at the time the grading plans are approved) to ensure the structural integrity of proposed site improvements against seismic shaking. The County shall confirm this requirement is included in the building plans and Contractor Specifications. Contractor compliance with this requirement shall be performed to the satisfaction of the County of Los Angeles Department of Public Works.

PDF Geo-2 The County of Los Angeles Department of Public Works shall review the *Geotechnical Evaluation, Lower Busch Tank Project, Malibu, California* (Ninyo & Moore 2012) and any and all additional geotechnical reports prepared for the Project site, and shall confirm that all geotechnical recommendations provided in it have been fully and appropriately incorporated into the site preparation and building design specifications.

Hazards and Hazardous Materials

PDF Haz-1 During construction activities, hazardous materials encountered on the Project site requiring off-site disposal shall be transported off site by a properly licensed hazardous waste hauler who shall be in compliance with all applicable State and

federal requirements, including California Department of Transportation (Caltrans) regulations under Title 49 of the *Code of Federal Regulations.* Hazardous materials that may be encountered during proposed project implementation shall be handled, treated, and/or disposed of in accordance with applicable regulations and/or the requirements of the local oversight agency(ies). The County shall confirm this requirement is included in the Contractor Specifications, and contractor compliance with this requirement shall be performed to the satisfaction of the County of Los Angeles Department of Public Works.

Hydrology and Water Quality

PDF WQ-1 Pursuant to Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges within County of Los Angeles, and the Incorporated Cities Therein, Except the City of Long Beach (Order No. 01-182, NPDES No. CAS004001), of which the City of Malibu is a co-permittee, the contractor shall develop and incorporate BMPs for reducing or eliminating construction-related pollutants in site runoff. The County shall confirm this requirement is included in the Contractor Specifications, and contractor compliance with this requirement shall be performed to the satisfaction of the County of Los Angeles Department of Public Works

Noise

PDF N-1 In compliance with Section 8.24.050 of the City of Malibu Municipal Code, operating or causing the operation of any tools, equipment, impact devices, derricks, or hoists used in construction, chilling, repair, alteration, demolition or earthwork shall be prohibited on weekdays between the hours of 7:00 PM and 7:00 AM, before 8:00 AM or after 5:00 PM on Saturday, or at any time on Sundays or holidays.

PDF N-2 All internal combustion engines—including on-road vehicles and on-site equipment—shall be equipped with the manufacturer's recommended muffler or better. Internal combustion engines shall not be operated on the construction site or on adjacent roadways without the appropriate muffler.

PDF N-3 Stationary equipment (e.g., generators and air compressors) shall be located as far from local residences as possible and shall be equipped with appropriate noise-reduction features (e.g., mufflers and enclosures per manufacturer's specification or better) to limit equipment noise if possible. If signal boards or other traffic-control devices are used, they shall not be powered by internal combustion engines.

PDF N-4 The Contractor shall immediately address public complaints of excessive noise or vibration. If the complaint is perceived to be valid, the construction equipment or procedures shall be modified to reduce the impact.

Following each complaint, the Contractor shall advise the County of the analysis of the problem and the planned, or already implemented, solution, as appropriate.

Transportation and Traffic

PDF Trans-1 Construction traffic would be managed in compliance with the Federal Highway Administration's (FHWA's) *Manual on Uniform Traffic Control Devices* (FHWA 2009) and applicable City of Malibu requirements to limit roadway obstruction and the need for temporary detours. During times of heavy truck traffic, a flagperson may be stationed at the project site entrance to ensure the safety of through traffic.

SECTION 2.0 REFERENCES

Cannon. 2012 (July 17). *Preliminary Design Memorandum – Final Recommendations, Lower Busch Tank Replacement, Malibu, CA.* Santa Monica, CA: Cannon.

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Malibu, City of. 2012 (September). *Malibu Municipal Code, Malibu, California.* Seattle, WA: Quality Code Publishing for the City. http://qcode.us/codes/malibu/.

Ninyo & Moore. 2012 (April 25). *Geotechnical Evaluation, Lower Busch Tank Project, Malibu, CA.* Irvine, CA: Ninyo & Moore.

Professional Service Industries, Inc (PSI). 2000 (April). Condition Evaluation of Lower Busch Tank, Malibu, CA. San Diego, CA: PSI.

South Coast Air Quality Management District (SCAQMD). 1997 (February, as amended through 2008). Rule 1186: PM_{10} Emissions from Paved and Unpaved Roads, and Livestock Operations. Diamond Bar, CA: SCAQMD.

———. 1976 (May, as amended through 2005). Rule 403: Fugitive Dust. Diamond Bar, CA: SCAQMD. http://www.aqmd.gov/rules/reg/reg04/r403.pdf.

U.S. Department of Transportation, Federal Highway Administration (FHWA). 2009 (December). *Manual on Uniform Traffic Control Devices for Streets and Highways.* Washington, D.C.: FHWA. http://mutcd.fhwa.dot.gov/pdfs/2009/mutcd2009edition.pdf.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: W-0

September 29, 2005

ADOPTED
BOARD OF SUPERVISORS

62 OCT 11 2005

SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
LOWER BUSCH WATER TANK REPLACEMENT
NEGATIVE DECLARATION AND AUTHORIZATION TO PROCEED
SUPERVISORIAL DISTRICT 3
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU:

1. Consider the enclosed Negative Declaration for the replacement of an existing concrete water tank with a new steel tank in the City of Malibu (City) with an estimated cost of $1,700,000, determine that the project will not have a significant impact on the environment, find that the Negative Declaration reflects the independent judgment of the County, and approve the Negative Declaration.

2. Approve the project and authorize Public Works to carry out the project.

3. Find that the project will have no adverse effect on wildlife resources and authorize Public Works to complete and file a Certificate of Fee Exemption with the County Clerk for the California Department of Fish and Game.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow us to replace an existing concrete water tank with a new steel tank in the City. The existing 300,000-gallon concrete tank is approximately 24 feet high and 52 feet in diameter. The water tank is over 50 years old and was recommended to be replaced with a steel tank by a Los Angeles County Waterworks District No. 29, Malibu, consultant because of its high risk of failure. The existing tank serves approximately 300 residents in the surrounding area. In order to meet current domestic and fire protection needs, the new tank volume will be 380,000 gallons. The proposed steel tank will be approximately 24 feet high and 59 feet in diameter.

The Initial Study of Environmental Factors for this project indicated that the project would not have a significant effect on the environment. In accordance with the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, a Negative Declaration was prepared and circulated for public review.

Based upon the Initial Study of Environmental Factors and comments received on the draft Negative Declaration, it has been determined that the proposed project will not have a significant effect on the environment. Therefore, approval of the Negative Declaration is appropriate at this time.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Service Excellence as it upgrades the water system to provide better service to the public in a cost-effective manner. Construction of this project will remove a potential risk and provide an increased flow of water for fire protection and domestic demand for the community.

FISCAL IMPACT/FINANCING

This action has no impact on the County's General Fund.

Financing for the proposed project will be made available in the Los Angeles County Waterworks District No. 29, Malibu, Accumulated Capital Outlay Fund (N33). We will return to your Board to request your approval to award a construction contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Under the California Environmental Quality Act (CEQA), any lead agency preparing a Negative Declaration must provide a public notice within a reasonable period of time prior to certification of the Negative Declaration. To comply with this requirement, a public notice, pursuant to Section 21092 of the Public Resources Code, was published in the Malibu Surfside News and the Malibu Times on August 28, 2003, and September 4, 2003, respectively. A copy of the draft Negative Declaration was provided to the Malibu Library for public review. In addition, copies of the draft Negative Declaration were sent to the agencies listed in Enclosure A.

During the public review period, we received comments from the California Department of Transportation (Caltrans) and the City. Response letters were sent to Caltrans and the City on March 11, 2004, and March 15, 2004, respectively. These letters are included as Enclosures B and C of the Negative Declaration.

ENVIRONMENTAL DOCUMENTATION

CEQA requires public agency decision makers to document and consider environmental implications of their actions.

The Negative Declaration was written pursuant to the CEQA Guidelines of 1970, as amended (Division 13, California Public Resources Code), and the CEQA Guidelines (Division 6, California Administrative Code).

Upon approval of the Negative Declaration by your Board, we will file a Certificate of Fee Exemption with the County Clerk. A $25 handling fee will be paid to the County Clerk for processing. We will also file a Notice of Determination in accordance with the requirements of Section 21152(a) of the California Public Resources Code.

CONTRACTING PROCESS

This project will be contracted on an open-competitive bid basis. The contract will be awarded to the lowest, responsible bidder meeting the criteria established by your Board and the California Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended contract.

CONCLUSION

Upon Board approval, please return one adopted copy of this letter to Public Works, Waterworks and Sewer Maintenance Division.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

MS:lm
BDL2159

Enc.

cc: Chief Administrative Office
County Counsel

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
NEGATIVE DECLARATION FOR LOWER BUSCH WATER TANK

I. Location and Brief Description

The proposed project is located in the Los Angeles County Waterworks District No. 29, Malibu, at the existing Lower Busch Water Tank site as shown on Exhibit A. The project consists of replacing the existing concrete water tank with a new steel tank. The existing cylindrical 300,000-gallon concrete tank is 24 feet high with an outside diameter of 52 feet. The existing tank is over 50 years old and serves approximately 300 service connections in the surrounding area. In order to meet current domestic and fire protection standards, the District proposes to increase the new tank volume to 380,000 gallons. The proposed steel tank will be approximately 24 feet high with an outside diameter of 59 feet.

II. Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

No significant environmental effects were identified. However, mitigation measures are discussed in Section VI of the Initial Study.

III. Finding of No Significant Effect

Based on the attached Initial Study, it has been determined that the project will not have a significant effect on the environment.

MS:lm
BDL2159.LowerBuschTankND

Attach.

INITIAL STUDY OF ENVIRONMENTAL FACTORS

1. **Project Title:** Lower Busch Water Tank

2. **Lead Agency Name and Address:** County of Los Angeles Department of Public Works, Waterworks and Sewer Maintenance Division, P.O. Box 1460, Alhambra, California 91802-1460.

3. **Contact Person and Phone Number:** Mr. Mondher Saïed - (626) 300-3337

4. **Project Location:** The proposed project site is located in the northwestern portion of Los Angeles County within the City of Malibu, on Busch Drive, as shown on Exhibit A.

5. **Project Sponsor's Name and Address:** County of Los Angeles Department Public Works, Waterworks and Sewer Maintenance Division, P.O. Box 1460, Alhambra, California 91802-1460.

6. **General Plan Designation:** Residential

7. **Zoning:** Single-Family Residence (R-1); Limited Multiple Residence (R-3).

8. **Description of Project:** The project consists of replacing the existing concrete water tank with a new steel tank. The existing cylindrical 300,000-gallon concrete tank is 24 feet high with an outside diameter of 52 feet. The existing tank is over 50 years old and serves approximately 300 service connections in the surrounding area. In order to meet current domestic and fire protection standards, the District proposes to increase the new tank volume capacity to 380,000 gallons. The proposed steel tank will be approximately 24 feet high with an outside diameter of 59 feet. The project facilities will be located within the District's right-of-way.

9. **Surrounding Land Uses and Environmental Setting:**

   A. **Project Site -** The proposed project site is located in the northwestern portion of Los Angeles County within the City of Malibu, on Busch Drive, as shown on Exhibit A. The site is located at an elevation of 300 feet above sea level. The proposed tank will be built on the same site as the existing tank.

B. **Surrounding Properties -** The topography of the surrounding project is rather mountainous. The surrounding area is mostly residential interspersed with vacant lots. There is a row of houses on both sides of Busch Drive where the tank is located. Animal life in the surrounding area includes domesticated dogs, rodents, birds, and insects. No known endangered species or species of special concern exist within the project limit.

10. **Other agencies whose approval is required (and permits needed)**

1. California Coastal Commission.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

___ Aesthetics	___ Agriculture Resources	___ Air Quality
___ Biological Resources	___ Cultural Resources	___ Geology/Soils
___ Hazards & Hazardous Materials	___ Hydrology/Water Quality	___ Land Use/Planning
___ Mineral Resources	___ Noise	___ Population/Housing
___ Public Services	___ Recreation	___ Transportation/Traffic
___ Utilities/Service Systems	___ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

_X_ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

___ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

___ I find that although the proposed project would have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

August 18, 2003
Date

Mondher Saïed
Printed Name

Los Angeles County Waterworks Districts
For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

3) "Potential Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potential Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4) "Less Than Significant With Mitigation Incorporation" applies where the incorporation of mitigation measures has reduced an effect from "Potential Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analysis," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). Earlier analysis are discussed in Section XVIII at the end of the checklist.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). See the sample question below. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

LOWER BUSCH TANK
ENVIRONMENTAL CHECKLIST FORM

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I.	**AESTHETICS - Would the project:**					
	a)	Have a substantial adverse effect on a scenic vista?				X
	b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a State scenic highway?				X
	c)	Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
	d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
II.	**AGRICULTURE RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
	a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
	b)	Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
	c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?				X
III.	**AIR QUALITY** - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
	a)	Conflict with or obstruct implementation of the applicable air quality plan?				X
	b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
	c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for zone precursors)?				X
	d)	Expose sensitive receptors to substantial pollutant concentrations?			X	
	e)	Create objectionable odors affecting a substantial number of people?			X	

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV.	**BIOLOGICAL RESOURCES - Would the project:**					
	a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
	b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
	c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
	d)	Interfere substantially with the movement of any native resident, migratory fish, or wildlife species; or with established native resident or migratory wildlife corridors; or impede the use of native wildlife nursery sites?				X
	e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
	f)	Conflict with the provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan?				X
V.	**CULTURAL RESOURCES - Would the project:**					
	a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
	b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
	c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
	d)	Disturb any human remains, including those interred outside of formal cemeteries?				X

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI.	**GEOLOGY AND SOILS - Would the project:**					
	a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
		i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42.				X
		ii) Strong seismic ground shaking?			X	
		iii) Seismic-related ground failure, including liquefaction?			X	
		iv) Landslides?				X
	b)	Result in substantial soil erosion or the loss of topsoil?				X
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
	e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
VII.	**HAZARDS AND HAZARDOUS MATERIALS - Would the project:**					
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
	b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
	c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
	d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				X

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
	f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
	g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
	h)	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
VIII.	**HYDROLOGY AND WATER QUALITY - Would the project:**					
	a)	Violate any water quality standards or waste discharge requirements?				X
	b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
	c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
	d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
	e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
	f)	Otherwise substantially degrade water quality?				X
	g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
	h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	i)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
	j)	Inundation by seiche, tsunami, or mudflow?				X
IX.	**LAND USE AND PLANNING - Would the project:**					
	a)	Physically divide an established community?				X
	b)	Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
	c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X.	**MINERAL RESOURCES - Would the project:**					
	a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
	b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
XI.	**NOISE - Would the project result in:**					
	a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or ordinance or applicable standards of other agencies?			X	
	b)	Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
	c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
	d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
	f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII.	**POPULATION AND HOUSING - Would the project:**					
	a)	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
	b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
	c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIII.	**PUBLIC SERVICES**					
	a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; need for new or physically altered governmental facilities; the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
		Fire protection?				X
		Police protection?				X
		Schools?				X
		Parks?				X
		Other public facilities?				X
XIV.	**RECREATION**					
	a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
	b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV.		**TRANSPORTATION/TRAFFIC - Would the project:**				
	a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
	b)	Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
	c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
	d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
	e)	Result in inadequate emergency access?				X
	f)	Result in inadequate parking capacity?				X
	g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI.		**UTILITIES AND SERVICE SYSTEMS - Would the project:**				
	a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
	b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
	c)	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
	d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
	e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
	f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
	g)	Comply with federal, state, and local statutes and regulations related to solid waste?				X

			Potential Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE						
	a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
	b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
	c)	Does the project have environmental effects, which will cause substantial adverse effects on human beings either directly or indirectly?				X

XVIII. DISCUSSION OF WAYS TO MITIGATE SIGNIFICANT EFFECTS

Section 15041 (a) of the State California Environmental Quality Act guidelines states that a lead agency for a project has authority to require changes in any or all activities involved in the project in order to lessen or avoid significant effects on the environment. No significant effects have been identified. However, the following mitigation measures have been included:

Air Quality

- Control dust by appropriate means, such as watering and/or sweeping.
- Compliance with applicable air pollution control regulations.

Geology and Soils

- Proper removal and disposal of excess soils and excavated materials.

Hazards and Hazardous Materials

- Proper maintenance of all construction equipment.
- Compliance with all applicable laws and ordinances regarding chemical cleanup.

Hydrology and Water Quality

- Compliance with all applicable Best Management Practices as required by the National Pollutant Discharge Elimination System permit issued to the County by the Regional Water Quality Control Board.

Noise

- Compliance with all applicable noise and ordinances during construction.
- Construction activities would be restricted to the County appointed construction times.

Transportation/Traffic

- Advance notification of all street and/or lane closures and detours to all emergency service agencies.
- Clear delineations and barricades to designate through traffic lanes.
- Compliance with all applicable laws and ordinances regarding the transportation routes for the haul of material.

ATTACHMENT A

DISCUSSION OF ENVIRONMENTAL FACTORS
LOWER BUSCH TANK

I. AESTHETICS - Would the project:

a) ***Have a substantial adverse effect on a scenic vista?***

No impact. The proposed tank will not be constructed in or near designated scenic vistas or scenic highways within the project area. Therefore, the project will not result in adverse impacts on scenic vistas.

b) ***Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

No impact. The proposed project will not affect scenic resources, trees, rock outcroppings, or historical buildings within a state scenic highway. Thus, the project will have no impact on a state scenic highway.

c) ***Substantially degrade the existing visual character or quality of the site and its surroundings?***

Less than significant impact. The proposed steel tank will replace and increase the capacity of an existing 50-year-old concrete tank by 80,000 gallons. The aboveground dimensions of the proposed tank will be roughly the same as the existing tank but the diameter will increase 7 feet. The proposed tank is not expected to have a significant visual effect on the surrounding properties due to the existing tree screening and limited dimensional increase. Therefore, the proposed project will have a less than significant visual impact on the site and its surroundings. The tank will be coated with a non reflective natural beige-colored epoxy.

d) ***Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?***

No impact. The proposed project will not include additional lighting systems or propose structures that could result in glare. Therefore, the proposed project will have no impact on day or nighttime views in the area.

II. AGRICULTURE RESOURCES - ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.*** Would the project:

a) ***Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?***

No impact. The proposed project location is not used for agricultural purposes or as farmland. Therefore, the project will not convert any farmland to nonagricultural use. Thus, the project will have no impact on farmland.

b) ***Conflict with existing zoning for agricultural use or a Williamson Act contract?***

No impact. There is no active agriculture and no Williamson Act in the project area. Thus, the proposed project will not impact any existing zoning for agricultural uses or cancellation of Williamson Act contracts.

c) ***Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?***

No impact. The proposed project does not involve changes in the existing environment that could result in the conversion of farmland to nonagricultural use.

III. AIR QUALITY - ***Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*** Would the project:

a) ***Conflict with or obstruct implementation of the applicable air quality plan?***

No impact. The County of Los Angeles Department of Public Works currently complies with dust control measures enforced by the South Coast Air Quality Management District and the Air Quality Management Plan. The proposed project will not conflict with current implementation of the applicable air quality plan.

b) ***Violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

No impact. Aside from temporary, short-term impacts during construction activities, which are anticipated to occur from 7 a.m. to 5:30 p.m., Monday through Friday, the proposed project will have no effect upon air quality. In addition, the Los Angeles County Department of Public Works' standard contract documents require construction contractors to equip all machinery and equipment with suitable air pollution control devices, and to use dust control measures such as sweeping and/or watering to control dust emissions created by construction activity, thereby further limiting potential impacts. When transporting excess excavated material, the contractor will be required to cover material with a tarp to reduce dust emissions and prevent falling debris.

c) ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

No impact. Project specifications will require the contractor to comply with all federal and state emission control regulations. The proposed project construction will not lead to emissions, which exceed thresholds for ozone precursors. Therefore, the proposed project will have no impact on ambient air quality standards.

d) ***Expose sensitive receptors to substantial pollutant concentrations?***

Less than significant impact. Sensitive receptors in the area may be subjected to dust and construction equipment emission during project construction. Project specifications would require the contractor to control dust by appropriate means such as sweeping and/or watering and comply with all applicable air pollution control regulations. The impact is considered to be less than significant since the exposure would be temporary and precautions will be taken to mitigate exposure to pollutants.

e) ***Create objectionable odors affecting a substantial number of people?***

Less than significant impact. Objectionable odors may be generated from various equipment during construction activities. These types of odors would be short-term and temporary. Thus, the impact of creating objectionable odor is considered less than significant.

IV. BIOLOGICAL RESOURCES - Would the project:

a) ***Have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No impact. No sensitive or special status species as identified by the California Department of Fish and Game or the U.S. Fish and Wildlife Service are known to exist at the project site. Thus, the proposed project will have no impact on sensitive or special status species or their respective habitat.

b) ***Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No impact. Construction activities will be performed within the existing tank site right-of-way. Therefore, there will be no adverse impact on riparian habitat or other sensitive natural community.

c) ***Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No impact. The proposed project does not involve any federally protected wetland habitat. Therefore, the proposed project will not impact wetland habitat.

d) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No impact. The site does not provide important corridors for wildlife movement or nursery opportunities. Therefore, there will be no impact on resident or migratory fish or wildlife nursery sites.

e) ***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

No impact. No known locally protected biological resources exist at the project site. Therefore, the proposed project will not conflict with any local policies or ordinances protecting biological resources.

f) ***Conflict with the provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state Habitat Conservation Plan?***

No impact. No known adopted habitat conservation plan or natural community conservation plan exists within the project site. Therefore, the proposed project will have no impact on any of these plans.

V. CULTURAL RESOURCES - Would the project:

a-d) ***Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5; directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature; or disturb any human remains, including those interred outside formal cemeteries?***

No impact. No known paleontological, archaeological, and historical resources exist in the project area. However, if any cultural resources, including human remains, are discovered during construction, the contractor shall cease excavation and contact a specialist to examine the project sites as required by project specifications. Thus, the effects of the proposed project on these resources are not considered significant.

VI. GEOLOGY AND SOILS - Would the project:

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No impact. The closest fault to the project site is the Malibu Coast fault, which is located at 1.1 miles. Therefore, we do not anticipate a fault rupture occurring at the project site. Also, the tank is not located within the Alquist-Priolo Earthquake Fault Zoning Map. Thus, the location of the project site has no potential substantial adverse effects.

ii) Strong seismic ground shaking?

Less than significant impact. Although the project area has not been the epicenter of any known earthquake, the Malibu Coast fault is capable of causing an earthquake of magnitude 6.7. The proposed steel tank will be supported by a cast-in-place concrete pile foundation that will be designed to sustain this seismic activity. Therefore, the proposed project will have a less than significant impact related to seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. According to the geotechnical investigation conducted in May 2003, by the Los Angeles County Department of Public Works, Geotechnical & Materials Engineering Division, there is a potential for liquefaction to occur at the project site area. The proposed tank will be supported on a cast-in-place concrete pile foundation as recommended by the geotechnical report to mitigate the potential liquefaction condition. Therefore, the project will have a less than significant impact on seismic-related ground failure.

iv) ***Landslides?***

No impact. According to the geotechnical investigation conducted in May 2003, the building site for the proposed structure is free of hazards from landslides. The proposed tank is located on a rather flat terrain. There does not appear to be any deep-seated, active landsliding within the project area. Therefore, there is no impact from landslides.

b ***Result in substantial soil erosion or the loss of topsoil?***

No impact. The proposed project consists of replacing the existing water tank on the same general location. Therefore, the proposed project will have no impact on the loss of topsoil or soil erosion.

c) ***Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?***

Less than significant impact. See Section VI.a (ii-iv)

d) ***Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

Less than significant impact. According to the geotechnical investigation conducted in May 2003, there is a 5- to 7-foot layer of clay that has a potential of being expansive. The weight of the tank combined with a 12-inch thick reinforced concrete pile cap will resist any significant structural damage from a potential expansive soil. Therefore, soil expansion will have a less than significant impact on the proposed tank.

e) ***Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?***

No impact. All existing wastewater disposed systems will remain intact and there are no new septic facilities proposed at the project site. Therefore, the project will have no impact on the use of septic tanks or alternative wastewater disposal systems.

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) ***Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

No impact. The proposed project does not involve the routine transport, use, or disposal of hazardous materials. Therefore, the project will have no impact on the transport, use, or disposal of hazardous materials.

b-c) ***Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or emit hazardous emissions or handle hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school?***

No impact. The proposed new tank will not involve potential explosives, waste or any hazardous substances. Los Angeles County Department of Public Works' standard contract documents require that construction contractors comply with safety standards specified in Title 8, California Code of Regulations, as enforced by Cal/OSHA, thereby limiting potential impacts during construction.

d) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?***

No impact. The project site is not known to be a hazardous materials site. Therefore, the proposed project would not create a significant hazard to the public or the environment.

e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?***

No impact. The proposed project area is not within an airport land use plan and is not within a two-mile radius of a public airport or public use airport. Therefore, the proposed project will not result in safety hazards for people residing or working in the project area.

f) ***For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?***

No impact. The proposed project is not located within the vicinity of a private airstrip. Thus, the proposed project will have no impact relating to a safety hazard for people residing or working in the project area.

g) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

No impact. The proposed project will result in a short-term increase in the number of vehicle trips over the course of construction as a result of construction traffic; however, the impact upon traffic congestion will not be significant. In addition, the construction contractor(s) will be required by Los Angeles County Department of Public Works' standard contract documents to provide adequate and safe traffic control measures, including adequate access to adjacent properties, that will both accommodate local traffic and ensure the safety of travelers within the project area, thereby further limiting potential impacts.

h) ***Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

No impact. The proposed project would not expose people or structures to any significant risks involving wildland fires. Therefore, the proposed project is not expected to result in adverse impacts related to risks associated with wildland fires.

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a) ***Violate any water quality standards or waste discharge requirements?***

No impact. The contractor is required to implement Best Management Practices as required by the National Pollutant Discharge Elimination System permit issued to the County by the Regional Water Quality Control Board to minimize construction impacts on water quality. Therefore, the project will have no impact on the water quality standards or waste discharge requirements.

b) ***Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

No impact. The proposed project would not result in the use of any water that would result in a net deficit in aquifer volume or a lowering of the groundwater table. As a result, the project would not deplete groundwater supplies. Therefore, no impacts to groundwater supplies or groundwater recharge are anticipated to occur.

c-d) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?***

No impact. The construction of the water tank will not alter the present flow patterns. Therefore, the proposed project will have no impact on erosion, siltation, or on the rate or amount of surface runoff.

e) ***Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?***

No impact. The construction of the project will not result in additional surface water runoff. Thus, the impact of the proposed project on the existing or planned stormwater drainage systems are not expected to have adverse affects.

f) ***Otherwise substantially degrade water quality?***

No impact. The contractor will adhere to applicable Best Management Practices to minimize any degradation to water quality during construction. Therefore, the proposed project will not impact or degrade water quality.

g) ***Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

No impact. The proposed project will not place any housing within a 100-year flood hazard area.

h) ***Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?***

No impact. The proposed project will not place any structures within a 100-year flood hazard area, which may impede or redirect flood flows.

i) ***Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?***

No impact. The proposed project will not expose people or structures to a significant risk of loss, injury, or death involving flooding.

j) ***Inundation by seiche, tsunami, or mudflow?***

No impact. The project site is in hilly terrain with no water body in its proximity. Therefore, project will not cause any inundation by seiche, tsunami, or mudflow.

IX. LAND USE AND PLANNING - Would the project:

a) ***Physically divide an established community?***

No impact. The proposed tank will be constructed in the same general location as the existing tank and will not physically divide the community. Therefore, the project will have no impact on physically dividing an established community.

b) ***Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?***

No impact. The proposed project does not conflict with any applicable land use plan, policy, or regulation of any of the agencies with jurisdiction.

c) ***Conflict with any applicable habitat conservation plan or natural community conservation plan?***

No impact. The proposed project will not conflict with any habitat conservation plan or natural community conservation plan adopted by any agency or community.

X. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No impact. The construction of the proposed project would not deplete any known mineral resources. Therefore, no impact is anticipated.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. The project site is not identified as a mineral resource recovery site in the local general plan, specific plan, or other land use plan. Therefore, the proposed project will have no impact on locally important mineral resource recovery site.

XI. NOISE - Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than significant impact. Noise levels within the proposed project site may increase during construction. However, the impact is temporary and will be subject to existing noise ordinances and standards set by U.S. Occupational Safety and Health Administration. The contractor will be required to comply with the construction hours specified in the County noise control ordinances. Overall, since the construction period will last for a short period, the project would not expose people to a permanent impact resulting from increased noise levels. Thus, the impact to severe noise levels is considered less than significant.

b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Less than significant impact. There are no existing or planned uses on or in the immediate vicinity of the project site that would result in the generation of excessive ground-borne vibrations. Although some ground-borne vibrations are expected to be generated from the equipment that may be used during demolition of the existing tank or the construction of the new tank, the impact associated with this vibration will be short term and below a level of significance. Therefore, the proposed project will not result in significant adverse impacts related to exposure of persons to excessive ground-borne vibrations or noise levels.

c-d) ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less than significant impact. During the construction phase of the project, there will be some increase in existing noise levels. However, the proposed project contains no noise-generating features that will result in a permanent increase in ambient noise level. Due to the short-term nature of the project, the impact will be less than significant.

e-f) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels or for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?***

No impact. The proposed project is not located within two miles of a public airport. Therefore, the proposed project will not expose people residing or working in the area to excessive noise levels.

XII. POPULATION AND HOUSING - Would the project:

a) ***Induce substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?***

No impact. Construction of the proposed project is not expected to result in population growth in the area directly or indirectly.

b-c) ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, or displace substantial numbers of people necessitating the construction of replacement housing elsewhere?***

No impact. The proposed project will not displace any residents or houses, which would create a demand for additional housing elsewhere.

XIII. PUBLIC SERVICE

a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, other public facilities?**

No impact. The proposed project will not affect public service and will not result in a need for new or altered governmental services in fire protection, police protection, schools, parks, or other public facilities.

XIV. RECREATION

a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

No impact. The proposed project would not increase the use of existing neighborhood or regional parks.

b) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

No impact. The proposed project does not include nor require the construction or expansion of any recreational facilities.

XV. TRANSPORTATION/TRAFFIC - Would the project:

a) ***Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?***

Less than significant impact. The proposed project will result in a short-term increase in the number of vehicle trips over the course of construction as a result of construction traffic; however, the impact upon traffic congestion will not be significant.

b) ***Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?***

No impact. The minor increase in traffic in the project area due to construction vehicles is temporary. Overall, the proposed project will not directly or indirectly cause traffic to exceed a level of service standard established by the County Congestion Management Agency for roads or highways in the project area.

c) ***Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?***

No impact. The proposed project will have no impact on air traffic patterns.

d) ***Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

No impact. The proposed project does not involve any design features that are known to constitute safety hazards. Therefore, the project will have no impact on hazards due to design features.

e) ***Result in inadequate emergency access?***

No impact. The construction of this project will not result in inadequate emergency access. Therefore, the project would have no impact on hazards due to design features.

f) ***Result in inadequate parking capacity?***

No impact. No impact to parking capacity is expected.

g) ***Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?***

No impact. The proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) ***Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

No impact. The project will not result in contamination or an increase in discharge of wastewater that might affect wastewater treatment. Thus, the proposed project will have no impact on the wastewater treatment requirements of the Regional Water Quality Control Board.

b) ***Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

No impact. The proposed project will not result in the construction of new water or wastewater treatment facilities. Therefore, no impact is anticipated.

c) ***Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

Less than significant impact. In order to provide adequate site drainage and to accommodate tank overflow discharge, the project will include the construction of a short section of 24-inch-diameter drain pipe to control the on-site drainage. This drain will outlet to the improved street. The proposed on-site drainage will not cause any significant environmental effect. Therefore, the impact upon the environment will not be significant.

d) ***Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

No impact. The proposed project will not result in a need for additional water supplies. Therefore, the project will have no impact on existing water supply entitlements and resources.

e) ***Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

No impact. No increase in the number of wastewater discharge facilities will occur as a result of the proposed project. Therefore, the proposed project will have no impact on wastewater treatment.

f-g) ***Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?***

No impact. Construction of the proposed project may result in excess excavated materials and construction debris. However, the amount of solid waste generated will be minimal. Project specifications will require the contractor to dispose of these materials in accordance to all applicable federal, state, or local regulations related to solid waste. The proposed project will not result in a facility that would generate solid waste. Therefore, there will be no impact on landfill capacity.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) ***Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?***

No impact. Based on findings in this environmental review, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or eliminate important examples of the major periods of California history or prehistory. Therefore, the impact of the proposed project on plant community is not expected to cause an adverse impact to the environment.

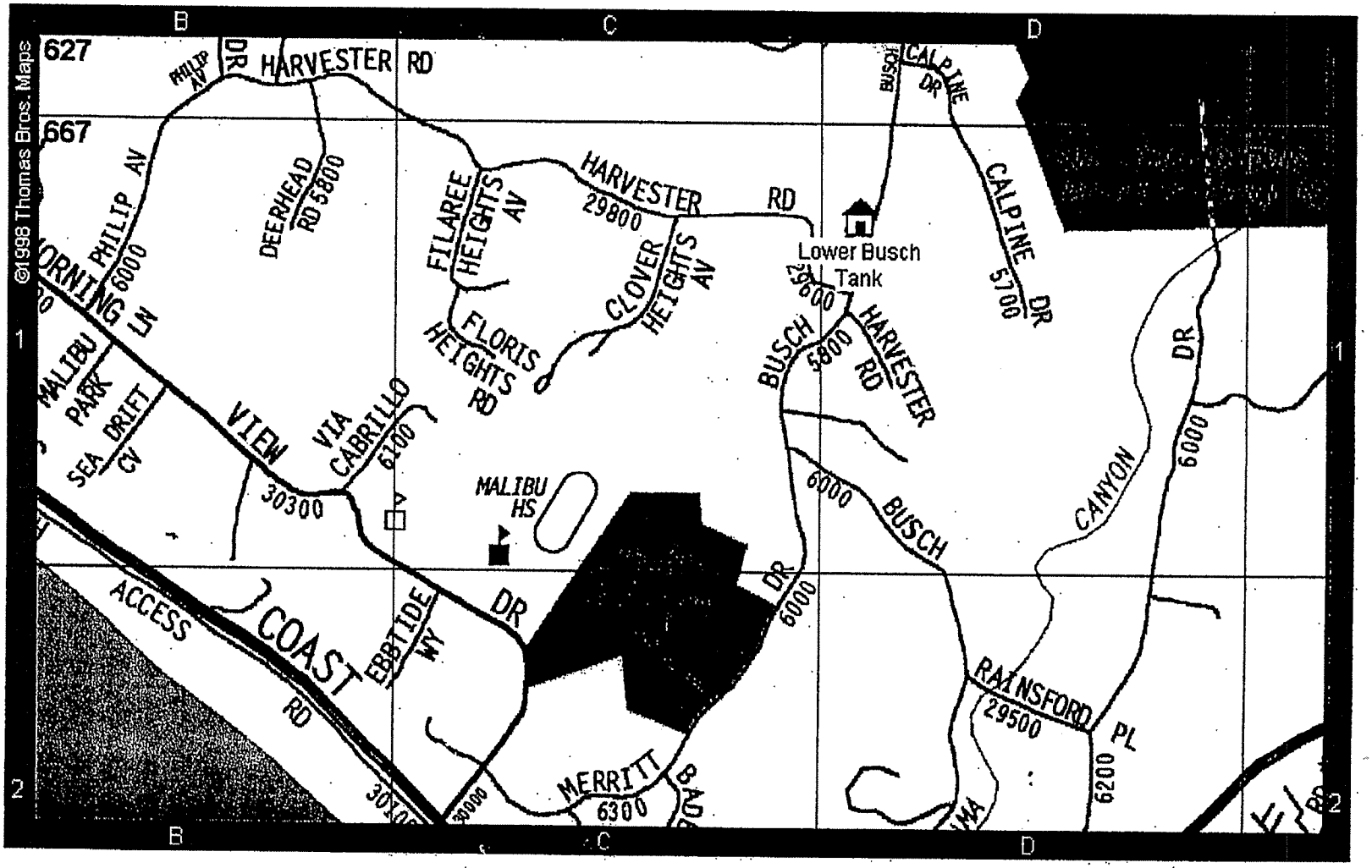
b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)***

No impact. The purpose of the proposed project is to replace the aging water tank and to maintain current water service for the residents. The proposed project would not have impacts that are individually limited but cumulatively considerable.

c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

No impact. The proposed project would not have a direct or indirect detrimental environmental impact on human beings.

EXHIBIT A



VICINITY MAP
LOWER BUSCH TANK
5731 South Busch Drive, Malibu

Enclosure A

List of Agencies that reviewed draft Negative Declaration

State Clearinghouse – State of California Governor's Office of Planning and Research

Resources Agency

California Coastal Commission

Department of Fish and Game, Region 5

Department of Parks and Recreation

Department of Water Resources

Caltrans, District 7

State Water Resources Control Board, Division of Water Quality

Regional Water Quality Control Board, Region 4

Native American Heritage Commission

State Lands Commission

Supervisor, Third District

City of Malibu

County of Los Angeles Department of Regional Planning

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
Governor

Tal Finney
Interim Director

September 23, 2003

Mondher Saied
Los Angeles County Department of Public Works
1000 South Fremont Avenue
Bldg A-9 East, 4th Floor
Alhambra, CA 91803

Subject: Lower Busch Tank Replacement
SCH#: 2003081124

Dear Mondher Saied:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on September 22, 2003, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
(916)445-0613 FAX(916)323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2003081124
Project Title Lower Busch Tank Replacement
Lead Agency Los Angeles County Department of Public Works

Type Neg Negative Declaration

Description The existing cylindrical 300,000 gallon tank is over 50 years old and serves approximately 300 service connections in the surrounding area. To meet current domestic and fire protection standards, the District proposes to increase the new tank volume to 380,000-gallon. The proposed steel tank will also be approximately 24 feet high above ground with an outside diameter of 59 feet.

Lead Agency Contact

Name Mondher Saied
Agency Los Angeles County Department of Public Works
Phone 626 300-3337 **Fax**
email
Address 1000 South Fremont Avenue
Bldg A-9 East, 4th Floor
City Alhambra **State** CA **Zip** 91803

Project Location

County Los Angeles
City Malibu
Region
Cross Streets Busch Drive, off Pacific Coast Highway
Parcel No.
Township **Range** 19W **Section** **Base** SB

Proximity to:

Highways 1
Airports
Railways
Waterways Pacific Ocean, La Chusa, Los Alisos, San Nicholas, Encinal & Steep Hill Creeks
Schools Malibu High School
Land Use Single-Family Residential/RR2 (Rural Residential)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 7; State Water Resources Control Board, Division of Water Quality; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; State Lands Commission

Date Received 08/22/2003 **Start of Review** 08/22/2003 **End of Review** 09/22/2003

Note: Blanks in data fields result from insufficient information provided by lead agency.

Enclosure B

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 11, 2004

IN REPLY PLEASE
REFER TO FILE: W-0

Mr. Stephen J. Buswell, IGR/CEQA Branch Chief
California Department of Transportation
District 7, Regional Planning
120 South Spring Street
Los Angeles, CA 90012

dc: WWD 29- READING
MI, MS, SPINDLE

Dear Mr. Buswell:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
LOWER BUSCH TANK REPLACEMENT
RESPONSE TO COMMENTS ON DRAFT NEGATIVE DECLARATION
IGR/CEQA NO. 030894AL, ND

This is in response to your September 4, 2003, comment letter (copy enclosed), on our draft Negative Declaration and Initial Study for the proposed Lower Busch Tank Replacement project.

Per your recommendation, our contract documents will limit large-size truck trips to off-peak commute hours and require the contractor to obtain a Caltrans permit if any oversized-transport vehicles are to be used for the project.

If you have any questions, please contact Mr. Mondher Saïed at (626) 300-3337.

Very truly yours,

JAMES A. NOYES
Director of Public Works

MANUEL DEL REAL
Assistant Deputy Director
Waterworks and Sewer Maintenance Division

MS:lb
WW3669

Enc.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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JAMES A. NOYES, Director

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 11, 2004

IN REPLY PLEASE
REFER TO FILE: W-0

Mr. Stephen J. Buswell, IGR/CEQA Branch Chief
California Department of Transportation
District 7, Regional Planning
120 South Spring Street
Los Angeles, CA 90012

Dear Mr. Buswell:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
LOWER BUSCH TANK REPLACEMENT
RESPONSE TO COMMENTS ON DRAFT NEGATIVE DECLARATION
IGR/CEQA NO. 030894AL, ND

This is in response to your September 4, 2003, comment letter (copy enclosed), on our draft Negative Declaration and Initial Study for the proposed Lower Busch Tank Replacement project.

Per your recommendation, our contract documents will limit large-size truck trips to off-peak commute hours and require the contractor to obtain a Caltrans permit if any oversized-transport vehicles are to be used for the project.

If you have any questions, please contact Mr. Mondher Saïed at (626) 300-3337.

Very truly yours,

JAMES A. NOYES
Director of Public Works

MANUEL DEL REAL
Assistant Deputy Director
Waterworks and Sewer Maintenance Division

MS:lb
WW3669

Enc.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
120 SO. SPRING ST.
LOS ANGELES, CA 90012
PHONE: (213) 897-4429
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

IGR/CEQA No. 030894AL, ND
Lower Busch Tank Replacement
Vic. LA-01 / PM 55.65
SCH #: 2003081124

September 4, 2003

Clear 9/22/03

RECEIVED
SEP 8 2003
STATE CLEARING HOUSE

Mr. Mondher Saied
Waterworks Districts
Department of Public Works
County of Los Angeles Department
1000 South Fremont Ave, Bldg. A-9 East, 4th Floor
Alhambra, CA 91803

Dear Mr. Saied:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project consists of replacing the existing concrete water tank with a new steel tank.

Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-4429 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 030894AL.

Sincerely,

STEPHEN J. BUSWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse
Steve Buswell/AL

Enclosure C

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: W-0

March 15, 2004

Ms. Katie Lichtig, City Manager
City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265-4804

Dear Ms. Lichtig:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
LOWER BUSCH TANK REPLACEMENT
RESPONSE TO COMMENTS ON DRAFT NEGATIVE DECLARATION

This is in response to your September 26, 2003, letter (copy enclosed), providing comments on our draft Negative Declaration and Initial Study for the subject project.

The existing tank will not be in service during the construction of the replacement tank. We will rely on our existing Upper Busch Tank and our 30-inch-diameter water main on Pacific Coast Highway to maintain uninterrupted domestic water service and fire protection during construction. We also plan to construct the proposed tank during the winter months, when domestic water demand is low, to minimize any potential impact.

As agreed during the telephone conversation between Mr. Mondher Saïed of my staff, and Mr. Masa Alkire of your Planning Division, the Los Angeles County Waterworks Districts are exempt from local zoning ordinances and building codes for the construction of water facilities. A copy of Section 53091 of the Government Code is enclosed for your reference.

If you have any questions, please contact Mr. Saïed at (626) 300-3337.

Very truly yours,

JAMES A. NOYES
Director of Public Works

MANUEL DEL REAL
Assistant Deputy Director
Waterworks and Sewer Maintenance Division

MS:lb
WW3670

Enc.

City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4804
(310) 456-2489 • fax (310) 456-3356

September 26, 2003

Mr. Mondher Saied
County of Los Angeles
Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

Reference: L.A. County Waterworks District No. 29
Lower Busch Tank Replacement
Comments on Draft Negative Declaration

Dear Mr. Saied:

The City of Malibu was in receipt of the Draft Negative Declaration and Initial Study for the proposed tank project in the City of Malibu on August 29, 2003. Staff from the City Planning Division and Public Works Department have reviewed the document and have the following comments:

Public Works: Will the existing tank remain in service during construction of the replacement tank? If not, what are the impacts to domestic water service and fire protection?

Planning: According to the submitted documentation the proposed project is located on a parcel within the City's jurisdiction. Please contact Masa Alkire, Assistant Planner, of the City Planning Division at (310) 456-2489 ext. 339, regarding any possible regulatory permitting requirements.

Thank you for the opportunity to comment on the proposed project.

Sincerely,

Katie Lichtig,
City Manager

Recycled Paper

(b) [1] A collection fee which is not in excess of ten dollars ($10) and is in addition to the delinquency fee shall also be valid in a cable television consumer service transaction if the service provider sends an employee or contractor to the customer's residence in order to collect payment or disconnect service and the fee is imposed in accordance with the procedures set forth in Section 53088.6.

(Added by Stats.1996, c. 666 (S.B.610), § 1.)

[1] Subdivision (b) is the only designated subdivision in the enrolled copy.

§ 53088.8. Application of article

This article shall apply to the sale or lease of cable television services on or after January 1, 1997. This article shall not apply to late fee practices reflected in cable television service contracts that are specified in or subject to a court order or judgment entered on or before that date unless expressly provided to the contrary in that order or judgment.

(Added by Stats.1996, c. 666 (S.B.610), § 1.)

Article 5

REGULATION OF LOCAL AGENCIES BY COUNTIES AND CITIES

Section

53090. Definitions.
53091. Compliance of local agency with county or city building and zoning ordinances.
53092. Inspection of school buildings; delegation of authority to county or city.
53093. Repealed.
53094. Authority to render zoning ordinance inapplicable to use of school district property; review by city or county.
53095. Provisions of article as prevailing.
53096. Inapplicability of city or county zoning ordinance to use of local agency property; procedure; judicial review.
53097. School districts; compliance with ordinances relating to onsite facilities and improvements; city and county immunity; district noncompliance relating to offsite improvements.
53097.5. Inspection of school buildings by county or city; guidelines; results to state architect.

Article 5 was added by Stats.1959, c. 2110, p. 4907, § 1.

§ 53090. Definitions

As used in this article:

(a) "Local agency" means an agency of the state for the local performance of governmental or proprietary function within limited boundaries. "Local agency" does not include the state, a city, a county, a rapid transit district whose board of directors is appointed by public bodies or officers or elected from

election districts within the area comprising the district, or a district organized pursuant to Part 3 (commencing with Section 27000) of Division 16 of the Streets and Highways Code.

(b) "Building ordinances" means ordinances of a county or city regulating building and construction and removal of buildings, including ordinances relating to the matters set forth in Section 38660 and similar matters, and including ordinances relating to building permits and building inspection.

(Added by Stats.1959, c. 2110, p. 4907, § 1. Amended by Stats.1961, c. 1967, p. 4154, § 20; Stats.1972, c. 1381, p. 2868, § 1; Stats.1975, c. 601, p. 1323, § 1; Stats.1977, c. 579, p. 1863, § 77.)

Law Review and Journal Commentaries

California preemption doctrine: Expanding regulatory power of local governments. 8 U.S.F.L.Rev. 728 (1974).

Land use planning in the Bay area. 55 Cal. L.Rev. 836 (1967).

Notes of Decisions

Dual offices 2
Exemptions 3
Local agency 1

1. Local agency

Municipal redevelopment agency was a "local agency," within definition of local agency. Redevelopment Agency of City of Berkeley v. City of Berkeley (App. 1 Dist. 1978) 143 Cal.Rptr. 633, 80 Cal.App.3d 158.

A statewide agency with plenary constitutionally granted powers, such as the regents of the University of California, is not a "local agency" for purpose of § 53091 which requires "local agencies" to comply with applicable building and zoning ordinances of municipality in which the property is located. Regents of University of California v. City of Santa Monica (App. 2 Dist. 1978) 143 Cal.Rptr. 276, 77 Cal.App.3d 130.

2. Dual offices

Same individual may not simultaneously serve as county planning commissioner and as member of board of directors of either the Redbud hospital district or the Clear Lake water district. 58 Ops.Atty.Gen. 323, 5-29-75.

Serving as member of El Rancho unified school district board and personnel board for city of Pico Rivera does not violate conflict of interest or common law doctrine as to incompatibility of offices. 58 Ops.Atty.Gen. 109, 2-19-75.

3. Exemptions

County-owned property was exempt from city ordinances. Akins v. Sonoma County (1967) 60 Cal.Rptr. 499, 67 Cal.2d 185, 430 P.2d 57.

A private developer leasing county property, under § 25536, is exempt, under § 53090 et seq., from a city's building and zoning ordinances if he uses the property for the public purposes for which it was granted to the county. 57 Ops.Atty.Gen. 124, 3-12-74.

§ 53091. Compliance of local agency with county or city building and zoning ordinances

Each local agency shall comply with all applicable building ordinances and zoning ordinances of the county or city in which the territory of the local agency is situated. On projects for which state school building aid is requested by a local agency for construction of school facilities the county or city planning commission in which said agency is located shall consider in its review for approval information relating to attendance area enrollment, adequacy of the site upon which the construction is proposed, safety features of the site and proposed construction, and present and future land utilization, and report thereon to the State Allocation Board. If the local agency is situated in more than one city or county or partly in a city and partly in a county, the local

agency shall comply with such ordinances of each county or city with respect to the territory of the local agency which is situated in the particular county or city and the ordinances of a county or city shall not be applied to any portion of the territory of the local agency which is situated outside the boundaries of the county or city. Notwithstanding the preceding provisions of this section, this section does not require a school district or the state when acting under the State Contract Act to comply with the building ordinances of a county or city. Notwithstanding the preceding provisions of this section, this section does not require a school district to comply with the zoning ordinances of a county or city unless such zoning ordinance makes provision for the location of public schools and unless the city or county planning commission has adopted a master plan.

Each local agency required to comply with building ordinances and zoning ordinances pursuant to this section and each school district whose school buildings are inspected by a county or city pursuant to Section 53092 shall be subject to the provisions of the applicable ordinances of a county or city requiring the payment of fees but the amount of such fees charged a local agency or school district shall not exceed the amount charged under the ordinance to nongovernmental agencies for the same services or permits. Building ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, or transmission of water, waste water, or electrical energy by a local agency.

Zoning ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, or transmission of water, or for the production or generation of electrical energy, nor to facilities which are subject to Section 12808.5 of the Public Utilities Code, nor to electrical substations in an electrical transmission system which receives electricity at less than 100,000 volts. Zoning ordinances of a county or city shall apply to the location or construction of facilities for the storage or transmission of electrical energy by a local agency; provided, that such zoning ordinances make provision for such facilities.

(Added by Stats.1959, c. 2110, p. 4907, § 1. Amended by Stats.1977, c. 435, p. 1467, § 1; Stats.1984, c. 976, § 1.)

Historical and Statutory Notes

Section 3 of Stats.1977, c. 435, p. 1469, provided:

"The provisions of this act shall not apply to any facilities for which onsite construction has begun at the time this act becomes effective."

Cross References

Sale, lease or mortgage of land by transit district to school district, effect on zoning and permit powers, see Public Utilities Code § 29010.5.
State allocation board, see Government Code § 15490.
State Contract Act, see Public Contracts Code § 10100 et seq.

Law Review and Journal Commentaries

California preemption doctrine: Expanding regulatory power of local governments. 8 U.S.F.L.Rev. 728 (1974).

Is a school district subject to municipal zoning regulations? 16 Santa Clara L.Rev. 3 (1976).

Library References

Counties ⇐21½.
Municipal Corporations ⇐601.1.
Zoning and Planning ⇐21.
WESTLAW Topic Nos. 104, 268, 414.

C.J.S. Counties § 40.
C.J.S. Municipal Corporations §§ 224, 225.
C.J.S. Zoning and Land Planning §§ 18, 19, 37.

Notes of Decisions

Applicable ordinance 3
Construction and application 1
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1. Construction and application

If statute dealing with application of county's general plan to municipal building is construed as mandating city compliance with general plans, it is inconsistent with intergovernmental immunity and the inconsistency would be resolved in favor of the immunity provisions. Lawler v. City of Redding (App. 3 Dist. 1992) 9 Cal.Rptr.2d 392, 7 Cal.App.4th 778, modified.

Under § 53090 et seq., cities and counties are mutually exempt from each other's building and zoning ordinances, whether they are acting in a governmental or proprietary capacity. 40 Ops. Atty.Gen. 243 (1962).

2. Local agency

A statewide agency with plenary constitutionally granted powers, such as the regents of the University of California, is not a "local agency" for purpose of this section which requires "local agencies" to comply with applicable building ordinances or municipality in which the property is located. Regents of University of California v. City of Santa Monica (App. 2 Dist. 1978) 143 Cal.Rptr. 276, 77 Cal.App.3d 130.

Urban renewal district created under the State Community Redevelopment Law was a "local agency" within the meaning of this section providing that "all local agencies are required to comply" with all applicable city or county building ordinances. Kehoe v. City of Berkeley (App. 1 Dist. 1977) 135 Cal.Rptr. 700, 67 Cal.App.3d 666.

3. Applicable ordinance

Local building code or zoning ordinances which conflict with state statutes governing community redevelopment agencies are not "applicable" ordinances, within provision of this section providing that each local agency shall comply with all applicable building ordinances of county or city in which territory of local agency is situated. Redevelopment Agency of City of Berkeley v. City of Berkeley (App. 1 Dist. 1978) 143 Cal.Rptr. 633, 80 Cal.App.3d 158.

Section of neighborhood preservation ordinance containing regulations restricting issuance of building and demolition permits was not an applicable "building ordinance" within meaning of this section providing that "all local agencies are required to comply" with all applicable city or county building ordinances. Kehoe v. City of Berkeley (App. 1 Dist. 1977) 135 Cal.Rptr. 700, 67 Cal.App.3d 666.

Local ordinances establishing demolition permit requirements are "building ordinance" and are, thus, included within this section providing that "all local agencies are required to comply" with all applicable city or county building ordinances. Kehoe v. City of Berkeley (App. 1 Dist. 1977) 135 Cal.Rptr. 700, 67 Cal.App.3d 666.

4. Leased property, generally

Whether Cal Expo land which is leased to private party for term exceeding 50 years for private development would be subject to local building and zoning regulations depends on purpose of private development; if use furthers purpose of conducting state fair, private development would be exempt from local regulations, but if private development is solely for private purposes of developer, local regulations would apply. 68 Ops.Atty.Gen. 114, 5-23-85.

A private developer leasing county property, under § 25536, is exempt, under § 53090 et seq., from a city's building and zoning ordinances if he uses the property for the public purposes for which it was granted to the county. 57 Ops.Atty.Gen. 124, 3-12-74.

5. Counties

County-owned property was exempt from city ordinances. Akins v. Sonoma County (1967) 60 Cal.Rptr. 499, 67 Cal.2d 185, 430 P.2d 57.

County, in constructing buildings on county land inside city, was not subject to city's build-

ing and zoning ordinances, in view of county's status as subdivision of state, Los Angeles County v. City of Los Angeles (App. 2 Dist. 1963) 28 Cal.Rptr. 32, 212 Cal.App.2d 160.

6. Redevelopment agencies

Initiative ordinance designed to preserve residential character of portion of industrial park area, to require rezoning from special industrial and manufacturing uses to restricted multiple-family residential uses, to require that redevelopment agency preserve and rehabilitate existing repairable housing and to encourage construction of low and moderate income housing within project area was invalid as in direct conflict with redevelopment ordinance prohibiting residential use in the industrial park area and with the community redevelopment law. Redevelopment Agency of City of Berkeley v. City of Berkeley (App. 1 Dist. 1978) 143 Cal. Rptr. 633, 80 Cal.App.3d 158.

Where urban renewal district was created under provisions of the State Community Redevelopment Law and agency subsequently developed an industrial park plan providing for demolition of residential buildings in area, where no objection to nonresidential nature of plan was made within 60 days after adoption of plan by ordinance, Berkeley neighborhood preservation ordinance which contained regulations restricting issuance of building and demolition permits and which was in conflict with state law would not be applicable to demolition of buildings within the redevelopment agency's project area and, thus, action of city manager in issuing demolition permits was wholly proper, despite his alleged noncompliance with provisions of neighborhood preservation ordinance. Kehoe v. City of Berkeley (App. 1 Dist. 1977) 135 Cal.Rptr. 700, 67 Cal.App.3d 666.

7. Rapid transit districts

County and city were not authorized to apply local zoning restrictions to Southern California Rapid Transportation District, which was state agency, where legislature had removed transit districts from definition of "local agency," thereby exempting District from local zoning and building restrictions. Rapid Transit Advocates, Inc. v. Southern California Rapid Transit Dist. (App. 2 Dist. 1986) 230 Cal.Rptr. 225, 185 Cal.App.3d 996, review denied.

8. Hospital districts

Local hospital districts must comply with zoning and building ordinances enacted by a general law city. 55 Ops.Atty.Gen. 375, 10-11-72.

9. Public school districts

This section did not exempt public school district from requirement of city zoning ordinance that use permit be obtained before a public school may be constructed in a residential zone, on theory that zoning ordinance did not provide for location of public schools. City of Santa Clara v. Santa Clara Unified School Dist. (App. 1 Dist. 1971) 99 Cal.Rptr. 212, 22 Cal.App.3d 152.

10. District agricultural association

A district agricultural association is not subject to the building and zoning ordinances of a city in the course of improvements to the association's real property and the lessees under a proposed ground lease agreement are also exempt from municipal building and zoning ordinances. 56 Ops.Atty.Gen. 210, 5-17-73.

11. Irrigation districts

An irrigation district, in constructing canals and pipelines, must submit plans for construction of such canals and pipelines to county and city planning commissions for approval, but disapproval of district's proposals for canals and pipelines is merely advisory in nature and may be overruled by governing body of district. 37 Ops.Atty.Gen. 89 (1961).

12. Water districts

Unless exempted by statute, water districts must abide by local planning decisions of cities and counties. City of Lafayette v. East Bay Mun. Utility Dist. (App. 1 Dist. 1993) 20 Cal. Rptr.2d 658, 16 Cal.App.4th 1005.

Water district's proposed service center was not entitled to statutory absolute exemption from local zoning and building ordinances as facility "for the production, generation, storage, or transmission of water" where service center was built for storage of materials and equipment necessary for maintenance and repair of aqueducts, pipelines, filter plants, and reservoirs, and would not actually perform function of generating, transmitting, or storing water; only those indispensable facilities which directly and immediately produce, generate, store, or transmit water may be geographically located at unfettered discretion of water district. City of Lafayette v. East Bay Mun. Utility Dist. (App. 1 Dist. 1993) 20 Cal.Rptr.2d 658, 16 Cal.App.4th 1005.

A California water district is exempt from compliance with those building and zoning ordinances of the county or city in which it is located which regulate the location or construction of facilities directly and immediately used for the production, generation, storage, or transmission of water, and is conditionally exempt from county or city zoning ordinances with respect to facilities related and integral to the proper operation of particular water storage or transmission functions of the district. 78 Op.Atty.Gen. 31, Jan. 27, 1995.

ilities

or county may regulate the location or tion of electrical substations of 100,000 more capacity under the provisions of tion and § 53096. Op.Leg.Counsel, l. 14351.

iver of immunity

nity of state from local regulation of n activities may not be waived by any f the state, but only by express statute. City of Orange v. Valenti (App. 4 Dist. 1974) 112 Cal.Rptr. 379, 37 Cal.App.3d 240.

15. Fact questions

Whether ordinance requiring irrigation district, engaged in transmission and sale of electricity, to place its overhead utilities in rear lot and side lot easements was unreasonable was question for trier of fact. Modesto Irr. Dist. v. City of Modesto (App. 5 Dist. 1962) 27 Cal.Rptr. 90, 210 Cal.App.2d 652.

)92. Inspection of school buildings; delegation of authority to county or city

State Director of Public Works, upon recommendation of the Division of ecture, may delegate to any county or city all or part of the powers and of the Division of Architecture relating to the inspection of construction ool buildings of school districts within the county or city if, as determined : Division of Architecture, the county or city has an adequate building tion program. No delegation under this section shall become effective ut the consent of the legislative body of the county or city to which the ition is made.

l by Stats.1959, c. 2110, p. 4908, § 1.)

Library References

s ⇐68, 72.
TLAW Topic No. 360.
. States §§ 120, 123, 130 et seq., 139.

093. Repealed by Stats.1970, c. 172, p. 418, § 23

Historical and Statutory Notes

repealed section, added by Stats.1959, c.). 4908, § 1, amended by Stats.1967, c.). 2886, § 1, related to appeals by local agencies aggrieved by the application of any zoning ordinance.

094. Authority to render zoning ordinance inapplicable to use of school district property; review by city or county

twithstanding any other provisions of this article except Section 53097, the ning board of a school district, by vote of two-thirds of its members, may r a city or county zoning ordinance inapplicable to a proposed use of erty by such school district except when the proposed use of the property ch school district is for nonclassroom facilities, including, but not limited arehouses, administrative buildings, automotive storage and repair build- The board shall, within 10 days, notify the city or county concerned of action. If such governing board has taken such action the city or county commence an action in the superior court of the county whose zoning ance is involved or in which is situated the city whose zoning ordinance is ved, seeking a review of such action of the governing board of the school ct to determine whether it was arbitrary and capricious. The city or

county shall cause a copy of the complaint to be served on the board. If the court determines that such action was arbitrary and capricious, it shall declare it to be of no force and effect, and the zoning ordinance in question shall be applicable to the use of the property by such school district.

(Added by Stats.1959, c. 2110, p. 4909, § 1. Amended by Stats.1965, c. 1538, p. 3629, § 1; Stats.1976, c. 760, p. 1797, § 1; Stats.1984, c. 657, § 1; Stats.1990, c. 275 (A.B.2781), § 1.)

Cross References

Sale, lease or mortgage of land by transit district to school district, effect on zoning and permit powers, see Public Utilities Code § 29010.5.

Law Review and Journal Commentaries

Is a school district subject to municipal zoning regulations? 16 Santa Clara L.Rev. 597 (1976).

Library References

Zoning and Planning ⟹581.
WESTLAW Topic No. 414.
C.J.S. Zoning and Land Planning §§ 299, 313.

Notes of Decisions

Nonclassroom facilities 1
Review 2

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1. Nonclassroom facilities

"Swap meet" operated by unaffiliated organization on community college's parking lot was a use of property for "nonclassroom facilities" that could not be exempted from city zoning ordinance under this section. People ex rel. Cooper v. Rancho Santiago College (App. 4 Dist. 1990) 277 Cal.Rptr. 69, 226 Cal.App.3d 1281.

"Nonclassroom facilities," within meaning of this section allowing school district to render zoning ordinance inapplicable to proposed use of property except when use is for "nonclassroom facilities," means those facilities not directly used for or related to student instruction. City of Santa Cruz v. Santa Cruz Schools Bd. of Educ. (App. 6 Dist. 1989) 258 Cal.Rptr. 101, 210 Cal.App.3d 1, modified.

Evidence was sufficient to support finding that high school's playing field, including its lights, was not a "nonclassroom facility," and thus school board could exempt lighting renovation for playing field from city's zoning ordinance, pursuant to this section allowing school district to render city zoning ordinance inapplicable to proposed use of property except when use is for "nonclassroom facilities." City of Santa Cruz v. Santa Cruz Schools Bd. of Educ. (App. 6 Dist. 1989) 258 Cal.Rptr. 101, 210 Cal. App.3d 1, modified.

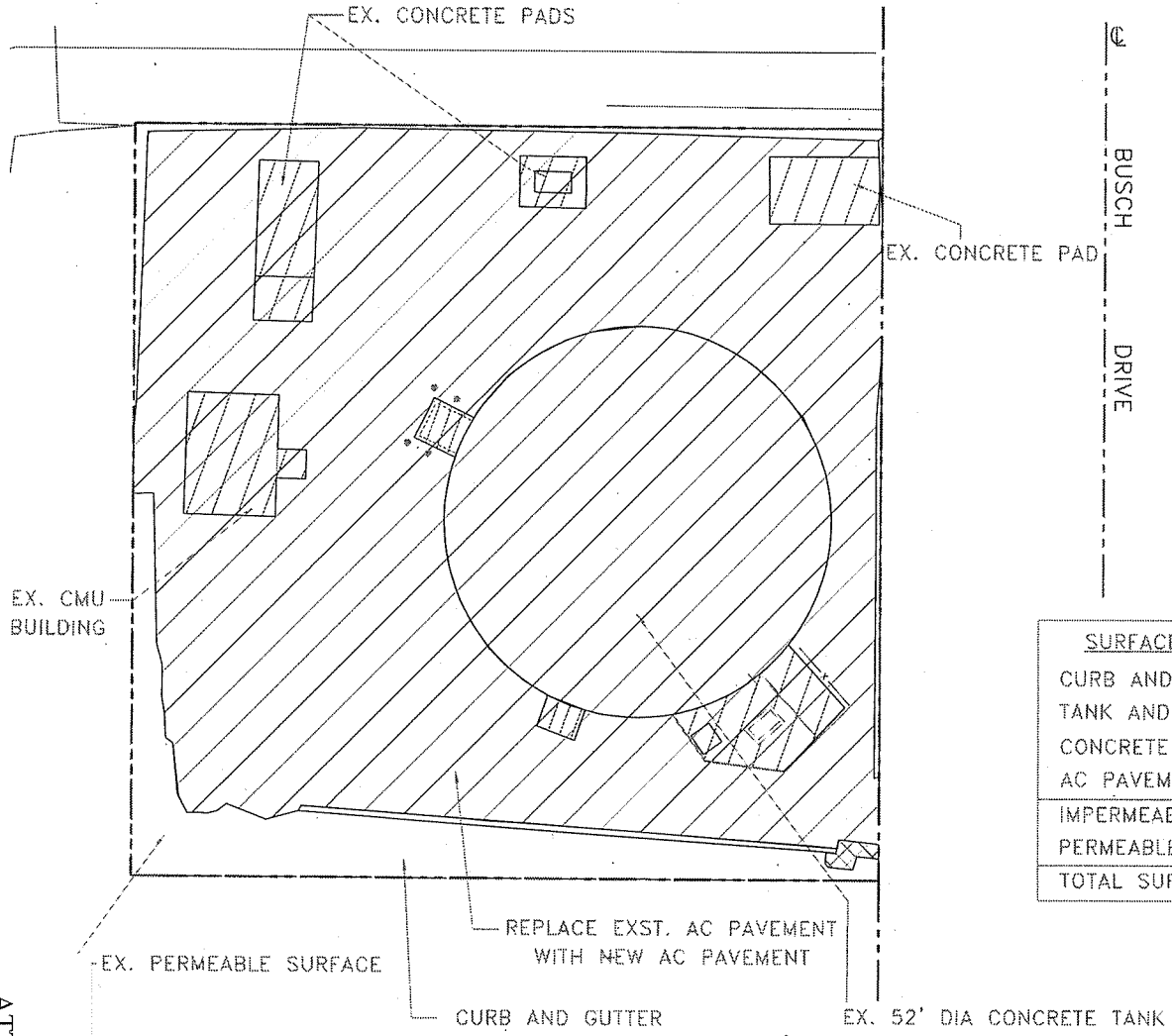
2. Review

Where school district selected site for continuation high school only after it had evaluated several alternative sites and had considered location, traffic conditions, etc., representatives of district had met with city's architectural control committee and reached an amicable compromise with regard to conditions imposed by planning commission, following city's denial of use permit district held meeting for purpose of hearing from those opposed to construction and city council's flat prohibition on construction was not shown to have been based on anything other than a blanket disapproval of concept of continuation high school, the district's adoption of resolution to exempt itself from zoning ordinance requirement of use permit to construct public school in residential area could not be found to be either arbitrary or capricious. City of Santa Clara v. Santa Clara Unified School Dist. (App. 1 Dist. 1971) 99 Cal.Rptr. 212, 22 Cal.App.3d 152.

§ 53095. Provisions of article as prevailing

The provisions of this article shall prevail over Sections 39004 and 81035 of the Education Code and over Section 65402 of the Government Code.

(Added by Stats.1959, c. 2110, p. 4909, § 1. Amended by Stats.1968, c. 449, p. 1068, § 60; Stats.1978, c. 380, p. 1146, § 62.)



SURFACE QUANTITIES	EXISTING	PROPOSED
CURB AND GUTTER	71.0 SF	580.0 SF
TANK AND RINGWALL/CMU BUILDING	2317.1 SF	3071.5 SF
CONCRETE PADS	639.2 SF	791.7 SF
AC PAVEMENT	5994.9 SF	4776.1 SF
IMPERMEABLE SURFACE	9022.1 SF	9219.2 SF
PERMEABLE SURFACE	977.9 SF	780.8 SF
TOTAL SURFACE	10000.0 SF	10000.0 SF

EXISTING IMPERMEABLE SURFACES EXHIBIT

SCALE: 1"=6'

DATE	INITIAL	DESCRIPTION

REVISIONS

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

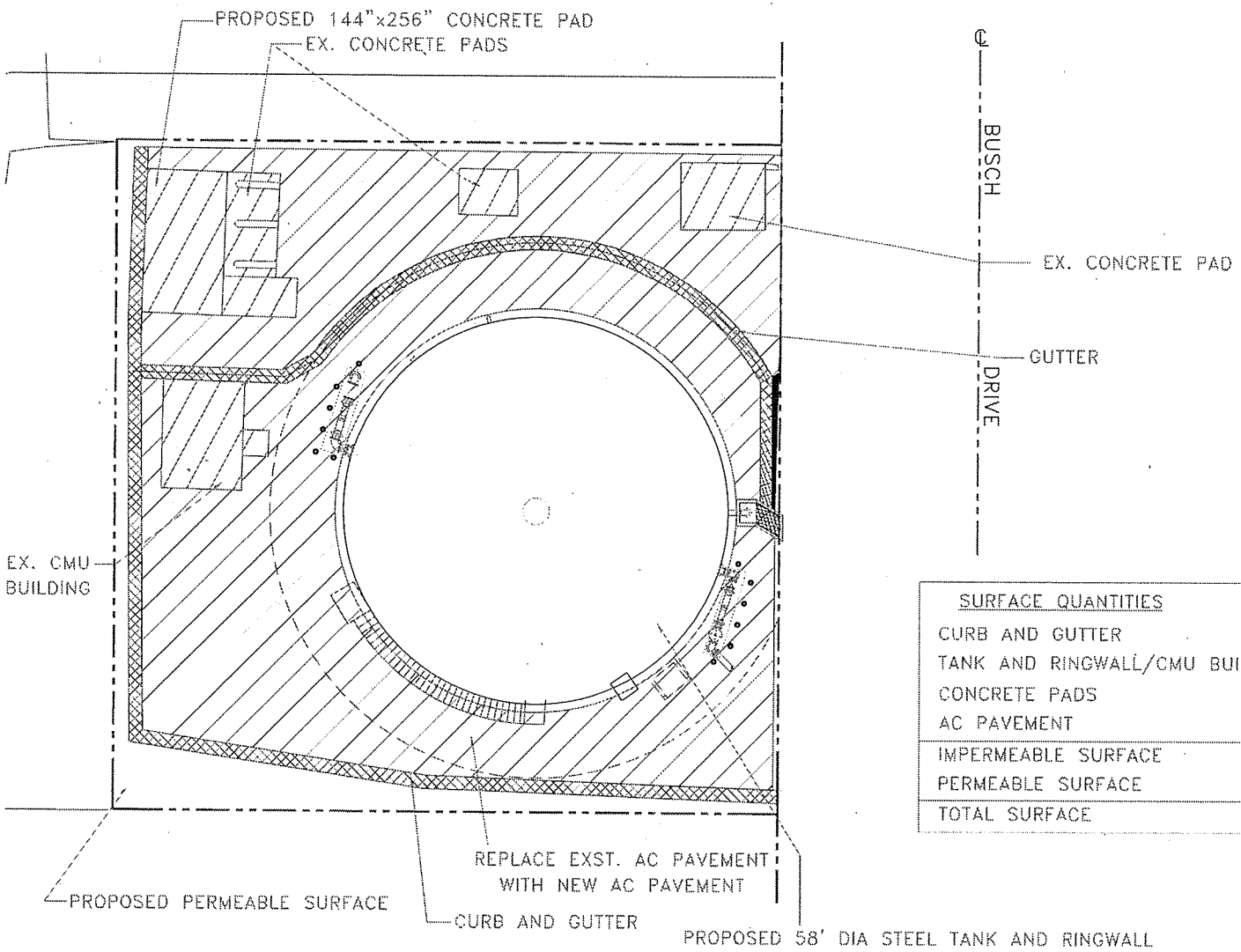
LOWER BUSCH TANK PROJECT

EXISTING IMPERMEABLE SURFACES EXHIBIT

PROJ WW02900018 | JOB NO. 15292111 | SPEC. WWD 29-610 | SHEET 1 OF 2

CAD FILE NAME | REVIEWED | BY

ATTACHMENT 3



SURFACE QUANTITIES	EXISTING	PROPOSED
CURB AND GUTTER	71.0 SF	580.0 SF
TANK AND RINGWALL/CMU BUILDING	2317.1 SF	3071.5 SF
CONCRETE PADS	639.2 SF	791.7 SF
AC PAVEMENT	5994.9 SF	4776.1 SF
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PERMEABLE SURFACE	977.9 SF	780.8 SF
TOTAL SURFACE	10000.0 SF	10000.0 SF

PROPOSED IMPERMEABLE SURFACES EXHIBIT

SCALE: 1"=8'

1 INCH = 8 FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

PROPOSED IMPERMEABLE SURFACES EXHIBIT

PROJ WW02900018 | JOB NO. Y5292111 | SPEC. WWD 29-610 | SHEET 2 OF 2

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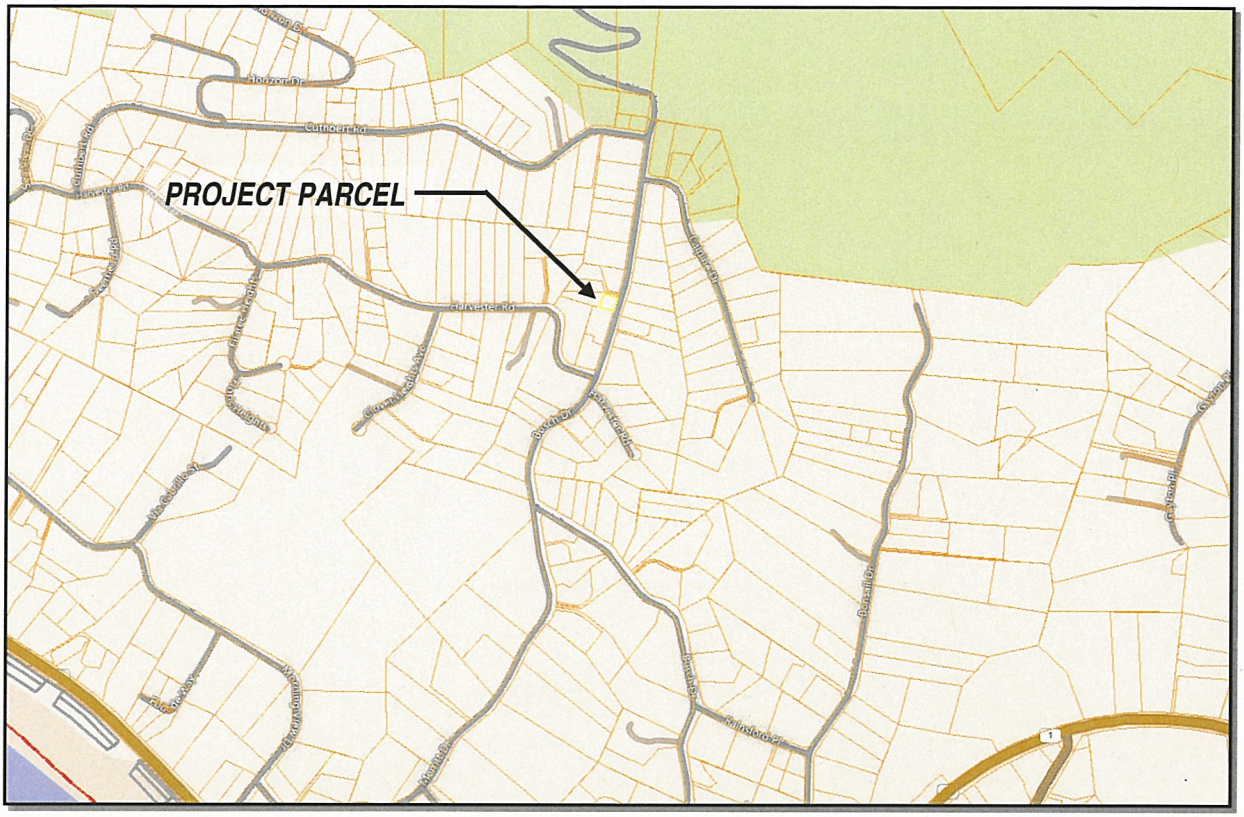
Vicinity Map



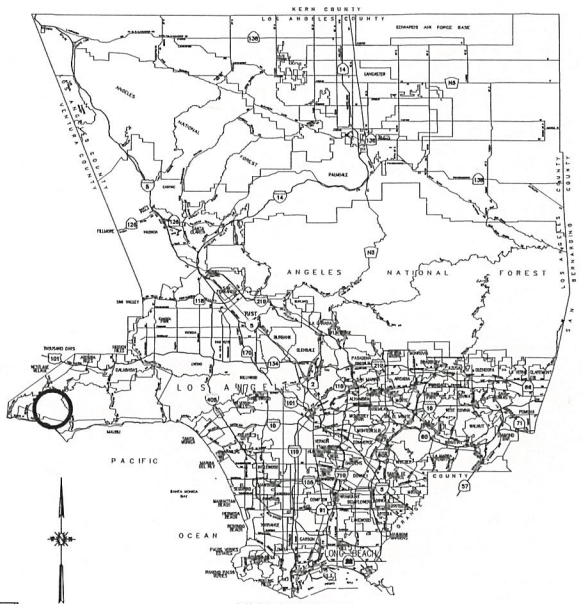
Aerial Photograph

ATTACHMENT 4

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

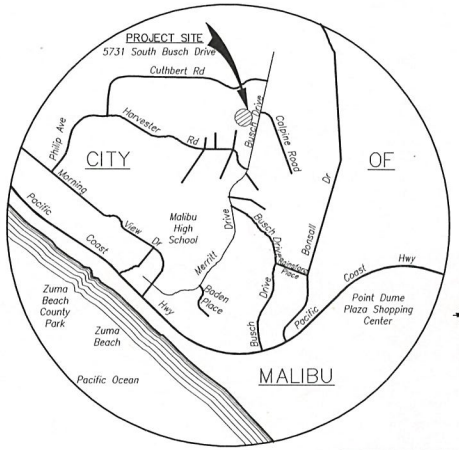
LOWER BUSCH
TANK PROJECT

WATERWORKS DISTRICT NO. 29, MALIBU



VICINITY MAP

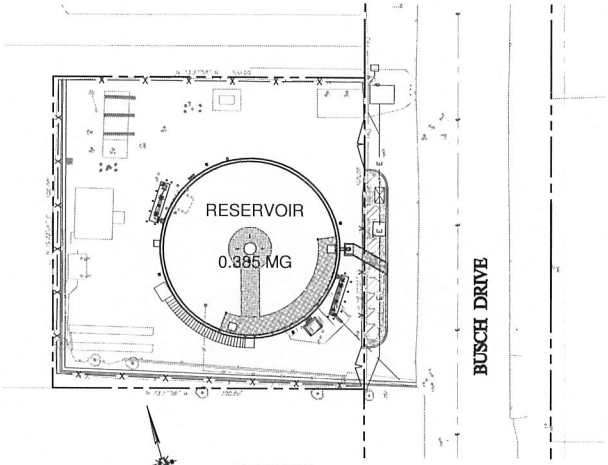
NTS



THOMAS GUIDE PAGE: 667 D1

LOCATION MAP

NTS



SITE MAP

NTS

SHEET INDEX

SHT. NO.	SHT. NO.	DESCRIPTION
1	T-1	TITLE SHEET, SHEET INDEX, VICINITY AND LOCATION MAPS
2	G-1	GENERAL CONSTRUCTION NOTES, ABBREVIATIONS, AND LEGEND
3	G-2	LIST OF MATERIALS
4	D-1	DEMOLITION PLAN
5	C-1	TEMPORARY UTILITY BYPASS PLAN
6	C-2	BYPASS CONNECTION DETAILS
7	C-3	TANK GRADING PLAN
8	C-4	SITE AND PIPING PLAN
9	C-5	PIPING CONNECTION DETAILS
10	C-6	RESERVOIR PLAN AND SECTIONS
11	C-7	RESERVOIR INLET/OUTLET PIPING PLAN, SECTIONS AND DETAILS
12	C-8	RESERVOIR FINISHED GRADING, PAVING, AND FENCING PLAN
13	C-9	PIPE JOINTS, HANDHOLE, AND MISCELLANEOUS DETAILS
14	C-10	RESERVOIR DETAILS
15	C-11	RESERVOIR DETAILS
16	E-1	ELECTRICAL ABBREVIATIONS, LEGENDS, AND RETAIL
17	E-2	ELECTRICAL SITE PLAN
18	E-3	ELECTRICAL PLAN
19	E-4	ELECTRICAL DETAILS
20	B-1	BORING LOGS 1-2
21	CP-1	PLAN AND ELEVATION
22	CP-2	CATHODIC PROTECTION DETAILS - I
23	CP-3	CATHODIC PROTECTION DETAILS - II
24	CP-4	CATHODIC PROTECTION DETAILS - III

STATISTICS

6-INCH BYPASS PIPING	109 LF
6-INCH PUMP DISCHARGE PIPING	75 LF
10-INCH INLET PIPING	56 LF
10-INCH PUMP SUCTION PIPING	13 LF
12-INCH OUTLET PIPING	79 LF
CURB AND GUTTER	203 LF
LONGITUDINAL GUTTER	109 LF
PAVEMENT	6,480 SF
PRESSURE ZONES	860, 470, 325
DISTRIBUTION MAP	LZ-30

REFERENCES

WATER MAIN SPECIFICATIONS: 29-424, 24-423, 29-701, 29-726

LOT DEPTH: 100' LOT WIDTH: 100'
MAX ALLOWABLE IMPERMEABLE COVERAGE: 10,000 SF
PROPOSED PERIMEABLE: 780.8 SF
PROPOSED IMPERMEABLE: 9,219.2 SF

	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	20 FT	8 FT
SIDE	10 FT	NORTH: 26 FT SOUTH: 16 FT
REAR	15 FT	34 FT

PROJECT DESCRIPTION:
PROJECT CONSISTS OF REPLACING THE EXISTING 300,000 GAL CONCRETE TANK WITH A NEW 385,000 GAL STEEL TANK TO MEET CURRENT DOMESTIC AND FIRE PROTECTION STANDARDS.

RECEIVED
DEC 22 2015
PLANNING DEPT.

GEOTECHNICAL CONSULTANT'S APPROVAL
THESE PLANS HAVE BEEN REVIEWED AND ARE ACCEPTABLE IN REGARDS TO SOIL CONDITION AND CONFORM TO THE RECOMMENDATIONS OF THE FOLLOWING SUPPORTIVE REPORT PREPARED BY NINYO & MOORE.
GEOTECHNICAL EVALUATION REPORT
LOWER BUSCH TANK PROJECT
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
CANNON JOB NUMBER 110706
MALIBU, LOS ANGELES COUNTY, CALIFORNIA
SPEC. WWD 29-610

BY: _____ GEOTECHNICAL/SOILS ENGINEER _____ DATE

COMPANY: NINYO & MOORE

FINAL SUBMITTAL

T-1

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811

Cannon
3429 Ocean Park Blvd., Suite 3040
Santa Monica, CA 90405
P 310.664.1166 F 310.664.0877
CA. PROJ. #: 110706

APPROVED
BY _____ ASSISTANT DEPUTY DIRECTOR _____ DATE

RECOMMENDED
BY _____ DATE
COUNTY OF LOS ANGELES

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL KIELBORN
NO. 70112
EXP. 9-30-14
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER _____ DATE 8-7-14

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

TITLE SHEET, SHEET INDEX, VICINITY AND LOCATION MAPS

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 1 OF 24

DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY
MK	JEP	110706	JEP

jr:/Civil/Construction Drawings/CE110706TS0001.dwg 10/10/2014 12:46:29 PM PDT

Attachment 5

GENERAL CONSTRUCTION NOTES:

1. ELEVATIONS SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) MALIBU 2008 ADJUSTMENT.
2. ALL FIELD BOOK REFERENCES ARE TO LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FIELD BOOKS, UNLESS OTHERWISE NOTED
3. THESE PLANS AND THIS LIST OF MATERIALS HAVE BEEN DETAILED FOR USE OF STEEL PIPE CEMENT MORTAR LINED AND COATED AS SHOWN. STEEL FITTINGS SHALL BE SCH 40. ALL VALVES SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 200 PSI, UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL APPLY TWO COATS OF PRIMER AND TWO FINISH COATS OF EXTERIOR PAINT TO FIRE HYDRANTS AND FLUSH-OUTS.
4. TRENCH WIDTH, BACKFILL, BEDDING, AND PIPE DEPTH OF COVER SHALL BE PER LACWWD STD. PLAN W-46. WITHIN THE TANK SITE, AND PER CITY OF LANCASTER TRENCH DETAIL EP-4 FOR ALL WORK WITHIN THE R/W
5. EARTH COVER OVER THE TOP OF THE PIPE AT FITTINGS IS CONTROLLED BY LARGEST PIPE OUTLET.
6. FOR THIS PROJECT THE PRIME CONTRACTOR LICENSE REQUIRED IS: CLASS "A". FOR PAINTING AND DECORATING LICENSE CLASS 33 IS REQUIRED
7. ALL NEW WORK SHALL BE TESTED, VALVE TO VALVE, AT 200 PSI FOR FOUR HOURS. CONTRACTOR SHALL DESIGN, FURNISH, AND INSTALL ANY NECESSARY THRUST BLOCKS IN ACCORDANCE WITH STANDARD W-21, UNLESS OTHERWISE NOTED
8. DISINFECTION. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO ASSURE SANITARY INSTALLATION ALL DIRT, RODENTS, INSECTS, ETC. SHALL BE KEPT AWAY FROM WATERWAY SURFACES ISOLATION VALVES SHALL BE KEPT CLOSED (EXCEPT DURING FILLING AND FLUSHING, WHEN VALVES SHALL BE OPERATED SO AS TO ASSURE FLOW TOWARD NEW DISCHARGE) AND SHALL BE LEFT CLOSED AT ALL OTHER TIMES UNTIL AFTER PRESSURE TEST, DISINFECTION FLUSHING, AND BACTERIOLOGICAL TEST HAVE BEEN PASSED. CONTRACTOR SHALL NOTIFY AGENCY 24 HOURS IN ADVANCE OF ANY OPERATION OF ISOLATION VALVES, WHICH SHALL BE OPERATED ONLY BY AGENCY PERSONNEL. AGENCY WILL ARRANGE FOR BACTERIOLOGICAL TEST SAMPLING OF NEW WATER MAINS UPON MINIMUM 24 HOURS NOTIFICATION BY CONTRACTOR AGENCY WILL ALSO ARRANGE FOR CONCURRENT BACTERIOLOGICAL TEST SAMPLING OF SUPPLY.
9. TEMPORARY WATER SERVICE FOR WATER SYSTEM CONSTRUCTION WILL BE FURNISHED TO THE CONTRACTOR BY THE AGENCY AS IT EXISTS ON THE SITE, AT NO COST TO THE CONTRACTOR.
10. INTERCONNECTIONS:
    - A. CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, 2 WORKING DAYS IN ADVANCE, THAT THEY ARE PREPARED WITH ALL LABOR, MATERIAL, EQUIPMENT, AND NECESSARY PRELIMINARY WORK TO MAKE THE CONNECTION THE AGENCY WILL MARK ON THE SURFACES, THE EXISTING WATER FACILITIES, AND PROVIDE OVERSIGHT. THE CONTRACTOR SHALL EXCAVATE, INSTALL CONNECTIONS, BACKFILL AND REPAIR DAMAGES
    - B. CONTRACTOR SHALL COMPLETELY INSTALL AND TEST NEW WATER MAIN IN ACCORDANCE WITH THE SPECIFICATIONS PRIOR TO MAKING THE INTERCONNECTION
    - C. CONTRACTOR SHALL REMOVE INTERFERING PORTIONS OF EXISTING WATER LINES, VALVES, FITTINGS, PLUGS, BLIND FLANGES, AND APPURTENANCES IN THE PRESENCE OF THE ENGINEER
    - D. AGENCY PERSONNEL WILL CLOSE EXISTING VALVES AS NEEDED.
    - E. CONTRACTOR SHALL NOTIFY ALL AFFECTED AGENCY CUSTOMERS AND THE FIRE DEPARTMENT NO LESS THAN 24 HOURS PRIOR TO THE LOSS OF SERVICE. MAXIMUM SHUTDOWN SHALL NOT EXCEED 3 HOURS.
11. CONTRACTOR SHALL TRANSPORT ANY MATERIAL SALVAGED, INCLUDING EXISTING CLA-VAL FROM THE EXISTING AGENCY WATER SYSTEM TO MALIBU FIELD OFFICE LOCATED AT 23533 CIVIC CENTER WAY, MALIBU, CA 90265. TEL: 310-317-1388.
12. PIPE LENGTHS WERE CALCULATED ON A HORIZONTAL OFFSET. PIPE LENGTH ADJUSTMENTS FOR JOGS, SLOPES, VALVES, AND FITTINGS HAVE NOT BEEN MADE.
13. BEFORE BACKFILLING THE TRENCH, ALL UNDERGROUND TRANSITION COUPLINGS, FLANGED ADAPTERS, AND STEEL SURFACES, UNLESS OTHERWISE NOTED, SHALL BE COATED WITH A 2-INCH MINIMUM THICKNESS OF 1,000 LB. CEMENT MORTAR (THREE (3) PARTS SAND TO ONE (1) PART PORTLAND CEMENT TO ONE (1) PART LIME).
14. THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, CLASS, PROTECTIVE LINING AND COATING, AND DEPTH OF THE EXISTING WATER MAIN AND SHALL BE RESPONSIBLE FOR MAKING THE PROPER CONNECTIONS.
15. LACWWD STD. PLAN W-50 SHALL BE FOLLOWED FOR WATER MAIN NEAR SEWERS. FOR OTHER FACILITIES, THE CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENTS AS REQUIRED TO MAINTAIN THE MINIMUM CLEARANCES BETWEEN THE PROPOSED PIPELINE AND EXISTING UTILITIES, VAULTS, MANHOLES, AND ANY OTHER SUBSURFACE STRUCTURE. THE PIPE SHALL BE CONSTRUCTED SO AS TO PROVIDE THE FOLLOWING CLEARANCES TO EXISTING OR OTHER PROPOSED UNDERGROUND CONDUITS OR STRUCTURES.
    - A. HORIZONTAL: 24-INCHES OUTSIDE-TO-OUTSIDE
    - B. VERTICAL: 12-INCHES OUTSIDE-TO-OUTSIDE
16. THE CONTRACTOR SHALL NOTIFY THE WATERWORKS DIVISION, BY TELEPHONE, AT LEAST 48 HOURS BEFORE STARTING ANY WORK ON THIS PROJECT.
17. WATER MAINS, VALVES, AND FITTINGS TO BE ABANDONED:
    - A. THE CONTRACTOR SHALL FURNISH ALL MATERIAL NEEDED FOR COMPLETE ABANDONMENT OF EXISTING WATER MAINS
    - B. THE WATER MAIN TO BE ABANDONED SHALL BE COMPLETELY DRAINED
    - C. APPROXIMATELY EVERY 250 FEET, A SECTION OF WATER MAIN SHALL BE REMOVED AND EACH END OF THE WATER MAIN TO BE ABANDONED SHALL BE CONCRETE SEALED PER STANDARD PLAN W-22
    - D. WHERE VALVES OR FITTINGS ARE REQUIRED TO BE REMOVED, THE EXISTING WATER MAIN OR FITTING TO REMAIN IN SERVICESHALL BE BLIND FLANGED OR PLUGGED AS INDICATED ON THE PLANS AND THRUST BLOCKS SHALL BE PROVIDED.
    - E. ALL VALVES ARE TO BE ABANDONED. VALVES LARGER THAN 2" IN DIAMETER SHALL BE REMOVED AND SALVAGED. THE VALVE BOX CAP SHALL ALSO BE SALVAGED AND THE VALVE BOX TOP SLEEVE AND BOTTOM SLEEVE SHALL BE REMOVED AND SCRAPED. THE REMAINING VOID SHALL BE FILLED WITH TYPE "A" BASE. IF THE VOID IS WITHIN THE PAVED STREET AREA THE VOID SHALL BE COMPACTED AND RESURFACED WITH AC PAVEMENT, IN SIDEWALK AREAS THE CONCRETE SIDEWALK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER.
    - F. ARV'S TO BE ABANDONED: SALVAGE AIR VALVES, ABOVE GROUND PIPE AND FITTINGS, AND STEEL COVERS. REMOVE THE CONCRETE BASE, CUT PIPING DOWN TO 2 FEET BELOW GROUND SURFACE, AND CRIMP. THE GROUND SURFACE SHALL BE GRADED LEVEL WITH THE SURROUNDING AREAS USING NATIVE MATERIAL.
18. AFTER CONSTRUCTION THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT PLANS OF THE WATER SYSTEM FOR THIS PROJECT.
19. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE BASED ON RECORDS FURNISHED BY UTILITY COMPANIES WATER SERVICE LOCATIONS ARE BASED ON APPROXIMATE LOCATIONS OF EXISTING METER BOXES IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. WHERE UNDER OR OVER CROSSINGS ARE SHOWN ON THE PLAN AND PROFILE SHEETS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPE AND FITTINGS REQUIRED TO AVOID THE UTILITIES
20. FLEXIBLE EXPANSION JOINTS ARE NOT PRESSURE BALANCED DURING PRESSURE TESTING OPERATIONS, THE CONTRACTOR SHALL INSTALL EXTERNAL JOINT RESTRAINTS IN STRICT ACCORDANCE WITH THE EXPANSION JOINT MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL DEFLECTED PIPE JOINTS AND FITTINGS SHALL BE WELDED, AND THRUST BLOCKS PROVIDED AS REQUIRED.
21. SERVICE LINE RECONNECTIONS, THE CONTRACTOR SHALL RECONNECT EXISTING WATER SERVICES TO THE NEW WATER MAIN WITH NEW SERVICE TAPS, CORPORATION STOPS, COPPER PIPE, BUSHINGS, AND FITTINGS AT THE EXISTING CORPORATION STOP, THE CONTRACTOR, IN THE PRESENCE OF THE ENGINEER, SHALL CUT AND CRIMP THE EXISTING SERVICE CONNECTION, REMOVE THE CORPORATION STOP, INSTALL A BRASS PLUG AT THE SERVICE OUTLET & COAT THE AREA WITH CONCRETE MORTAR THE EXISTING SERVICE LINE SHALL BE ABANDONED AND A NEW SERVICE CONNECTION SHALL BE, PER STANDARD PLANS W-5 & W-7, EXTENDED FROM THE NEW WATER MAIN TO THE EXISTING METER.
22. ONLY FLANGED (SOME SCREWED AND WELDED) FITTINGS ARE SHOWN FOR DOUBLE LINE PIPING. FITTINGS WITH OTHER END PATTERNS ARE SIMILAR. FOR SINGLE LINE DRAWINGS, FLANGED AND SCREWED JOINTS ARE SHOWN IDENTICAL.
23. ALL EXPOSED, EXTERIOR PIPE (2-INCH OR SMALLER) SHALL BE WRAPPED WITH INSULATING MATERIAL.
24. DESIGN CRITERIA BASED ON AWWA D-100-05 AND MATERIAL PROPERTIES/SPECIFICATIONS BASED ON SSPWC
25. LA COUNTY WATER WORKS CONTACT:
    MR. RON DEVERA
    23533 CIVIC CENTER WAY
    MALIBU, CA 90265
    PHONE: 310-456-6770
    EMAIL: rdevera@dpw lacounty gov

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- ABANDONED EXISTING WATER MAIN
- EXISTING SEWER AND MANHOLE
- EXISTING GAS LINE
- EXISTING FIBER OPTICS LINE
- EXISTING CREEK
- STREET CENTER LINE
- PROPERTY LINE
- EXISTING A.C. PAVING
- PROPOSED A.C. PAVING
- FUTURE STORM DRAIN
- EXISTING OVERHEAD WIRE
- EXISTING TANK OVERFLOW
- PROPOSED TANK OVERFLOW
- EXISTING FENCE
- PROPOSED FENCE
- FIRE HYDRANT 6" x 4" x 2 1/2" COMPLETE
- GATE VALVE: FLANGED-BELL, FLANGED, MECH JOINT, FLANGED-MECH JOINT, BELL
- BUTTERFLY VALVE: FLANGED-BELL, FLANGED, MECH JOINT, MECH JOINT-BELL
- EXISTING REDUCER: BELL-MECH JOINT, MECH JOINT, MECH JOINT-FLANGED, BELL-FLANGED, FLANGED
- NEW REDUCER: BELL-MECH JOINT, MECH JOINT, MECH JOINT-FLANGED, BELL-FLANGED, FLANGED
- TEE: ALL BELL, ALL MECH JOINT, MECH JOINT-FLANGED, FLANGED-MECH JOINT FLANGED, ALL FLANGED, BELL-FLANGED-BELL
- CROSS: ALL BELL, ALL MECH JOINT, ALL FLANGED, BELL-BELL-FLANGED
- ELBOW: ALL MECH JOINT, ALL BELL, BELL x FLANGE, ALL FLANGED
- DOMESTIC SERVICE CONNECTION & WATER METER
- EXISTING RIGHT OF WAY LINE (EXIST R/W)
- FUTURE RIGHT OF WAY LINE (FUTURE R/W)
- FLUSHOUT ASSEMBLY: 4" x 2 1/2" COMPLETE
- AIR AND VACUUM RELEASE VALVE ASSEMBLY
- ADAPTORS: BELL x FLANGE, BLIND FLANGE, MECH JT x FLANGE
- COUPLINGS: TRANSITION, FLEXIBLE FLANGED, D.I.P. TO D.I.P.
- MAX STATIC PR / FINISH GRADE ELEV — XX.X / XXXX.X
- UTILITY CROSSING CALLOUT
- EXISTING VALVE CALLOUT
- LIST OF MATERIALS ITEM CALLOUT NUMBER
- CONSTRUCTION NOTES CALLOUT NUMBER
- BORE CALL-OUT — B-1 = GEOTECH CONSULTANT BORE; CB-1 = COUNTY BORE; HB-1 = COUNTY HAND AUGER BORE

LIST OF ABBREVIATIONS

AC	ASPHALT CONCRETE
AWWA	AMERICAN WATER WORKS ASSOCIATION
AVE.	AVENUE
AVEK	ANTELOPE VALLEY-EAST KERN WATER AGENCY
BM	BENCHMARK
B/W	BOTH WAYS
CI	CAST IRON
CL.	CLASS
CML&C	CEMENT MORTAR LINED AND COATED
CO.	COUNTY/COMPANY
CS	COUNTY SURVEYOR
DIA.	DIAMETER
DI	DUCTILE IRON PIPE
DN	DOWN
D/S	DUCTILE IRON BODY AND COVER STAINLESS STEEL TRIM
DWG	DRAWING
ELEC.	ELECTRIC
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FD	FOUND
FL	FLOWLINE
FLG	FLANGED
FOC	FACE OF CURB
FS	FINISHED SURFACE
FT	FEET
GA.	GAGE
GM	GAS METER
GPM	GALLONS PER MINUTE
HWL	HIGH WATER LEVEL
INT	INTERSECTION
LACWWD	LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
LF	LINEAR FEET
MB	MAILBOX
MH	MANHOLE
MIN.	MINIMUM
MKD	MARKED
MKR	MARKER
MON.	MONUMENT
N	NORTH
NE	NORTHEAST
NO.	NUMBER
PB	PULLBOX
PED.	PEDESTAL
PP	POWER POLE
PRS	PRESSURE REGULATING STATION
PSI	POUNDS PER SQUARE INCH
PVT	PRIVATE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SPK	SPIKE
ST.	STREET
STA.	STATION
STD	STANDARD
STL	STEEL
ST.LT.	STREET LIGHT
SW	SOUTHWEST
TC	TOP OF CURB
TEL.	TELEPHONE
TOP	TOP OF PIPE
TSP	TRAFFIC SIGNAL POLE
TSPB	TRAFFIC SIGNAL PULLBOX
W	WEST/WATER
WM	WATER METER
WV	WATER VALVE
WWP	WORKING WATER PRESSURE

SURVEY INFORMATION:

RIGHT-OF-WAY BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A MAP "IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES" FILED IN BOOK 56 AT PAGE 14 OF RECORD OF SURVEYS ON FILE AT THE OFFICE OF THE RECORDER FOR LOS ANGELES COUNTY, AND A MAP "IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES" FILED IN BOOK 58 AT PAGE 28 OF RECORD OF SURVEYS ON FILE AT THE OFFICE OF THE RECORDER FOR LOS ANGELES COUNTY.

B.M. Y 11390 ELEV. 20.368

TAG IN THE N.E. CORNER OF A FIRE HYDRANT PAD LOCATED ON THE SHOULDER OF THE PACIFIC COAST HIGHWAY. ELEVATION=20.368 FEET.

MALIBU QUAD. 19 88 (2008 ADJ.)

PT NUMBER	NORTHING	EASTING	NGVD29 ELEV	DESCRIPTION
2039 CL INT CALPINE DR & BUSCH DR	1835211.47	6313719.91	369.506	FOUND 1" IP CONC PLUG & CO ENG TAG DN 6" PWFB 1204-660
2625 CL PI BUSCH DR*	1834526.72	6313609.69	327.9848	FOUND BT SPK & W DN 3" PWFB 1204-660

*PER DPW FIELD PAGE PWFB 1204-660
POINT 2625= OUR PT 1, THE ELEV IS 325.645

EASEMENT INFORMATION

EASEMENT: (100' X 100')

1. ITEM #54 OF DEED TO WATER RIGHTS AND EASEMENTS, RECORDED SEPTEMBER 20, 1948, AS DOCUMENT NO. 1704, IN BOOK 28303, PAGE 148 OF OFFICIAL RECORDS
2. ITEM#1 OF EASEMENT DEED, RECORDED JANUARY 6, 1971, AS DOCUMENT NO. 119 IN BOOK D4935, PAGE 479 OF OFFICIAL RECORDS.

PROPERTY INFORMATION

ADDRESS: 5723 BUSCH DRIVE
APN 4469-28-006
PROPERTY OWNER NAME: SERRA CANYON CO LTD
THOMAS GUIDE PAGE: 667 D1

FINAL SUBMITTAL

G-1

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER MICHAEL KIELBORN NO. 70112 EXP. 9-30-14 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER 8-7-14 DATE

Cannon
3470 Ocean Park Blvd., Suite 3040 Santa Monica, CA 90405
CA. PROJ. # 110706

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

GENERAL CONSTRUCTION NOTES, ABBREVIATIONS, AND LEGEND

PROJ WWD2900018 | JOB NO. Y5292111 | SPEC. WWD 29-610 | SHEET 2 OF 24

DRAFTER MAC | DESIGNER MK | CHECKER JEP | CADD FILE NAME 110706 | REVIEWED BY JEP

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MATERIAL LIST:

1. 10" STL BLIND FLANGE, SCH. 40.
2. 6" VICTAULIC ABOVE-GROUND BYPASS PIPING. PER DETAILS 1 AND 2 ON SHEET 6
3. EXISTING CONDUIT PULL BOX.
4. EXISTING 1-4" PVC SCH 80 CONDUIT FOR OVERHEAD HIGH VOLTAGE LINES, PER SCE TRENCH DETAIL ON SHEET 19.
5. EXISTING 72"X94" SCE TRANSFORMER CONCRETE PAD AND EDICON CHANGES.
6. 6" STL STD WT PIPE, CML & CMC, CL F FLG.
7. 12" X 6" STL REDUCER, FLG X FLG, CL F FLG.
8. 6"-45° STL BEND, FLG X FLG, CML & CMC, CL F FLG.
9. 6"X6"X4" STL TEE, FLG X FLG.
10. 6"-90° STL BEND, FLG X FLG.
11. TEMPORARY 6" STD WT STL PIPE, ABOVE GROUND, VICTAULIC STYLE 177 W/ EHP GASKETS. STYLE 741 FLANGE ADAPTER, IF REQUIRED.
12. 4" GATE VALVE, FLG X FLG, WWP 150 PSI.
13. 10" STD WT STL PIPE, CML & CMC.
14. 10"-45° STL BEND, FLG X FLG.
15. 10" X 10" STL TEE, FLG X FLG.
16. 10" GATE VALVE, FLG X FLG, WWP 150 PSI
17. 12" STD WT STL PIPE, CML & CMC.
18. 12"-45° STL BEND, FLG X FLG.
19. 12" STL TEE, FLG X FLG.
20. 12" GATE VALVE, FLG X FLG, WWP 150 PSI.
21. 12" X 10" STL REDUCER, FLG X FLG.
22. INSULATING FLANGE GASKET, STL TO DUCTILE IRON PIPE.
23. 10" - 90° STL BEND, CML AND EPOXY, COATED CL D FLG, FLG X FLG.
24. 10" DOUBLE BALL FLEXIBLE EXPANSION JOINT, FLG X FLG, 12" EXPANSION
25. ADJUSTABLE PIPE SUPPORT, PER LACWWD STD PLAN W-17. OMIT ANCHOR BOLTS AND STEEL TIEDOWNS AS SHOWN
26. 12" CHECK VALVE, APCO S-600 SLANT DISK, STAINLESS STEEL DISC.
27. 12" Ø 0.25" WALL STL PIPE, EPOXY LINED AND PAINTED TO MATCH EXTERIOR OF RESERVIOR.
28. 12" STEEL SHELL NOZZLE, PER AWWA D-100 STANDARDS.
29. 12" - 90° STL BEND, CML AND EPOXY, COATED CL D FLG, FLG X FLG.
30. 12" PRESSURE BALANCE DOUBLE BALL FLEXIBLE EXPANSION JOINT, FLG X FLG, 12" EXPANSION
31. 12" Ø 0.25" WALL STL PIPE, EPOXY LINED AND PAINTED TO MATCH EXTERIOR OF RESERVIOR.
32. 10" ALTITUDE VALVE, CLA-VAL MODEL NO. 210-65SPYKG DS 150 LB FLG X FLG ONE WAY FLOW W/ CHECK VALVE.
33. 12'L X 3'W X 12" THICK CONCRETE SLAB W/ #4 @18" O.C. B/W.
34. 12'-6"L X 2'-6"W X 12" THICK CONCRETE SLAB W/ #4 @18" O.C. B/W.
35. 4" PERFORATED DRAIN PIPE, SCH. 40 PVC, SLOPE TO DRAIN TO CONCRETE SPLASH PAD.
36. 10" STEEL SHELL NOZZLE, PER AWWA D-100 STANDARDS
37. BARRICADE POST PER LACWWD STD PLAN W-14.
38. WELD GUSSET PLATE TO REINFORCEMENT PLATE PER DETAIL 4/14 TYP.
39. RESERVOIR FOUNDATION, PER RINGWALL FOUNDATION SECTION B/10 TYP.
40. 48" DIA. MIN. CENTER ROOF VENT PER STD. PLAN W-31.
41. COUNTER CLOCKWISE SPIRAL STAIRWAY PER LACWWD STD DETAIL W-24 W/SOLID SHEET METAL ENCLOSURE. PER DETAIL 1, SHEET 10.
42. HAND RAIL, 45" HIGH PER LACWWD STD PLAN W-24. HANDRAIL SHALL EXTEND A MINIMUM DISTANCE OF 6 FEET BEYOND ANY OPENING.
43. 36" X 36" CLEAR ROOF ACCESS HATCH PER STD. PLAN W-27.
44. 36" DIA. SHELL BOLTED ACCESS HOLE PER STD. PLAN W-28, STYLE B.
45. LEVEL TRANSMITTER WITH ENCLOSURE PER DETAIL 1/14
46. 10" DIA. OVERFLOW ASSEMBLY, STL., EPOXY LINED AND COATED, SEE DETAIL 2/15
47. 36" X 48" CLEAN OUT DOOR, PER SECTION A/15
48. 1" STL. COUPLING FOR SAMPLING TAP, SCH 80 WITH 3/4" BRONZE BALL VALVE 3/4"-90° BEND, SEE DETAIL 4/15
49. GROUNDING PLATE 4" X 4" X 1/4", WELD 1'-6" ABOVE RINGWALL, SEE ELECTRICAL SHEET E4
50. 4-FALL PROTECTION ANCHORS PER DETAIL 1/15
51. BARRICADE POST PER STD PLAN W-14
52. 48" X 60" SPLASH PAD, PER DETAIL 5/15
53. 6' MINIMUM WIDE ANTI SKID SURFACE
54. INTERIOR LADDER PER STD. PLAN W-26.
55. SOLAR BEE CIRCULATOR PER MODEL SB1250PWv18
56. SOLAR PANEL WITH POWER CONNECTION TO MIXING SYSTEM
57. 1" COPPER WATER SERVICE FROM 470 PZ, CONNECTION PER STD PLAN W-36
58. 6"-45° STL BEND, FLG X FLG, CL F FLG, CML AND EPOXY COATED
59. 36" X 48" CONCRETE SPLASH PAD WITH ENERGY DISSIPATING RIP-RAP PER DETAIL 6/15 TYP.
60. 1" THREADED ISOLATION BALL VALVE
61. CONSTRUCT 4" A.C. PAVEMENT OVER 8" CRUSHED AGGREGATE BASE. C2 PG 64-10 MIX
62. CONSTRUCT 12'-0" X 21'-4" REINFORCED CONCRETE PAD. CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN IN ACCORDANCE WITH 2.5.3
63. CONSTRUCT CONCRETE 6" CURB AND 18" GUTTER PER APWA STD PLAN 120.2
64. 24" LONGITUDINAL GUTTER PER SPPWC STD PLAN 122.2, MODIFIED PER DETAIL HEREON
65. DOUBLE SWING CHAIN LINK GATE PER DOOR PER SPPWC STD PLAN 600.3. "DRIVE GATE"
66. 10" - 90° STL BEND, CML & C, CL D, FLG X FLG.
67. 12" - 90° STL BEND, CML & C, CL D, FLG X FLG.
68. TANK NAMEPLATE AND MOUNTING BRACKET. INSTALL ABOVE ACCESS HOLE.
69. CONCRETE THRUST BLOCK PER LACWWD STD PLAN W-21.
70. CONSTRUCT 6' CHAIN LINK FENCE WITH BARBED WIRE PER LACWWD STD PLAN W-23 AND CITY OF IRAN BUILDING COASTAL PROGRAM LIP REQUIREMENTS 3.5.3. INSERTED PLASTIC SLATS SHALL BE 42" FACING THE STREET, AND 8' HIGH ON OTHER 3 SIDES. FENCE SLATS SHALL MATCH TANK COLOR.
71. 6"-45° STL BEND, FLG X FLG, CL D FLG.
72. SEISMIC RESTRAINT TIE-DOWN SYSTEM ANCHORED TO CONCRETE SLAB. CONTRACTOR TO PROVIDE STRUCTURAL DESIGN PER MANUFACTURER PRIOR TO CONSTRUCTING.
73. **6" STL TEE, FLG X FLG.**
74. **10" X 6" STL REDUCING ELBOW, FLG X FLG. ROTATE 45° UP.**
75. EXISTING 48" X 54" SCE TRANSFORMER CONCRETE PAD.
76. **TEMPORARY 4" PVC OVERFLOW DRAIN PIPE.**
77. **4" FLEX HOSE W/ CAMLOCK FITTINGS.**
78. **THRUST BLOCK PER LACWWD STD. PLAN W-21.**
79. 6" MOW STRIP PER DETAILS ON SHEET 13
80. 4" FLG W/ MALE CAMLOCK FITTING

FINAL SUBMITTAL

G-2

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER MICHAEL KILLEEN NO. 70112 EXP. 12-31-14 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER 8-7-14 DATE

Cannon

3420 Ocean Park Blvd. Suite 3040
Santa Monica, CA 90405
P 310.664.1106 F 310.664.9677

CA. PROJ. #: 110706

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

LIST OF MATERIALS

PROJ. WWD2900018	JOB NO. Y3292111	SPEC. WWD 29-610	SHEET 3 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED
MAC	MK	JEP	110706	BY JEP

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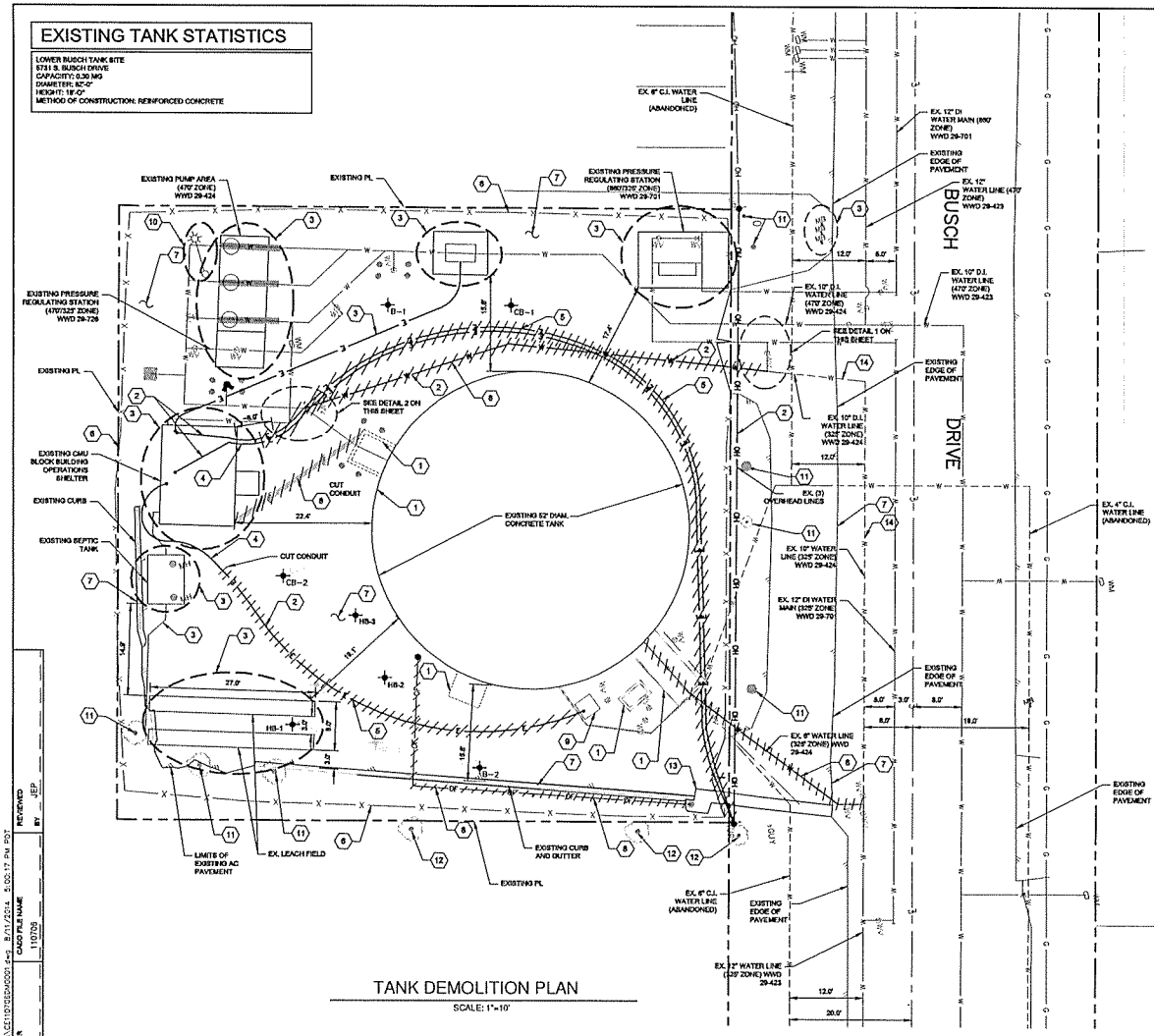
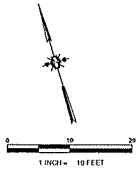
EXISTING TANK STATISTICS

LOWER BUSCH TANK SITE
6751 S. BUSCH DRIVE
CAPACITY: 0.30 MG
DIAMETER: 62'-0"
HEIGHT: 18'-0"
METHOD OF CONSTRUCTION: REINFORCED CONCRETE



TANK DEMOLITION PLAN
SCALE: 1"=10'



MATERIAL LIST:

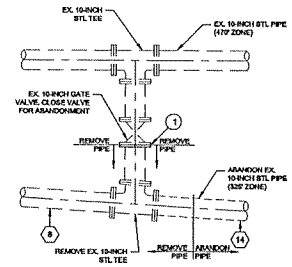
1. 10" STL BLIND FLANGE, SCH. 40.

CONSTRUCTION NOTES:

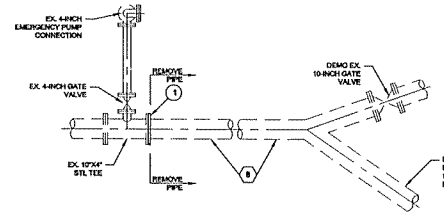
1. REMOVE EXISTING 52'ø TANK AND APPURTENANCES.
2. SEE UTILITY BYPASS PLAN, SHEET 5.
3. PROTECT IN PLACE.
4. EXISTING SCE AND PHONE CO. CONDUITS AND CABLE. REMOVE CONDUITS TO APPROXIMATELY 6'-0" IN FRONT OF ELECTRICAL BUILDING. CONDUITS FROM BUILDING TO THIS POINT SHALL REMAIN AND BE REUSED. CONTRACTOR SHALL COORDINATE REMOVAL OF CONDUITS AND CABLES WITH UTILITY COMPANIES. SCE CONDUITS AND CABLES SHALL BE REMOVED ONLY AFTER NEW SCE CONDUITS ARE INSTALLED. CONTRACTOR SHALL COORDINATE ELECTRICAL CHANGE OVER WITH SCE AND COUNTY. CONTRACTOR SHALL MINIMIZE ELECTRICAL OUTAGE TO SITE TO ONE DAY.
5. CUT EXISTING CONDUITS AND WIRE 6 FT FROM EASTERLY BUILDING WALL AND REMOVE. ANY CONDUIT AND WIRE PAST 6 FT SHALL BE REMOVED.
6. REMOVE EXISTING CHAIN LINK FENCE AND GATES.
7. REMOVE ALL EXISTING ASPHALT, CURB AND GUTTER INSIDE PROPERTY AND FROM PROPERTY LINE (PL) TO EDGE OF PAVEMENT (EP).
8. REMOVE EXISTING BURIED PIPING TO LIMITS SHOWN.
9. REMOVE EXISTING TELEMETRY CABINET.
10. REMOVE EXISTING LIGHT POLE.
11. REMOVE EXISTING TREE AND STUMP
12. AGENCY TO TRIM EXISTING TREES.
13. REMOVE EXISTING CONCRETE SWALE.
14. ABANDON PIPE, PLUG AND CAP IN PLACE.

NOTES:

1. CONTRACTOR SHALL LOCATE AND CLOSE ALL VALVES PRIOR TO DEMO.
2. EXISTING TANK ROOF AND PIPING SHALL BE REMOVED AND DISPOSED OF PROPERLY. SEE LEAD AND ASBESTOS TEST INFO FOR ADDITIONAL INFO.
3. TANK FOUNDATION IS APPROXIMATELY 8' BELOW GRADE. REMOVE EXISTING TANK AND FOUNDATION AND SCARIFY SUBGRADE PRIOR TO REPLACEMENT OF BACKFILL.
4. CONTRACTOR SHALL USE PRECAUTION WHEN USING HEAVY EQUIPMENT (RIGGING, CRANES, ETC.) IN REDUCED/CONFINED SPACES.
5. HAUL OFF ALL EXISTING ASPHALT AND DEBRIS ON SITE.
6. CONTRACTOR SHALL USE PRECAUTION WHEN REMOVING ELECTRICAL CONDUIT IN ORDER TO NOT DISTURB EXISTING LEACH FIELD.
7. IF CONTAMINATED SOIL IS FOUND NEAR LEACH FIELD, THE CONTRACTOR IS TO REFER TO SPECIFICATION SECTION G FOR INSTRUCTIONS ON HOW TO PROPERLY DEAL WITH SOIL.



DEMO DETAIL 1/4
NOT TO SCALE



DEMO DETAIL 2/4
NOT TO SCALE

CONSTRUCTION SEQUENCING:

1. REMOVE EXISTING TREES.
2. REMOVE ASPHALT
3. CONSTRUCT CONCRETE SLAB FOR TEMPORARY TANKS.
4. RELOCATE TEMP. TANKS FROM HUME TANK SITE.
5. CONSTRUCT BYPASS PIPING TO PUMP STATION, SEE SHEET 8
6. TAKE TANK OUT OF SERVICE
7. CONSTRUCT BYPASS ELECTRICAL, SEE SHEET 17
8. DEMO HAZARDOUS WASTE
9. DEMO TANK
10. DEMO UTILITIES
11. DEMO FENCE

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY
MAC	MK	JEP	110705	JEP

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DATE	INITIAL	DESCRIPTION

REVISIONS

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FINAL SUBMITTAL

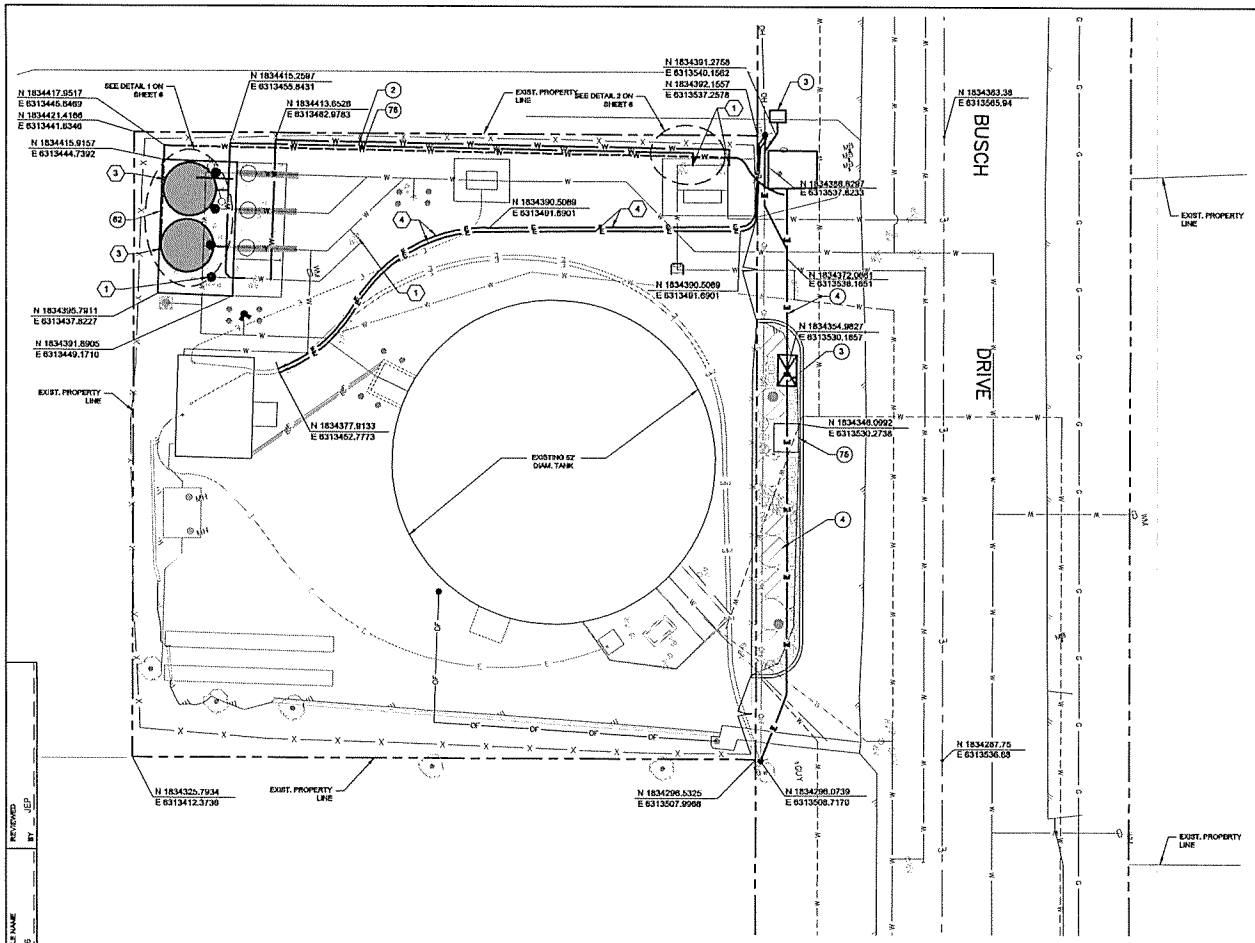
D-1

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

DEMOLITION PLAN

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 4 OF 24



UTILITY BYPASS PLAN

SCALE: 1"=10'

MATERIALS LIST:

(2) 6" VICTAULIC ABOVE-GROUND BYPASS PIPING. PER DETAILS 1 AND 2 ON SHEET 6

(3) EXISTING CONDUIT PULL BOX.

(4) EXISTING 1-4" PVC SCH 80 CONDUIT FOR OVERHEAD HIGH VOLTAGE LINES, PER SCE TRENCH DETAIL ON SHEET 19.

(5) EXISTING 72"X94" SCE TRANSFORMER CONCRETE PAD AND EDISON GUARDS.

(62) CONSTRUCT 12'-0" X 21'-4" REINFORCED CONCRETE PAD. CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN IN ACCORDANCE WITH 2-8.3.

(76) EXISTING 48" X 64" SCE TRANSFORMER CONCRETE PAD.

(76) TEMPORARY 4" PVC OVERFLOW DRAIN PIPE.

CONSTRUCTION NOTES

(1) ISOLATE GATE VALVES TO INSTALL BYPASS PIPING.

(2) AGENCY AND SOUTHERN CALIFORNIA EDISON RELOCATED AND BURIED (3) EXISTING OVERHEAD HIGH VOLTAGE POWER LINES AND INSTALLED TRANSFORMER PAD AND PULL BOX. NEXT G, VERIZON, AND OTHER OVERHEAD LINES WILL REMAIN IN PLACE. CONTRACTOR TO INSTALL PROTECTIVE "BLANKET" OR OTHER SAFETY MEASURES TO PROTECT EXISTING UTILITIES IN PLACE DURING SITE CONSTRUCTION"

(3) TEMPORARY STORAGE TANKS TO BE RELOCATED FROM HUME TANK SITE (21737 AZURELEE ROAD, MALIBU, CA).

(4) PERMANENT ELECTRICAL CONDUITS TO BE INSTALLED SHALL ALSO BE USED FOR BYPASS PURPOSES, SEE ELECTRICAL SHEET E-2.

1 INCH = 10 FEET

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY
MAC	NR	JEP	110706	JEP

DATE	INITIAL	DESCRIPTION

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C-1

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

TEMPORARY UTILITY BYPASS PLAN

PROJ. WWD2900018	JOB NO. Y5292111	SPEC. WWD 29-610	SHEET 5 OF 24

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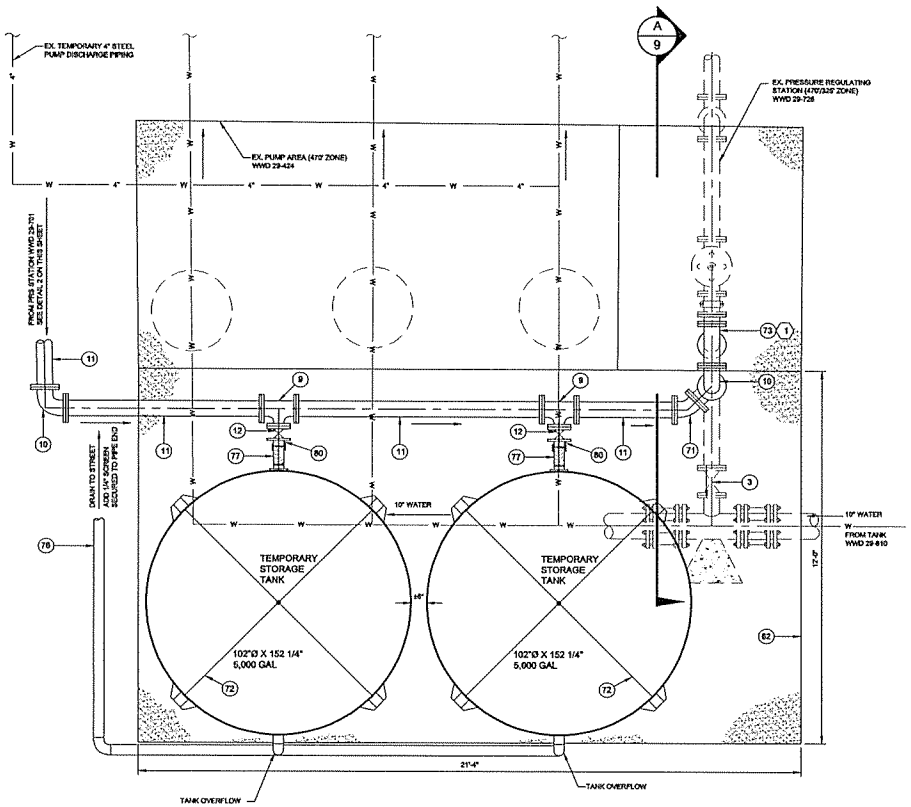
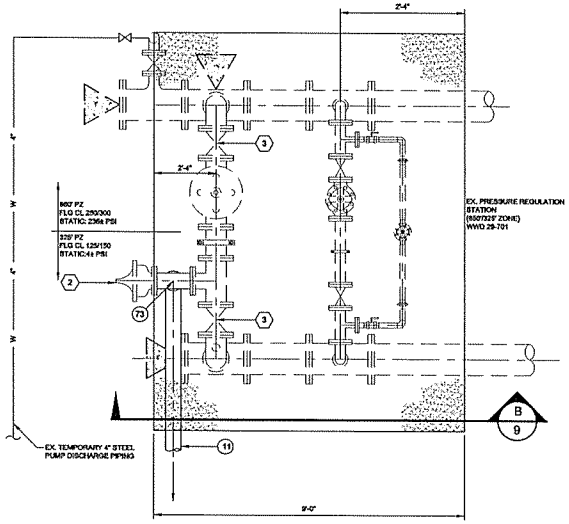


TEMPORARY STORAGE TANKS CONNECTION DETAIL (1/6)
1/2" = 1'-0"



TEMPORARY BYPASS PIPING CONNECTION DETAIL (2/6)
1/2" = 1'-0"

MATERIALS LIST:

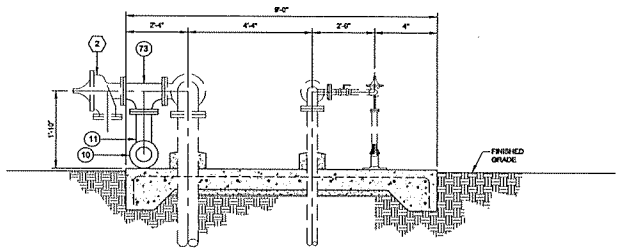
- (9) 6"x8"X4" STL TEE, FLG X FLG.
- (10) 6"-90° STL BEND, FLG X FLG.
- (11) TEMPORARY 6" STD WT STL PIPE, ABOVE GROUND, VICTAULIC STYLE 177 W/ EHP GASKETS. STYLE 741 FLANGE ADAPTER, IF REQUIRED.
- (12) 4" GATE VALVE, FLG X FLG, WWP 150 PSI.
- (71) 6"-45° STL BEND, FLG X FLG, CL D FLG.
- (62) CONSTRUCT 12'-0" X 21'-4" REINFORCED CONCRETE PAD. CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN IN ACCORDANCE WITH 2-6.3.
- (72) SEISMIC RESTRAINT TIE-DOWN SYSTEM ANCHORED TO CONCRETE SLAB. CONTRACTOR TO PROVIDE STRUCTURAL DESIGN PER MANUFACTURER PRIOR TO CONSTRUCTING.
- (73) 6" STL TEE, FLG X FLG.
- (76) TEMPORARY 4" PVC OVERFLOW DRAIN PIPE.
- (77) 4" FLEX HOSE W/ CAMLOCK FITTINGS.
- (80) 4" FLG W/ MALE CAMLOCK FITTING

CONSTRUCTION NOTES

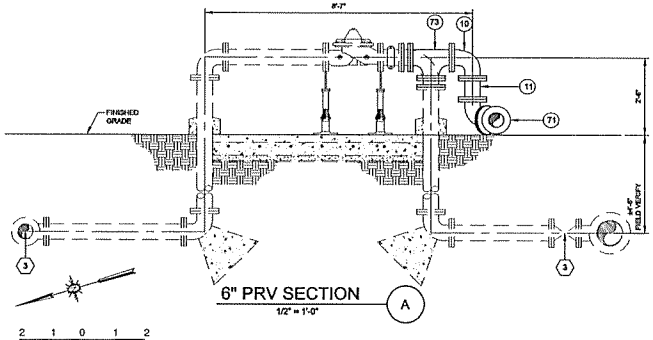
1. REMOVE EXISTING 6"-90° STL BEND AND INSTALL (73)
2. REMOVE AND RELOCATE EXISTING 8" PRV AS SHOWN ON THIS SHEET.
3. ISOLATE GATE VALVES TO INSTALL BYPASS PIPING.

NOTES

1. TEMPORARY PIPING MUST BE SALVAGED TO FIELD YARD.



SECTION (B)
1/2" = 1'-0"



6" PRV SECTION (A)
1/2" = 1'-0"

1/2"=1'-0"
SCALE 2 1 0 1 2 FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

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COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

BYPASS CONNECTION DETAILS

FINAL SUBMITTAL — C-2

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 6 OF 24

DRAWN	DESIGNED	CHECKED	CADD FILE NAME	REVIEWED
MAC	MAC	JEP	110706	BY JEP

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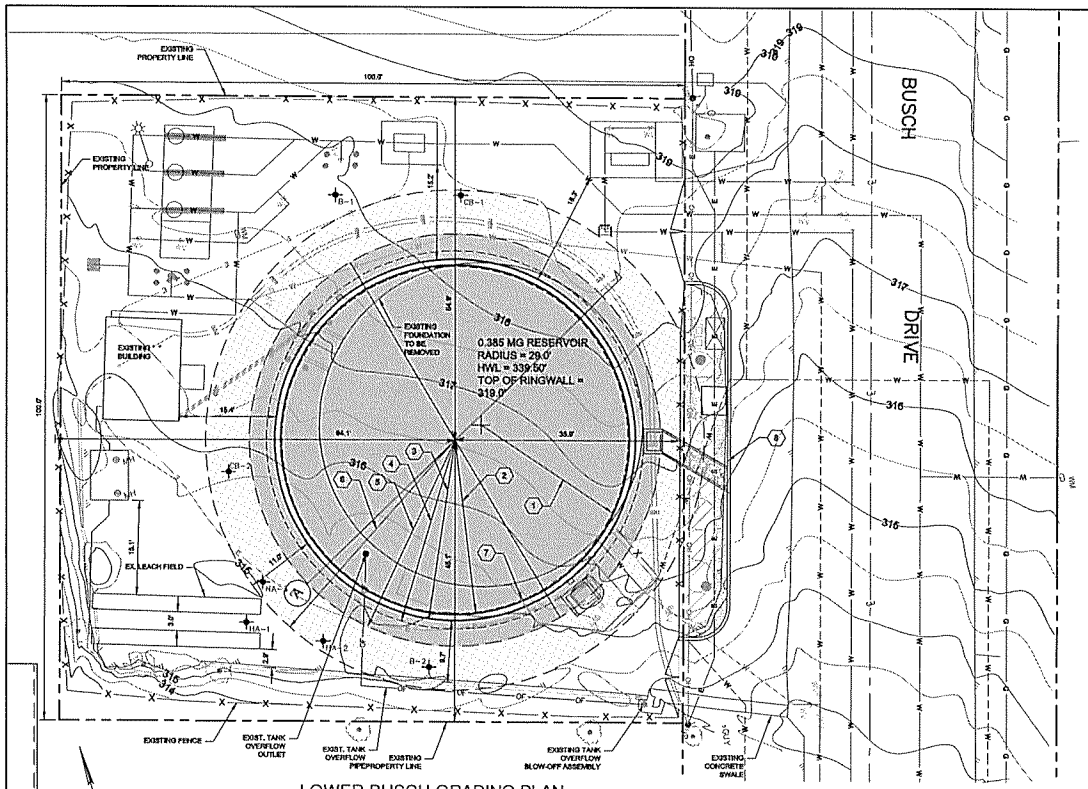
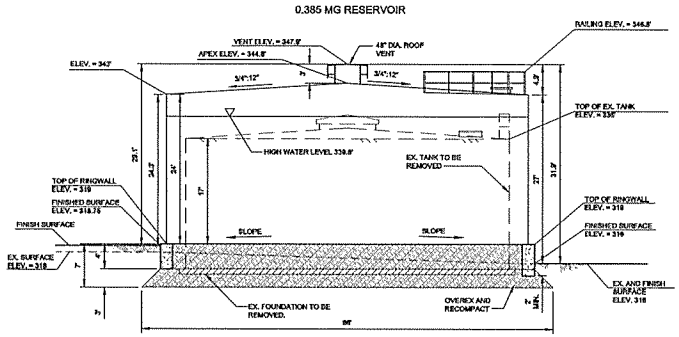


LOWER BUSCH GRADING PLAN

SCALE: 1"=10'

1 INCH = 10 FEET



TANK SECTION (A)

1" = 10'

LEGEND

- OVEREXCAVATION AND RECOMPACTION ZONE
- LIMITS OF GRADING OPERATIONS

EARTHWORK QUANTITIES

CUT "EXPORT"	290 CY
FILL "IMPORT"	686 CY

CONSTRUCTION NOTES:

1. EXISTING TANK RADIUS = 29'.
2. NEW RINGWALL INTERIOR RADIUS = 29'.
3. NEW TANK RADIUS = 29'.
4. NEW RINGWALL OUTSIDE RADIUS = 30'.
5. OVEREXCAVATION AND RECOMPACTION LIMITS RADIUS = 37' (7' BEYOND RINGWALL AT A 1:1 SLOPE)
6. GRADING LIMITS RADIUS = 40'.
7. MINIMUM BURIED DEPTH OF RINGWALL = 2'.
8. LANDSCAPE PLAN BY OTHERS.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES IN PLACE THAT ARE OUTSIDE OF THE GRADING LIMITS.
2. REFER TO DEMOLITION AND BYPASS PLAN SHEETS FOR REMOVAL OF UTILITY CONFLICTS DURING GRADING OPERATIONS.
3. THE SOILS ENGINEER OF RECORD WILL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE STEEL OR CONCRETE IS PLACED. THE CONTRACTOR SHALL NOT PLACE ANY MATERIALS FOR THE NEW FOUNDATION WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
4. AS REFERENCED, THE AGENCY, SHALL INCLUDE THE DESIGN ENGINEER AND THEIR GEOTECHNICAL CONSULTANT.

GEOTECHNICAL REQUIREMENTS

1. GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY NINYO & MOORE, DATED APRIL 25, 2012.
2. ABANDONED BURIED STRUCTURES ASSOCIATED WITH THE EXISTING TANK SHALL BE REMOVED AND THE SITE SHALL BE CLEARED OF ABANDONED UTILITIES. THE SITE SHALL ALSO BE STRIPPED OF VEGETATION, ORGANICS, AND ANY LOOSE, WET, OR OTHERWISE UNSTABLE SOILS. MATERIALS GENERATED FROM THE CLEARING OPERATIONS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF AT A LEGAL DUMP SITE. OBSTRUCTIONS THAT EXTEND BELOW FINISHED GRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
3. PREPARATION OF THE SUBGRADE SOILS FOR THE NEW TANK SHALL INCLUDE REMEDIAL EXCAVATION AND RECOMPACTION. THE EXCAVATION AND RECOMPACTION WORK SHALL CONSIST OF: 1) REMOVING EXISTING ON-SITE SOIL TO A DEPTH OF APPROXIMATELY 3 FEET BELOW THE BEARING LEVEL OF THE NEW FOUNDATIONS, OR TO THE BEARING LEVEL OF THE EXISTING FOUNDATIONS (TO BE REMOVED), WHICHEVER IS DEEPER; 2) SCARIFYING, MOISTURE CONDITIONING, AND COMPACTING THE UPPER 8 INCHES OF EXPOSED SUBGRADE SOILS TO 90 PERCENT RELATIVE COMPACTION PER ASTM D 1557; AND 3) REPLACING WITH GRANULAR FILL COMPACTED TO 95 PERCENT RELATIVE COMPACTION PER ASTM D 1557. THE APPROPRIATE DEPTH OF REMOVAL SHALL BE EVALUATED IN THE FIELD DURING CONSTRUCTION BY THE AGENCY. THE LATERAL LIMITS OF REMOVAL SHALL EXTEND BEYOND THE FOOTPRINT OF THE NEW TANK SUFFICIENT TO PROVIDE A 1:1 (HORIZONTAL TO VERTICAL) PRISM OF COMPACTED FILL BENEATH THE FOUNDATIONS. CLAYEY SOIL, IF ENCOUNTERED BELOW THE EXISTING TANK AND/OR WITHIN THE FOOTPRINT OF THE NEW TANK, SHALL BE REMOVED AND DISPOSED OF AT A LEGAL DUMPSITE.
4. ON-SITE SANDY SOILS ARE SUITABLE FOR USE AS FILL BASED UPON APPROVAL BY THE AGENCY. CLAYEY SOILS ARE NOT CONSIDERED SUITABLE FOR USE AS FILL AND SHALL BE REMOVED AND DISPOSED OF AT A LEGAL DUMPSITE. FILL SHALL BE FREE OF TRASH, DEBRIS, ROOTS, VEGETATION, OR OTHER DELETERIOUS MATERIALS. FILL SHALL GENERALLY BE FREE OF ROCKS OR LUMPS OF MATERIAL IN EXCESS OF 4 INCHES IN DIAMETER. OVERSIZE COBBLES AND BOULDERS ARE NOT CONSIDERED SUITABLE TO USE AS STRUCTURAL FILL AND SHALL BE SCREENED OUT OF MATERIAL FOR USE AS FILL. WALL BACKFILL SHALL CONSIST OF GRANULAR, FREE DRAINING SOIL THAT CONFORMS TO GREENBOOK SPECIFICATIONS FOR STRUCTURE BACKFILL.
5. IMPORT MATERIAL SHALL CONSIST OF CLEAN, NON-EXPANSIVE, GRANULAR MATERIAL. "NON-EXPANSIVE" CAN BE CLASSIFIED AS HAVING A "VERY LOW" EXPANSION POTENTIAL IN ACCORDANCE WITH THE 2010 CBC (AN EXPANSION INDEX NOT GREATER THAN 20 IN ACCORDANCE WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) D 4829). MATERIAL SHALL BE EVALUATED BY THE AGENCY PRIOR TO IMPORT.
6. FILL PLACED FOR SUPPORT OF THE NEW RESERVOIR SHALL BE COMPACTED IN HORIZONTAL LIFTS TO A RELATIVE COMPACTION OF 95 PERCENT OR MORE AS EVALUATED BY THE LATEST EDITION OF ASTM D 1557. TRENCH BACKFILL SHALL BE COMPACTED IN HORIZONTAL LIFTS TO A RELATIVE COMPACTION OF 90 PERCENT OR MORE AS EVALUATED BY ASTM D 1557. FILL SOILS SHALL BE MOISTURE CONDITIONED TO ABOVE THE OPTIMUM MOISTURE CONTENT. THE OPTIMUM LIFT THICKNESS OF FILL WILL DEPEND ON THE TYPE OF COMPACTION EQUIPMENT USED BUT SHALL NOT EXCEED 8 INCHES IN LOOSE THICKNESS. SPECIAL CARE SHALL BE TAKEN TO AVOID PIPE DAMAGE WHEN COMPACTING TRENCH BACKFILL ABOVE PIPES. PLACEMENT AND COMPACTION OF THE FILL SOILS SHALL BE IN GENERAL ACCORDANCE WITH LOCAL GRADING ORDINANCES AND GOOD CONSTRUCTION PRACTICE.
7. TEMPORARY SLOPES UP TO 10 FEET IN HEIGHT ABOVE GROUNDWATER MAY BE INCLINED AT SLOPES UP TO APPROXIMATELY 1:1 (HORIZONTAL TO VERTICAL). SOME SURFICIAL SLOUGHING MAY OCCUR AND TEMPORARY SLOPES SHALL BE EVALUATED BY THE AGENCY IN THE FIELD AT THE TIME OF CONSTRUCTION. TEMPORARY EXCAVATIONS SHALL CONFORM TO OSHA GUIDELINES.
8. EXCAVATIONS THAT CROSS OR ARE LOCATED PARALLEL TO EXISTING PIPELINE TRENCHES MAY ENCOUNTER LOOSE AND UNSTABLE PIPE ZONE OR TRENCH BACKFILL MATERIALS THAT MAY BE SUBJECT TO CAVING. UNSTABLE CONDITIONS SHALL BE ANTICIPATED AND THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT EXISTING PIPELINES AND OTHER UTILITIES IN PLACE.
9. EXCAVATIONS FOR PIPELINE TRENCHES MAY HAVE VERTICAL SIDE WALLS WITH SHORING. TEMPORARY BRACED SHORING SHALL BE DESIGNED UTILIZING THE CRITERIA FROM THE GEOTECHNICAL EVALUATION REPORT PREPARED BY NINYO & MOORE. CRITERIA FOR THE DESIGN OF TEMPORARY SHORING/BRACING HAVE BEEN PROVIDED IN THE GEOTECHNICAL REPORT BY NINYO & MOORE FOR THE CONTRACTOR'S USE.
10. EXCAVATIONS THAT EXPOSE SOFT/LOOSE SOILS OR ENCOUNTER SEEPAGE OR PERCHED GROUNDWATER MAY BE UNSTABLE. UNSTABLE BOTTOM CONDITIONS MAY BE MITIGATED BY OVEREXCAVATION AND REPLACEMENT WITH COMPACTED CRUSHED AGGREGATE OR COMPACTED FILL BENEATH THE BOTTOM OF THE EXCAVATION TO THICKNESSES OF APPROXIMATELY 1 TO 2 FEET. IF OPEN-GRADED GRAVEL IS USED FOR BOTTOM STABILIZATION, THE GRAVEL SHALL BE WRAPPED IN FILTER FABRIC. RECOMMENDATIONS FOR STABILIZING EXCAVATION BOTTOMS SHALL BE BASED ON EVALUATION IN THE FIELD BY THE AGENCY.
11. GROUNDWATER WAS ENCOUNTERED IN THE EXPLORATORY BORINGS AT DEPTHS OF APPROXIMATELY 12½ AND 18 FEET BELOW THE GROUND SURFACE AT THE TIME OF DRILLING. FLUCTUATIONS WILL OCCUR AS A RESULT OF VARIATIONS IN SEASONAL PRECIPITATION, IRRIGATION, LEAKING PIPES, AND VARIABLE SOIL CONDITIONS. THE CONTRACTOR SHALL BE PREPARED TO TAKE APPROPRIATE MEASURES IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS. IF GROUNDWATER IS ENCOUNTERED, DISPOSAL OF GROUNDWATER SHALL BE PERFORMED IN ACCORDANCE WITH GUIDELINES OF THE REGIONAL WATER QUALITY CONTROL BOARD.
12. NEW PIPELINES SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH 2015 EDITION OF THE SSPWC GREEN BOOK. THE PIPELINE SHALL BE SUPPORTED ON APPROXIMATELY 4 INCHES OF GRANULAR BEDDING MATERIAL SUCH AS CRUSHED AGGREGATE BASE OR SAND, AND THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED AROUND THE PIPE AND 12 INCHES OR MORE ABOVE THE TOP OF THE PIPE. VOIDS SHALL NOT BE ALLOWED BENEATH THE PIPE. OPEN-GRADED GRAVEL SHALL NOT BE USED FOR PIPE ZONE MATERIAL DUE TO THE POTENTIAL FOR MIGRATION OF FINE-GRAINED MATERIALS INTO THE GRAVEL ZONE. GRANULAR BEDDING/PIPE ZONE MATERIAL SHALL HAVE A SAND EQUIVALENT OF 30 OR MORE. THE SUITABILITY OF SOIL TO BE USED AS BEDDING/PIPE ZONE MATERIAL SHALL BE EVALUATED BY THE AGENCY BASED ON LABORATORY TESTING DURING CONSTRUCTION.

DATE	INITIAL	DESCRIPTION

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FINAL SUBMITTAL — C-3

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

TANK GRADING PLAN

PROJ WWD2900018	JOB NO. Y5292111	SPEC. WWD 29-610	SHEET 7 OF 24

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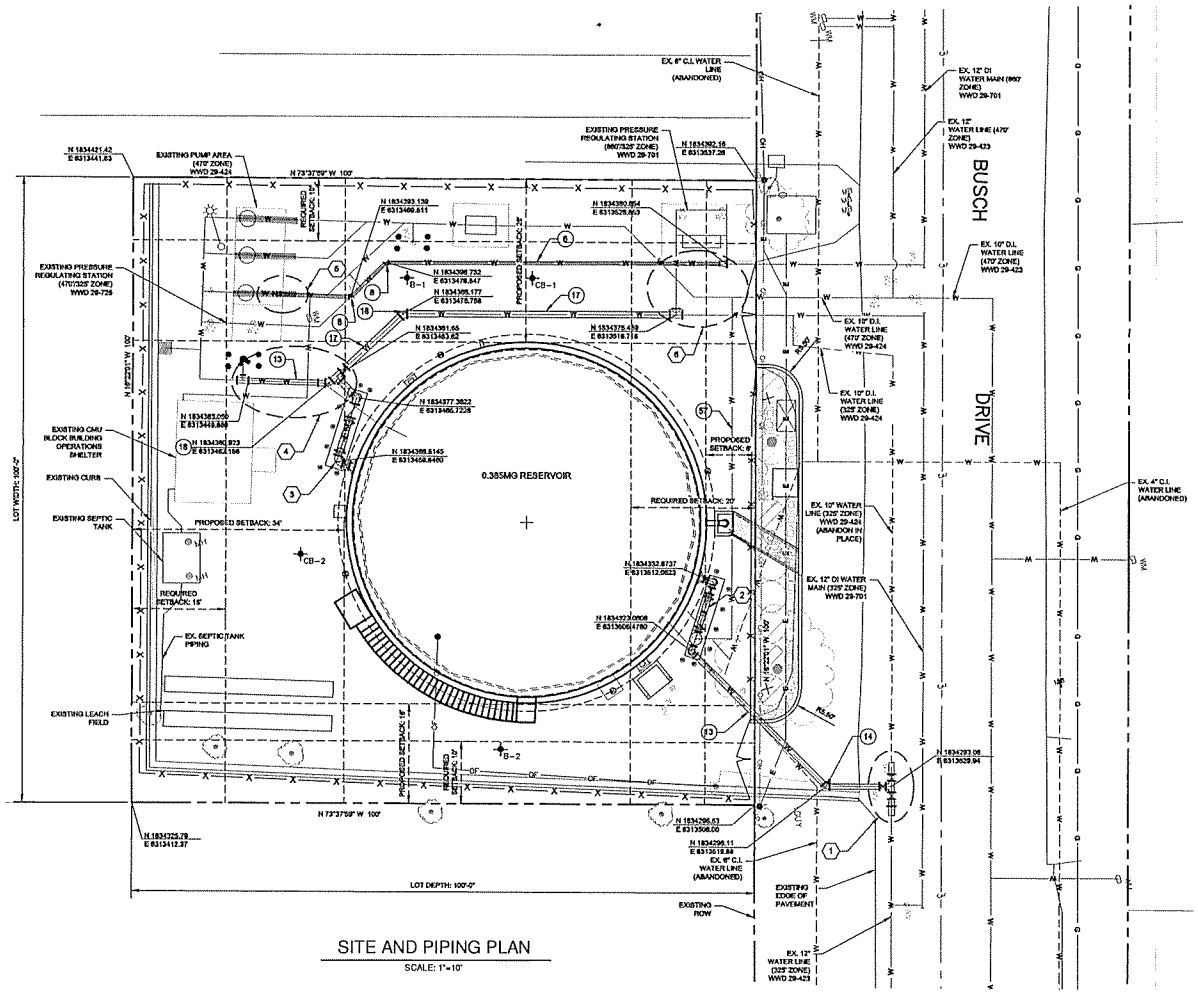

SITE AND PIPING PLAN

SCALE: 1"=10'

MATERIALS LIST:

- (5) 6" STL STD WT PIPE, CML & CMC, CL F FLG.
- (6) 6"-45° STL BEND, FLG X FLG, CML & CMC, CL F FLG.
- (13) 10" STD WT STL PIPE, CML & CMC.
- (14) 10"-45° STL BEND, FLG X FLG.
- (17) 12" STD WT STL PIPE, CML & CMC.
- (18) 12"-45° STL BEND, FLG X FLG.
- (57) 1" COPPER WATER SERVICE FROM 470 PZ, CONNECTION PER STD PLAN W-36
- (79) 6" MOW STRIP PER DETAIL 5 ON SHEET 13

CONSTRUCTION NOTES

- (1) TANK SUPPLY LINE CONNECTION, SEE DETAIL 1 ON SHEET 9.
- (2) 10" RESERVOIR INLET PIPING, SEE DETAIL 2 ON SHEET 11
- (3) 12" RESERVOIR OUTLET PIPING, SEE DETAIL 1 ON SHEET 11
- (4) TANK DISCHARGE CONNECTION, SEE DETAIL 2 ON SHEET 9.
- (5) 6" PUMP DISCHARGE CONNECTION, SEE DETAIL 4 ON SHEET 9
- (6) 860 PZ AND 325 PZ CONNECTION, SEE DETAIL 3 ON SHEET 9

1 INCH = 10 FEET

DRAWN BY	DESIGNED BY	DESIGNED BY	CADD FILE NAME	REVIEWED BY
MAC	MK	JEP	110706	JEP

DATE	INITIAL	DESCRIPTION

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FINAL SUBMITTAL

C-4

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

SITE AND PIPING PLAN

PROJ WWD2900018	JOB NO. Y5292111	SPEC. WWD 29-610	SHEET 8 OF 24

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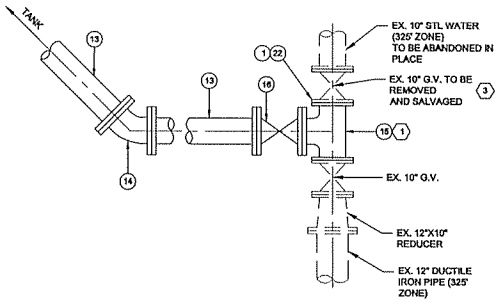
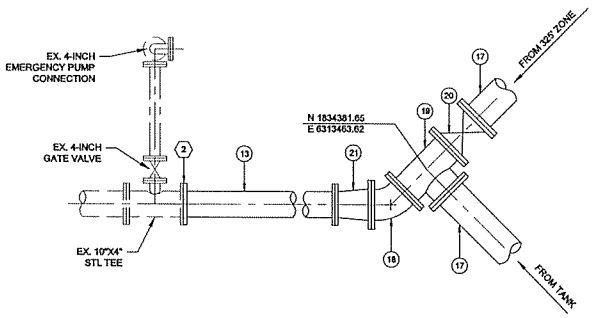


10" TANK SUPPLY LINE CONNECTION DETAIL

NOT TO SCALE

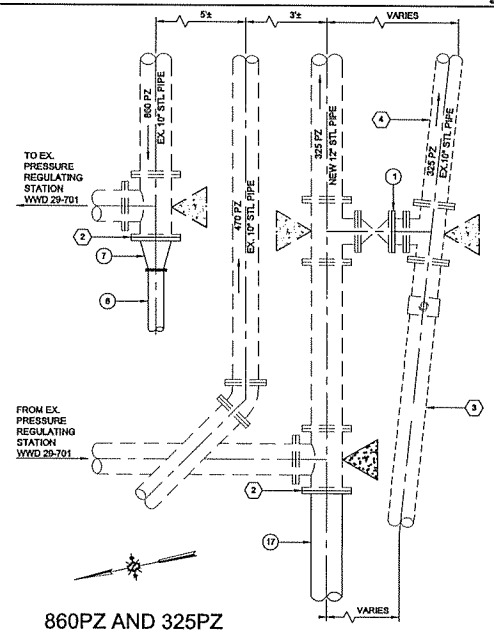
1 / 9



TANK DISCHARGE CONNECTION DETAIL

NOT TO SCALE

2 / 9



860PZ AND 325PZ CONNECTION DETAIL

NOT TO SCALE

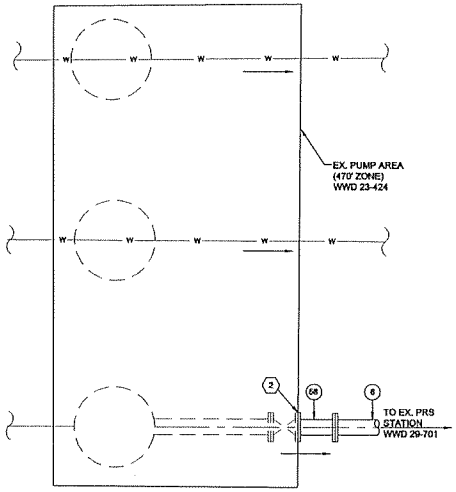
3 / 9

MATERIALS LIST:

1	10" STL BLIND FLANGE, SCH. 40.
6	6" STD. STD WT PIPE, CML & CMC, CL F FLG.
7	12" X 6" STL REDUCER, FLG X FLG, CL F FLG.
8	6"-45° STL BEND, FLG X FLG, CML & CMC, CL F FLG.
13	10" STD WT STL PIPE, CML & CMC.
14	10"-45° STL BEND, FLG X FLG.
15	10" X 10" STL TEE, FLG X FLG.
16	10" GATE VALVE, FLG X FLG, WWP 150 PSI
17	12" STD WT STL PIPE, CML & CMC.
18	12"-45° STL BEND, FLG X FLG.
19	12" STL TEE, FLG X FLG.
20	12" GATE VALVE, FLG X FLG, WWP 150 PSI.
21	12" X 10" STL REDUCER, FLG X FLG.
22	INSULATING FLANGE GASKET, STL TO DUCTILE IRON PIPE.
58	6"-45° STL BEND, FLG X FLG, CL F FLG, CML AND EPOXY COATED
78	THRUST BLOCK PER LACWWD STD. PLAN W-21.

CONSTRUCTION NOTES

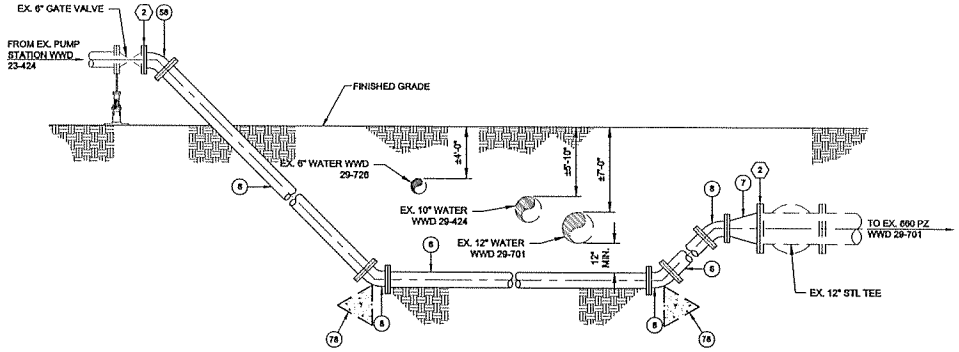
1. REMOVE EXISTING 10" X 6" STL TEE.
2. INSTALLATION CONNECTION POINT. CONNECT NEW TO EXISTING PIPE.
3. PIPE REMOVED PER DEMOLITION PLAN ON SHEET 4
4. PIPE ABANDONED IN PLACE, PLUGGED AND CAPPED PER DEMOLITION PLAN, SHEET 4



6" CONNECTION AT PUMP

NOT TO SCALE

4 / 9



PUMP CONNECTION DETAIL

NOT TO SCALE

5 / 9

FINAL SUBMITTAL

C-5

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — MICHAEL KIRKBRIDE — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER — DATE 8-7-14

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CA. PROJ #: 110706

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

PIPING CONNECTION DETAILS

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 9 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED
MAC	MK	JEP	110706	BY JEP

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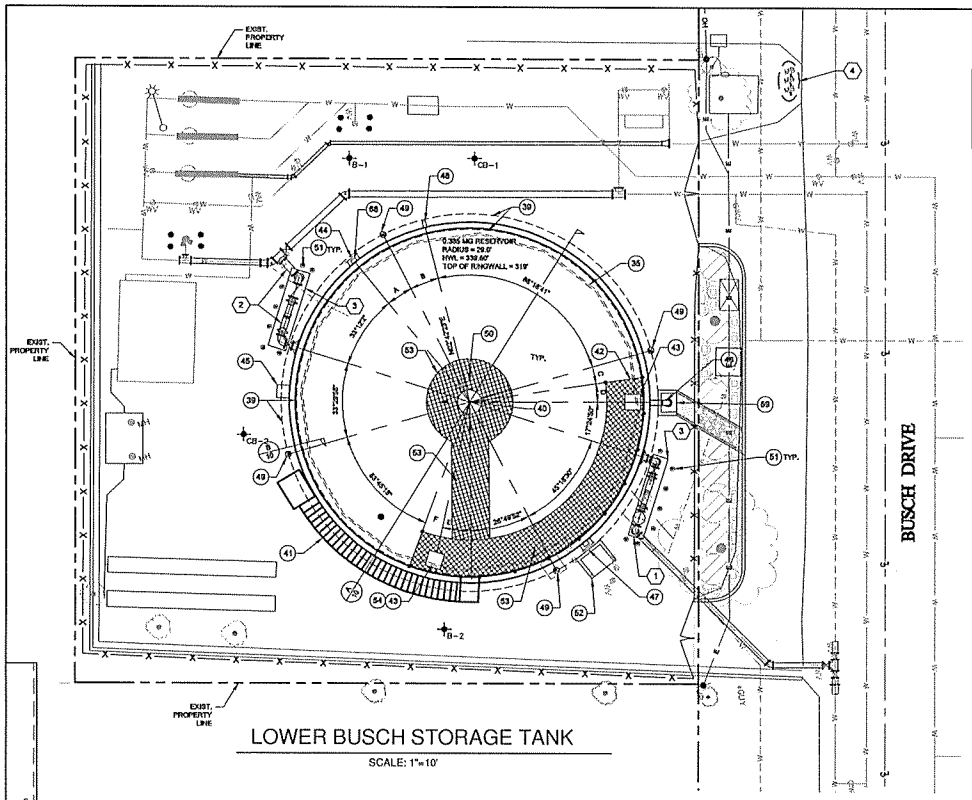
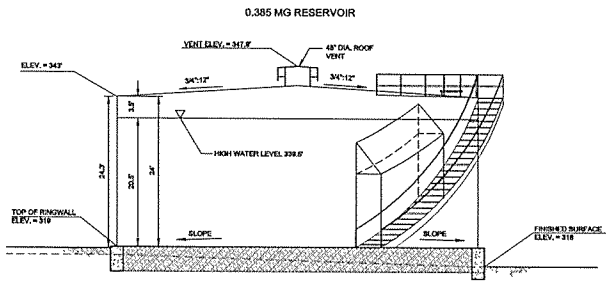


LOWER BUSCH STORAGE TANK

SCALE: 1"=10'

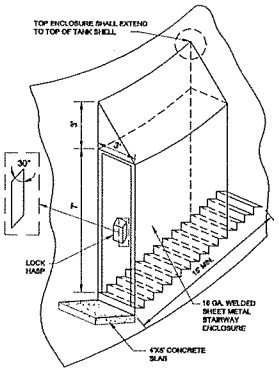
ANGLE DIMENSIONS	
A	12° 1' 44"
B	13° 5' 51"
C	7° 46' 13"
D	17° 24' 50"
E	12° 54' 32"
F	7° 53' 47"

TANK SPECIFICATIONS
0.385 MG RESERVOIR RADIUS = 29.0' HWL = 339.50' TOP OF RINGWALL = 319'



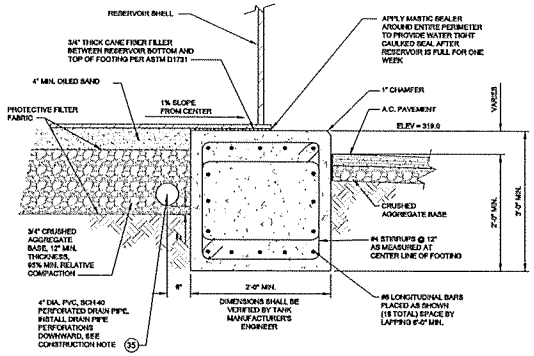
SECTION A/10

1" = 10'



STAIRWAY ENCLOSURE DETAIL 1/10

NOT TO SCALE



RINGWALL FOUNDATION SECTION B/10

NOT TO SCALE

1 INCH = 10 FEET

MATERIALS LIST:

(21) 12" X 10" STL REDUCER, FLG X FLG.

(35) 4" PERFORATED DRAIN PIPE, SCH. 40 PVC, SLOPE TO DRAIN TO CONCRETE SPLASH PAD.

(39) RESERVOIR FOUNDATION, PER RINGWALL FOUNDATION SECTION B/10 TYP.

(40) 48" DIA. MIN. CENTER ROOF VENT PER STD. PLAN W-31.

(41) COUNTER-CLOCKWISE SPIRAL STAIRWAY PER LACWWD STD DETAIL W-24 W30L83 SHEET METAL ENCLOSURE. PER DETAIL 1, SHEET 10.

(42) HAND RAIL, 42" HIGH PER LACWWD STD PLAN W-24. HANDRAIL SHALL EXTEND A MINIMUM DISTANCE OF 8 FEET BEYOND ANY OPENING.

(43) 30" X 30" CLEAR ROOF ACCESS HATCH PER STD. PLAN W-27.

(44) 36" DIA. SHELL BOLTED ACCESS HOLE PER STD. PLAN W-28, STYLE B.

(45) LEVEL TRANSMITTER WITH ENCLOSURE PER DETAIL 1/14

(46) 10" DIA. OVERFLOW ASSEMBLY, STL., EPOXY LINED AND COATED, SEE DETAIL 2/15

(47) 36" X 48" CLEAN OUT DOOR, PER SECTION A/15

(48) 1" STL. COUPLING FOR SAMPLING TAP, SCH.80 WITH 3/4" BRONZE BALL VALVE 3/4"-90° BEND. SEE DETAIL 4/15

(49) GROUNDING PLATE 4" X 4" X 1/4", WELD 1'-6" ABOVE RINGWALL, SEE ELECTRICAL SHEET E4.

(50) 4-FALL PROTECTION ANCHORS PER DETAIL 1/15

(51) BARRICADE POST PER STD PLAN W-14

(52) 48" X 60" SPLASH PAD, PER DETAIL 5/15

(53) 8" MINIMUM WIDE ANTI-SKID SURFACE

(54) INTERIOR LADDER PER STD. PLAN W-26.

(59) 36" X 48" CONCRETE SPLASH PAD WITH ENERGY DISSIPATING RIP-RAP PER DETAIL 6/15 TYP.

(68) TANK NAMEPLATE AND MOUNTING BRACKET. INSTALL ABOVE ACCESS HOLE.

CONSTRUCTION NOTES

(1) 10" INLET PIPING TO RESERVOIR, SEE SHEET 11.

(2) 12" OUTLET PIPING FROM RESERVOIR TO PUMP STATION SUCTION PIPING, PER DETAIL 1 1, SHEET 11.

(3) 12" THICK CONCRETE PAD WITH #4 @18" O.C. B/W DIMENSIONS PER PLAN ON SHEET 11.

(4) PROTECT IN PLACE.

NOTES

1. FIND STRUCTURAL DESIGN AND CALCULATIONS TO BE SUPPORTED BY TANK FABRICATOR

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER WILLIAM KIELSOR NO. 70112 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER — DATE 8-7-14

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CA. PROJ. #: 110705

FINAL SUBMITTAL

C-6

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

RESERVOIR PLAN AND SECTIONS

PROJ WWD2900018	JOB NO. Y5292111	SPEC. WWD 29-610	SHEET 10 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY
MAC	MK	JEP	110709	JEP

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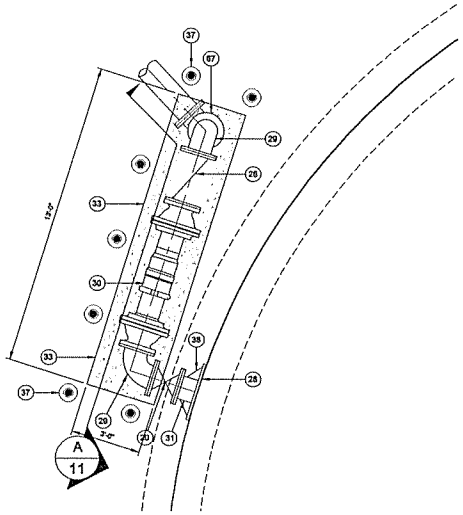
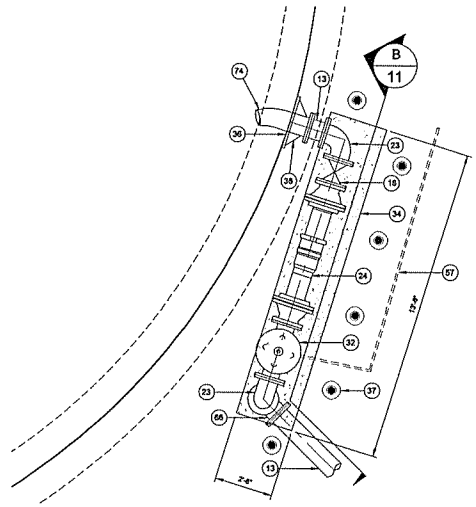


12" OUTLET PIPING PLAN DETAIL (1/11)

SCALE: 3/8"=1'-0"

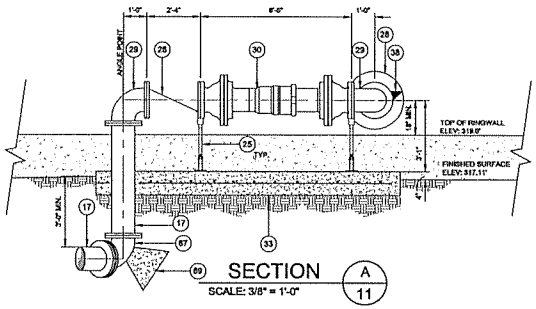


10" INLET PIPING PLAN DETAIL (2/11)

SCALE: 3/8"=1'-0"

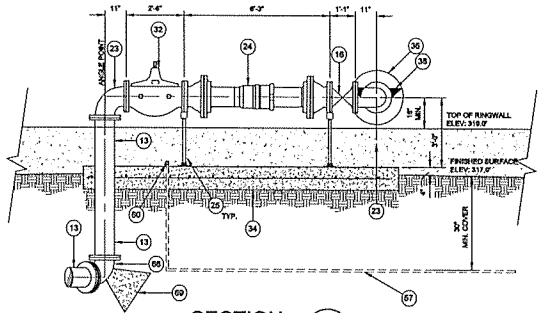
MATERIALS LIST:

13	10" STD WT STL PIPE, CML & CMC.
16	10" GATE VALVE, FLG X FLG, WWP 150 PSI
17	12" STD WT STL PIPE, CML & CMC.
20	12" GATE VALVE, FLG X FLG, WWP 150 PSI.
23	10" - 90° STL BEND, CML AND EPOXY, COATED CL D FLG, FLG X FLG.
24	10" DOUBLE BALL FLEXIBLE EXPANSION JOINT, FLG X FLG, 12" EXPANSION.
25	ADJUSTABLE PIPE SUPPORT, PER LACWWD STD PLAN W-17. OMIT ANCHOR BOLTS AND STEEL TIEDOWNS AS SHOWN
26	12" CHECK VALVE, APCO S-600 SLANT DISK, STAINLESS STEEL DISC.
27	10" Ø 0.25" WALL STL PIPE, EPOXY LINED AND PAINTED TO MATCH EXTERIOR OF RESERVIOR.
28	12" STEEL SHELL NOZZLE, PER AWWA D-100 STANDARDS.
29	12" - 90° STL BEND, CML AND EPOXY, COATED CL D FLG, FLG X FLG.
30	12" PRESSURE BALANCE DOUBLE BALL FLEXIBLE EXPANSION JOINT, FLG X FLG, 12" EXPANSION
31	12" Ø 0.25" WALL STL PIPE, EPOXY LINED AND PAINTED TO MATCH EXTERIOR OF RESERVIOR.
32	10" ALTITUDE VALVE, CLA-VAL MODEL NO. 210-80BPYKC D/3 150 LB FLG X FLG CHECKWAY FLOW W CHECK VALVE.
33	13'L X 3'W X 12" THICK CONCRETE SLAB W/ #4 @18" O.C. B/W.
34	12'-6"L X 2'-6"W X 12" THICK CONCRETE SLAB W/ #4 @18" O.C. B/W.
35	4" PERFORATED DRAIN PIPE, SCH. 40 PVC, SLOPE TO DRAIN TO CONCRETE SPLASH PAD.
36	10" STEEL SHELL NOZZLE, PER AWWA D-100 STANDARDS
37	BARRICADE POST PER LACWWD STD PLAN W-14.
38	WELD GUSSET PLATE TO REINFORCEMENT PLATE PER DETAIL 4/14 TYP.
57	1" COPPER WATER SERVICE FROM 470 PZ, CONNECTION PER STD PLAN W-36
60	1" THREADED ISOLATION BALL VALVE
66	10" - 90° STL BEND, CML & C, CL D, FLG X FLG.
67	12" - 90° STL BEND, CML & C, CL D, FLG X FLG.
69	CONCRETE THRUST BLOCK PER LACWWD STD PLAN W-21.
74	10" X 8" STL REDUCING ELBOW, FLG X FLG, ROTATE 45° UP.



SECTION A (A/11)

SCALE: 3/8" = 1'-0"



SECTION B (B/11)

SCALE: 3/8" = 1'-0"

3/8"=1'-0"

SCALE 4 2 0 2 4 FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER NICKOLL KIELEBOW NO. 79112 EXP. 9-30-14 CIVIL STATE OF CALIFORNIA

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COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

RESERVOIR INLET/OUTLET PIPING PLAN, SECTIONS AND DETAILS

FINAL SUBMITTAL

C-7

PROJ. WWD2900018	JOB NO. Y5292111	SPEC. WWD 29-610	SHEET 11 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED
MAC	MK	JEP	110706	BY JEP

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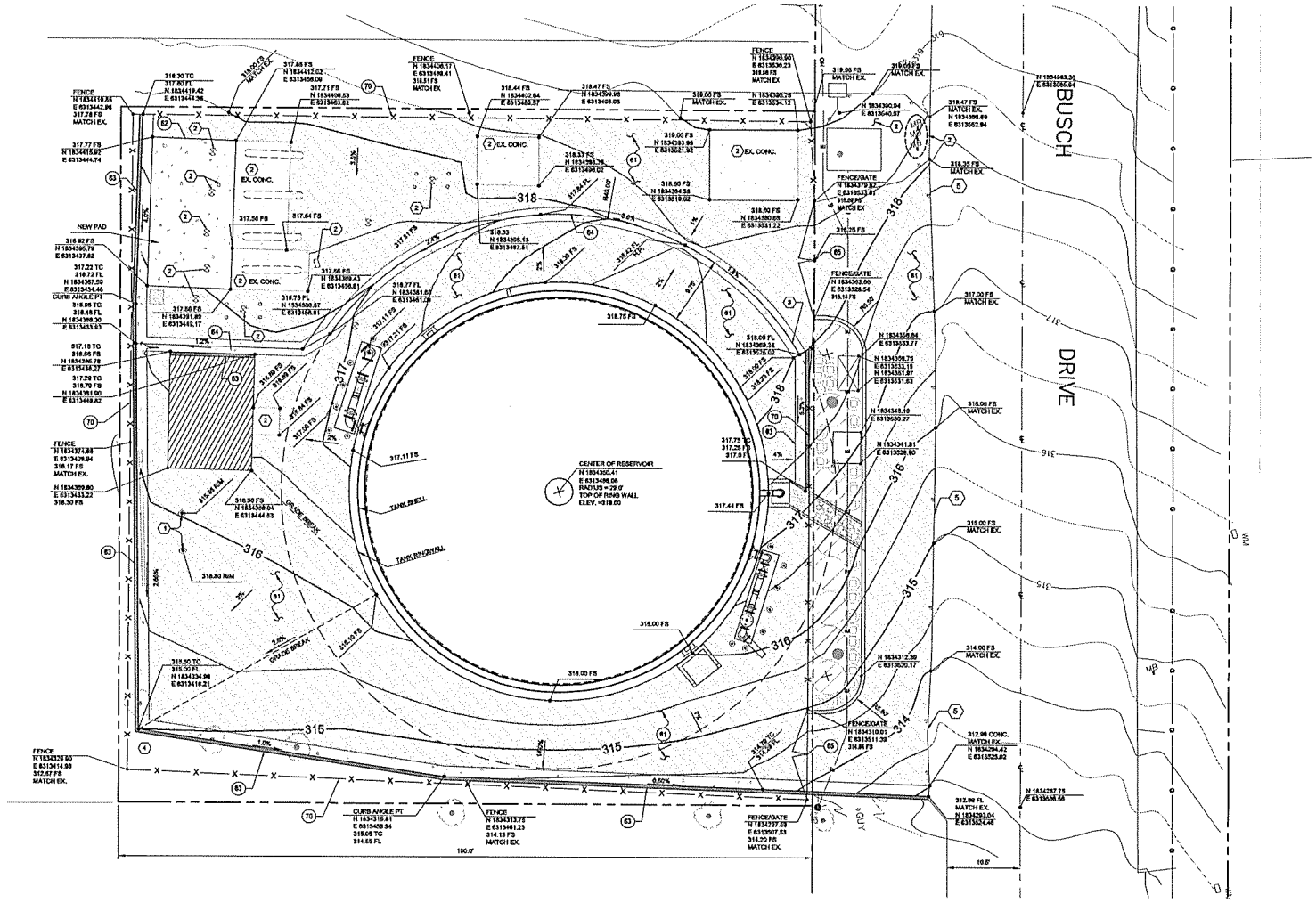
ADJACENT USES: RESIDENCES SURROUNDING PROPERTY



MATERIALS LIST:

(61) CONSTRUCT 4" A.C. PAVEMENT OVER 8" CRUSHED AGGREGATE BASE, C2 PG 64-10 MIX.

(62) CONSTRUCT 12'-0" X 21'-4" REINFORCED CONCRETE PAD, CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN IN ACCORDANCE WITH 2-6.3.

(63) CONSTRUCT CONCRETE 6" CURB AND 18" GUTTER PER APWA STD PLAN 120-2

(64) 24" LONGITUDINAL GUTTER PER SPPWC STD PLAN 122-2, MODIFIED PER DETAIL HEREON

(65) DOUBLE SWING CHAIN LINK GATE PER DOOR PER SPPWC STD PLAN 600-3, "DRIVE GATE"

(70) CONSTRUCT 6' CHAIN LINK FENCE WITH BARBED WIRE PER LACWWD STD PLAN W-23 AND CITY OF MALIBU LOCAL COASTAL PROGRAM LIP REQUIREMENTS 3.5.3. INSERTED PLASTIC SLATS SHALL BE 42" FACING THE STREET, AND 6' HIGH ON OTHER 3 SIDES. FENCE SLATS SHALL MATCH TANK COLOR.

CONSTRUCTION NOTES

(1) ADJUST EXISTING SEPTIC TANK ACCESS COVER TO GRADE.

(2) PROTECT IN PLACE.

(3) CONSTRUCT 2-FOOT TRANSITION TO ZERO DEPTH GUTTER.

(4) CONSTRUCT 1:1.5 MAX SLOPE TO EXISTING GROUND.

(5) REPLACE AC PAVEMENT UP TO EXISTING EDGE OF PAVEMENT (EP)

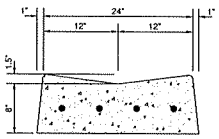
(6) LANDSCAPE IS BY OTHERS AND WILL BE CONTRUCTED TOWARDS END OF CONSTRUCTION OF TANK.

NOTES:

1. ALL TOP OF CURB (TC) COORDINATES AND ELEVATIONS REFER TO FACE OF CURB.
2. ADJUST EXISTING WATER VALVE COVERS TO FINISH GRADE.

LEGEND:

- PAVED AREA
- LANDSCAPED AREA
- CONCRETE/GUTTER
- BUILDING
- CURB



24" LONGITUDINAL GUTTER
NOT TO SCALE

NOTE: SEE SHEET 2 FOR SURVEY CONTROL INFORMATION

100' x 100' WATERWORKS EASEMENT:

1. ITEMS #54 OF DEED TO WATER RIGHTS AND EASEMENTS, RECORDED SEPTEMBER 20, 1948, AS DOCUMENT NO. 1704, IN BOOK 28303, PAGE 148, OF OFFICIAL RECORDS (MALIBU WATER COMPANY'S DEED TO WATER RIGHTS AND EASEMENTS FROM MARBLEHEAD LAND COMPANY TO CONSTRUCT REPAIR, AND MAINTAIN A WATER TANK OR RESERVOIR FOR WATER STORAGE PURPOSES, PUMPS, AND OTHER APPURTENANCES.)
2. ITEM #1 EASEMENT DEED, RECORD JANUARY 6, 1971, AS DOCUMENT NO. 119, IN BOOK D4935, PAGE 479, OF OFFICIAL RECORDS (EASEMENT FROM MALIBU WATER COMPANY TO LA COUNTY WATER WORKS DISTRICT NO. 29.)

FINISHED GRADING, PAVING & FENCING PLAN

SCALE: 1"=8'

1 INCH = 8 FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — WIDSEL KIELHORN — NO. 70118 — EXP. 9-30-14 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER — DATE 5-7-14

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FINAL SUBMITTAL

C-8

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

RESERVOIR FINISHED GRADING, PAVING AND FENCING PLAN

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29410	SHEET 12 OF 24

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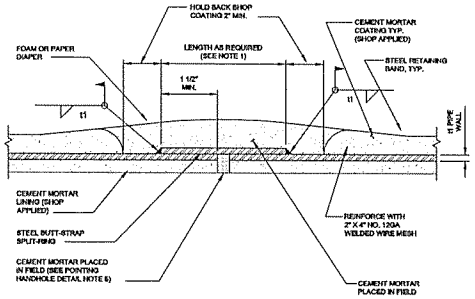
CHAPTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY



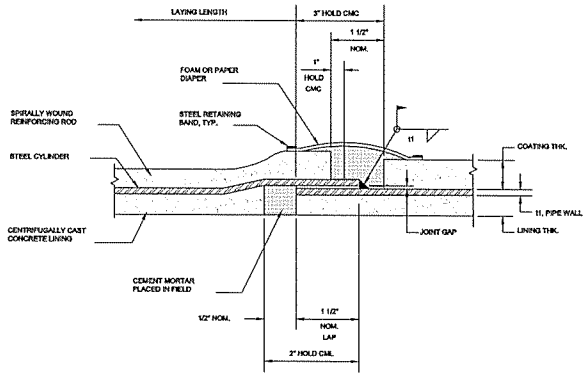
BUTT-STRAP JOINT DETAIL

1" = 1'-0"

1 / 13

BUTT-STRAP JOINT GENERAL NOTES:

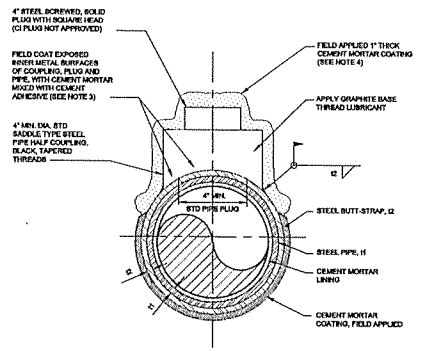
1. IF POINTING HANDHOLE IS USED, THE MINIMUM LENGTH OF BUTT STRAP SHALL BE 8 INCHES FOR ALL PIPE SIZES. IF POINTING HANDHOLE IS NOT USED, THE MINIMUM LENGTH OF BUTT STRAP SHALL BE 4 INCHES FOR 6 THRU 18-INCH DIAMETER PIPES AND 6 INCHES FOR 20 THRU 36-INCH DIAMETER PIPES.
2. SEE POINTING HANDHOLE DETAIL 3 / 13 FOR ADDITIONAL NOTES.



FIELD WELDED BELL AND SPIGOT JOINT DETAIL

1" = 1'-0"

2 / 13



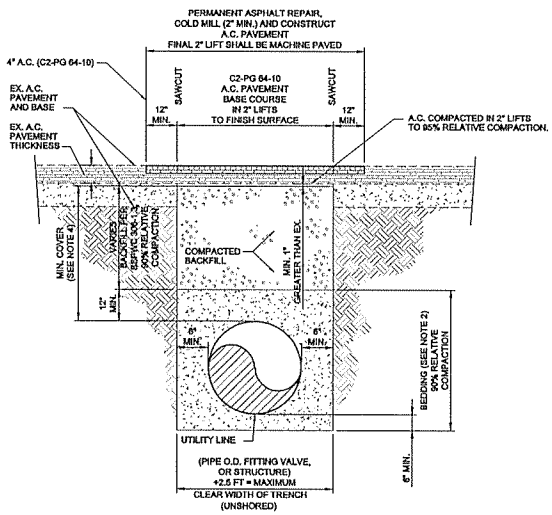
POINTING HANDHOLE DETAIL

1" = 1'-0"

3 / 13

POINTING HANDHOLE GENERAL NOTES:

1. CEMENT MORTAR SHALL BE APPLIED TO WELDED JOINTS ONLY AFTER THE HEAT OF WELDING HAS DISSIPATED. JOINT WELDS SHALL NOT BE COOLED BY QUENCHING.
2. THE INTERIOR SURFACE OF JOINTS TO BE LINED WITH CEMENT MORTAR SHALL BE CLEANED AND BRUSHED WITH AN APPROVED CEMENT ADHESIVE IMMEDIATELY BEFORE THE MORTAR IS APPLIED.
3. CEMENT MORTAR FOR THE INTERIOR OF JOINTS SHALL CONSIST OF ONE PART CEMENT, ONE PART SAND, WATER, AND AN APPROVED CEMENT ADHESIVE ADDED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
4. CEMENT MORTAR FOR THE EXTERIOR OF JOINTS SHALL CONSIST OF ONE PART CEMENT, ONE PART SAND, AND WATER, AND SHALL BE POURED INTO ONE SIDE OF FORM ONLY.
5. THE INTERIOR OF ALL JOINTS SHALL BE SWABBED BY MEANS OF A BALL AND ROD.
6. THE POINTING HANDHOLE SHALL BE INSTALLED ADJACENT TO A RUBBER GASKET JOINT, OR CENTERED OVER A BUTT-STRAP JOINT, AND SHALL BE USED AS NOTED ON PLANS OR WHERE A BALL AND ROD SWAB CANNOT BE USED.
7. THERE SHALL BE ONE HANDHOLE PER JOINT.



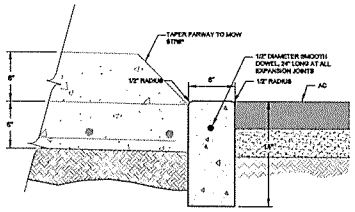
NOTES:

1. PAVEMENT AND BASE SHALL BE PER CITY OF MALIBU REQUIREMENTS (AS SHOWN)
2. BEDDING SHALL BE SAND PER SSPWC 306-1.2.1 UNLESS OTHERWISE APPROVED BY THE AGENCY.
3. NEITHER BEDDING NOR BACKFILL SHALL CONTAIN PARTICLES GREATER THAN ONE INCH.
4. MINIMUM COVER PER WATERWORKS STD. PLAN W-46

PIPE TRENCH DETAIL

NOT TO SCALE

4 / 13



NOTES:

1. CRACK CONTROL JOINTS (1/8" WIDE, 1/2" DEEP), SHALL OCCUR EVERY 6'-0" O.C. MAX. (BETWEEN EXPANSION JOINTS), AND AT CORNERS.
2. EXPANSION JOINTS (1/2" WIDE FELT) SHALL OCCUR AT 24'-0" O.C. MAX. AND WHERE THEY MEET PAVING.

MOW CURB

1 1/2" = 1'-0"

5 / 13

1" = 1'-0"

2 1 0 1 2

SCALE FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER MICHAEL K. KELLOGG NO. 75112 EXP. 9-30-14 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER 8-7-14 DATE

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FINAL SUBMITTAL

C-9

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

PIPE JOINTS, HANDHOLE, AND MISCELLANEOUS DETAILS

PROJ. WWD2000018	JOB NO. Y8292111	SPEC. WWD 29610	SHEET 13 OF 24

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MAC	MK	JEP	110706	BY JEP

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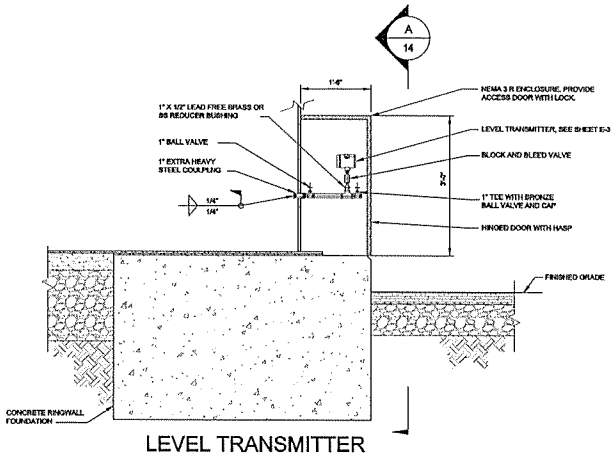
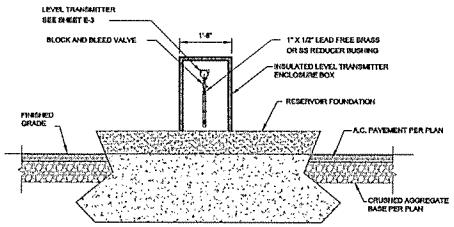


LEVEL TRANSMITTER AND ENCLOSURE BOX DETAIL

SCALE: 3/4" = 1'-0"

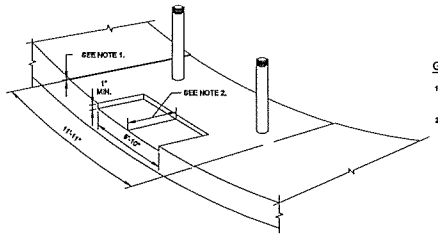
1 / 14



LEVEL TRANSDUCER ENCLOSURE BOX SECTION

SCALE: 1/2" = 1'-0"

A / 14



RINGWALL NOTCH DETAIL AT CLEAN OUT DOOR

NOT TO SCALE

3 / 14

GENERAL NOTES:

1. THICKNESS SHALL BE DETERMINED BY THE REQUIRED REINFORCING PLATE FOR 36" X 48" CLEANOUT DOOR AS DETERMINED BY AWWA D-100.
2. REQUIRED DISTANCE IS FROM FACE OF SHELL TO OUTTER DIAMETER OF RINGWALL FOUNDATION. PROVIDE 1" MINIMUM NOTCH IN RINGWALL FOUNDATION FOR CLEANOUT DOOR DEFLECTION DUE TO RESERVOIR SHELL BENDING (ROTATION). RESERVOIR CONTRACTOR'S LICENSED STRUCTURAL ENGINEER SHALL CALCULATE THE ACTUAL REQUIRED DEPTH OF THE NOTCH PER AWWA D-100.

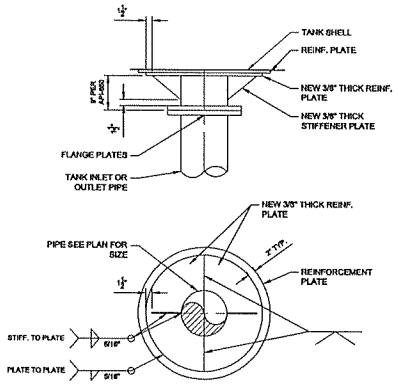


PLATE WITH STIFFENERS

SCALE: 3/4" = 1'-0"

4 / 14

1/2"=1'-0" 2 1 0 1 2 SCALE FEET

3/4"=1'-0" 2 1 0 1 2 SCALE FEET

1"=10' 20 10 0 10 20 SCALE FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER NICOLAS KIELSON NO. 70112 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

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CA. PROJ. #. 110706

FINAL SUBMITTAL

C-10

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

RESERVOIR DETAILS

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 14 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY
MAC	MK	JEP	110706	JEP

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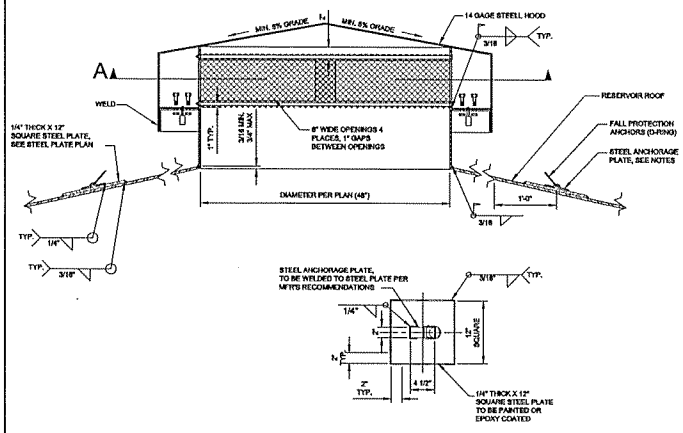
NOTES:

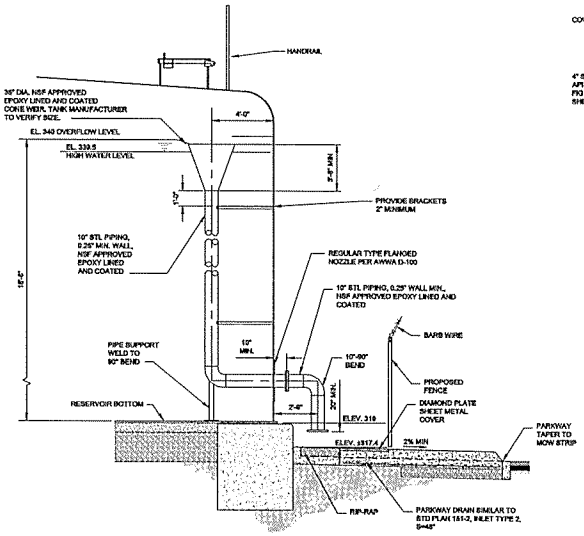
1. ANCHORAGE PLATE SHALL BE DBI/SALA 1/4" X 2" X 4-1/4" STAINLESS STEEL D-RINGANCHORAGE PLATE, OR AGENCY APPROVED EQUAL
2. ANCHORAGE PLATE SHALL MEET ANSI AND OSHA FALL PROTECTION STANDARDS
3. LOCATE FALL PROTECTION OVER RAFTER (TYP.)
4. SEE LACWWD STD. PLAN W-31.



FALL PROTECTION & VENT DETAIL

SCALE: NTS

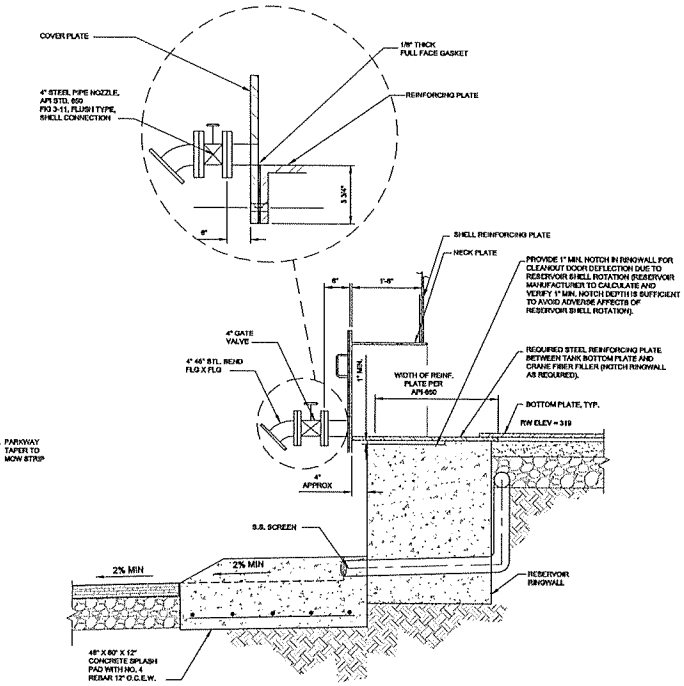
1 / 15



RESERVOIR OVERFLOW ASSEMBLY DETAIL

SCALE: 1/4"=1'-0"

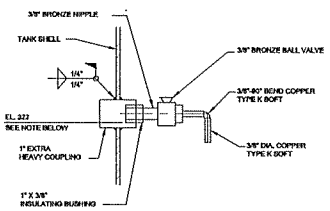
2 / 15



RINGWALL SECTION AT CLEANOUT DOOR

SCALE: 3/4" = 1'-0"

3 / 15



DESCRIPTION	ELEVATION
SAMPLING TAP	322

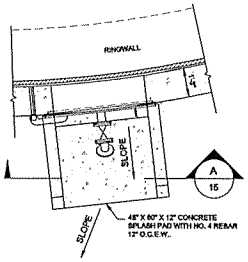
NOTE

LOCATE SAMPLING TAP 3'-0" ABOVE RINGWALL FINISHED SURFACE FOR EASY ACCESS

SAMPLING TAP DETAIL

SCALE: 1/2"=1'-0"

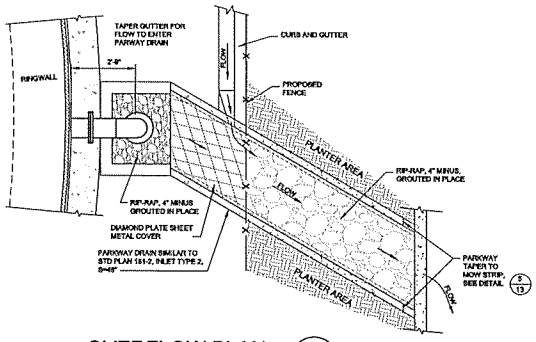
4 / 15



CLEAN OUT DOOR DETAIL

SCALE: 3/8" = 1'-0"

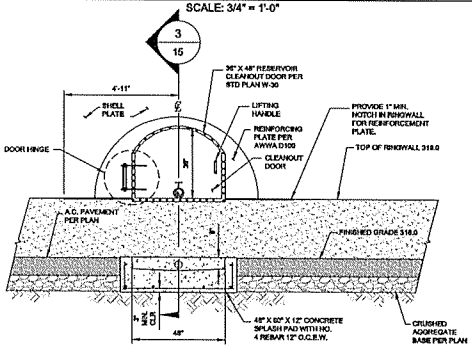
5 / 15



OVERFLOW PLAN

SCALE: 3/8" = 1'-0"

6 / 15



SECTION

SCALE: 3/8" = 1'-0"

A / 15

1/4"=1'-0" 4 2 0 2 4 SCALE FEET

1/2"=1'-0" 2 1 0 1 2 SCALE FEET

3/8"=1'-0" 4 2 0 2 4 SCALE FEET

3/4"=1'-0" 2 1 0 1 2 SCALE FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER MICHAEL K. KELLOGG NO. 70112 EXP. 9-30-14 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER DATE 8-7-14

Cannon

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CA. PROJ. #: 110706

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

RESERVOIR DETAILS

FINAL SUBMITTAL

C-11

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 15 OF 24

DRAFTER	MAC	BY JEP
DESIGNER	MK	RECEIVED
CHECKER	JEP	
CADD FILE NAME	110706	

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ELECTRICAL ABBREVIATIONS

A, AMP	AMPERE
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
AF	AMPS-FRAME
AIC	AVAILABLE INTERRUPTING CAPACITY
AM	AMMETER
AT	AMPS-TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AWG	AMERICAN WIRE GAUGE
AWT	AUTOMATIC WELL TESTER
BC	BARE COPPER
BLDG	BUILDING
BPS	BOOSTER PUMP STATION
BSC	BARE STRANDED COPPER
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CTL	CONTROL
CU	COPPER
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DISC	DISCONNECT
DISTR	DISTRIBUTION
DIV	DIVISION
DN	DOWN
DPS	PUMP DISCHARGE PRESSURE SWITCH
DS	DOOR SWITCH
DWG	DRAWING
E.F.	EXHAUST FAN
EL	ELECTRICAL
EL, ELEV	ELEVATION
EMERG	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
ETM	ELAPSED TIME METER
EXIST, E	EXISTING
FA	FIRE ALARM
FIN	FINISH
FLA	FULL LOAD AMPERES
FT	FEET
FVNR	FULL VOLTAGE NON REVERSING
FVR	FULL VOLTAGE STARTER
GA	GAUGE
GALV	GALVANIZED
G, GND	GROUND
GFI	GROUND FAULT INTERRUPTER
GFT	GROUND FAULT TRIP
GIW	GROUND FAULT INTERRUPTER, WEATHERPROOF
HF	HIGH FLOW
HID	HIGH INTENSITY DISCHARGE (LAMP)
HP	HORSEPOWER
HOA	HAND-OFF-AUTOMATIC
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM (LAMP)
HV	HIGH VOLTAGE
HZ	HERTZ
IC	ISOLATION CONTACTOR
IOR	I/O RACK
IR	INFRARED
ISC	AVAILABLE SHORT CIRCUIT CURRENT
ISR	INTRINSICALLY SAFE RELAY
JB	JUNCTION BOX
KCM	THOUSAND CIRCULAR MILS (OR MCM)
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
LCL	LONG CONTINUOUS LOAD
LCR	LINE CURRENT RELAY
LOR	LOCAL-OFF-REMOTE SWITCH
LOS	LOCK-OUT-STOP PUSHBUTTON
LP	LIGHTING PANEL
LR	LEVEL RELAY
LRA	LOCKED ROTOR AMPS
LRP	LINEAR ROD PUMP
LS	LIMIT SWITCH
LTG	LIGHTING
LTS	LIGHT SWITCH (PRESSURE SWITCH TYPE)
LV	LOW VOLTAGE
LVR	LINE VOLTAGE RELAY
MA	MILLIAMPERE
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MF	MEDIUM FLOW
MH	MANHOLE
MIC	MANUFACTURER'S INTERCONNECTING CABLE
MMI	MAN MACHINE INTERFACE
MOV	MOTOR OPERATED VALVE

ELECTRICAL ABBREVIATIONS

MS	MAGNETIC STARTER
MTD	MOUNTED
MV	MEDIUM VOLTAGE
N	NEW
NC	NORMALLY CLOSED
NF	NON FUSED
N.I.C.	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
N/P	NAMEPLATE
NTS	NOT TO SCALE
OC	OPEN/CLOSE (STATUS)
P	POLE
PB	PULLBOX
PF	POWER FACTOR
PFR	POWER FAIL RELAY
PH, O	PHASE PIPING AND INSTRUMENTATION DIAGRAM
PLC	PROGRAMMABLE LOGIC CONTROLLER
PNL	PANEL
PR	PAIR
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (DUCT)
PWR	POWER
R	RELAY
RECEPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
RMC	RIGID METAL CONDUIT
RM	ROOM
RMS	ROOT MEAN SQUARE
RTC	REMOTE TERMINAL CABINET
RTU	REMOTE TERMINAL UNIT
RVAT	REDUCED VOLTAGE AUTO-TRANSFORMER
RVSS	REDUCED VOLTAGE SOLID STATE
SC	SHORTING CONTACTOR
SCADA	SUPERVISED CONTROL AND DATA ACQUISITION
SCE	SOUTHERN CALIFORNIA EDISON
SHT	SHEET
SPC	SPACE
SPS	SUCTION PRESSURE SWITCH
SSRVS	SOLID STATE REDUCED VOLTAGE STARTER
SST	STAINLESS STEEL
STP	SHIELDED TWISTED PAIR
SV	SOLENOID VALVE
SW	SWITCH
SWBD	SWITCHBOARD
SYMM	SYMMETRICAL
TD	TIME DELAY
TEL	TELEPHONE
TERM	TERMINAL
TEMP	TEMPERATURE
THWN	THERMAL PLASTIC, HEAT RESISTANT, WATERPROOF, NYLON COATED
TP	TWISTED PAIR
TRANS	TRANSFORMER
TRANSF	TRANSFORMER
TS	TEMPERATURE SWITCH
TSP	TWISTED SHIELDED PAIR
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
U.G.	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLT
VA	VOLT AMPERE
VAC	VOLTS AC
VCLS	VALVE CLOSED LIMIT SWITCH
VD	VOLTAGE DROP
VDC	VOLTS DC
VFD	VARIABLE FREQUENCY DRIVE
VM	VOLTMETER
VSH	VIBRATION SWITCH, HIGH (WARNING)
VSHH	VIBRATION SWITCH, HIGH (SHUTDOWN)
W	WIRE, WATTS
WP	WEATHERPROOF
WT	WATERTIGHT
WTH	WEATHER STATION
XFMR	TRANSFORMER

ELECTRICAL LEGEND

EXISTING	PROPOSED	
		UTILITY POLE
		CONDUIT RUN EXPOSED
		CONDUIT RUN UNDERGROUND OR UNDERFLOOR
12KV	12KV	12KV OVERHEAD WIRES
480V	480V	480V OVERHEAD WIRES
G	G	BARE COPPER GROUND WIRE UNDERGROUND OR UNDERFLOOR
		CONDUIT TURNED UP
		CONDUIT TURNED DOWN

	SEALTIGHT FLEXIBLE CONDUIT
LP-7	HOMERUN TO PANEL "LP", CIRCUIT "7"
3/4"C-3#10	INDICATES CONDUIT SIZE, NUMBER AND SIZE OF CONDUCTORS
	1/2"C-3#12, 1#12 GND
A / 100	LIGHTING FIXTURE IDENTIFICATION SYMBOL, UPPER HALF OF SYMBOL INDICATES TYPE OF FIXTURE AND LOWER HALF INDICATES FIXTURE WATTAGE (INCLUDING BALLAST)
	COMMERCIAL FLUORESCENT LIGHTING FIXTURE
	WALL MOUNTED LIGHTING FIXTURE
S_a	SINGLE POLE TUMBLER SWITCH, 20A-277V, WALL MOUNTED AT +48" OR AS NOTED SUBSCRIPT "a" IDENTIFIES CIRCUIT CONTROLLED - HUBBELL NO. 1221
	JUNCTION BOX
	20A-125V, 2 POLE, 3 WIRE, NEMA 5-20R, DUPLEX RECEPTACLE, MOUNTED AT 15" ABOVE FLOOR (UNO) - HUBBELL NO. 5362
GFI	20A-125V, 2 POLE 3 WIRE, NEMA 5-20R GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE MOUNTED AT 15" ABOVE FLOOR (UNO) - HUBBEL GF5362
3	MOTOR WITH ADJACENT J-BOX, NUMBER INDICATES HORSEPOWER RATING
100AF 100AT 3P	CIRCUIT BREAKER, 100 AMP FRAME, 100 AMP TRIP, 3 POLE
100AF	FUSE, 100A
OR T	TRANSFORMER, DESCRIPTION AND RATING AS SHOWN ON DRAWING
300/5	CURRENT TRANSFORMER, 300A TO 5A RATIO
	POTENTIAL TRANSFORMER (PT) OR CONTROL POWER TRANSFORMER (CPT)
1	MAGNETIC MOTOR STARTER, 3 POLE, NUMBER DENOTES SIZE
	VARIABLE FREQUENCY DRIVE
	GROUND ROD, 3/4" DIA X 10'-0" LONG, COPPER-CLAD STEEL
	GROUND TEST WELL, 3/4" DIA X 10'-0" LONG, COPPER-CLAD STEEL AND PULL BOX.
	GROUND CONNECTION
	DISCONNECT SWITCH - UNFUSED, NEMA 1, HORSEPOWER RATED
F 20AF 2P OR 300A 3P	DISCONNECT SWITCH - FUSED, NEMA 3R, HORSEPOWER RATED, FUSE SIZE INDICATED BY ADJACENT NUMBERS
	CUT OUT SWITCH WITH FUSE LINK
	START/STOP PUSHBUTTON STATION, TO MATCH EXISTING.
PM	POWER MONITOR
(F)	FUTURE

	N.C. PUSHBUTTON
	N.O. PUSHBUTTON
	SELECTOR SWITCH
OL'S	N.C. MOTOR OVERLOAD RELAY CONTACTS
	NORMALLY OPEN CONTACT (N.O.) - STATUS WITH RELAY DE-ENERGIZED
	NORMALLY OPEN CONTACT (N.C.) - STATUS WITH RELAY DE-ENERGIZED
	N.O. CONTACT ON PRESSURED SWITCH
	N.O. LIMIT SWITCH
	N.C. LIMIT SWITCH
	N.O. LEVEL SWITCH
	TIMED CONTACT, CLOSES AFTER TIME DELAY
	TIMED CONTACT, OPENS AFTER TIME DELAY
	TEMPERATURE SWITCH
	FLOW SWITCH
	SOLENOID
A	PILOT LIGHT LETTER INDICATED COLOR (AMBER)
M1	MOTOR STARTER COIL PUMP NO.1
□	TERMINAL OR DEVICE LOCATED IN "MCC" MOTOR STARTER COMPARTMENT
Δ	DEVICE LOCATED IN THE FIELD
■	TERMINAL OR DEVICE LOCATED IN TELEMETRY CABINET
CR	MOTOR STARTER COIL PUMP NO.1

SECTION AND DETAIL IDENTIFICATION SYSTEM

SECTION LETTER OR DETAIL NUMBER

SHEET ON WHICH SECTION OR DETAIL APPEARS OR IS TAKEN

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH CODES, STANDARDS, AND ORDINANCES AS SET FORTH BY THE AUTHORITIES HAVING JURISDICTION AND THEIR LATEST ADOPTED EDITIONS (IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION) OF THE FOLLOWING PUBLICATIONS:

   A. CALIFORNIA CODE OF REGULATIONS TITLE 24: INCLUDES NATIONAL ELECTRICAL CODE AND INTERNATIONAL FIRE CODE, INTERNATIONAL BUILDING CODE, ETC. WITH CALIFORNIA AND OTHER LOCAL AMENDMENTS AS APPLICABLE.

   B. AMERICANS WITH DISABILITIES ACT (ADA)

2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EQUIPMENT IN A SAFE AND RESPONSIBLE MANNER. KEEP DEAD FRONT EQUIPMENT IN PLACE WHILE EQUIPMENT IS ENERGIZED. CONDUCT ALL CONSTRUCTION OPERATIONS IN A SAFE MANNER FOR EMPLOYEES AS WELL AS OTHER WORKPERSONS OR ANYONE VISITING THE JOB SITE. PROVIDE BARRIERS, FLAGS, TAPE, ETC. AS REQUIRED FOR SAFETY. THE CONTRACTOR SHALL HOLD ALL PARTIES HARMLESS OF NEGLIGENT SAFETY PRACTICES, WHICH MAY CAUSE INJURY TO OTHERS ON OR NEAR THE JOB SITE.
3. FIRE RATED ASSEMBLIES SHALL MAINTAIN RATINGS AS SPECIFIED IN THE CALIFORNIA BUILDING CODE CHAPTER 7 CONTRACTOR SHALL PROVIDE AND INSTALL PHYSICAL ENCLOSURE AROUND FIXTURES, PANELS, ETC. AS REQUIRED. ALL ASSEMBLIES TO BE PENETRATED SHALL BE INSTALLED WITH APPLICABLE THROUGH PENETRATION FIRESTOP SYSTEM AS DETERMINED BY UL CLASSIFICATION. BEFORE CONSTRUCTION, VERIFY AND COMPLY WITH REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
4. BEFORE ROUGH-IN, VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS FOR ALL EQUIPMENT, ELECTRICAL CONNECTIONS, STUB-UPS, RECEPTACLES, ETC. WITH AGENCY.
5. LABEL PANELS, CABINETS, BACKBOARDS, MAIN DEVICES, SAFETY SWITCHES, CONTACTORS AND OTHER SPECIFICALLY DESIGNATED EQUIPMENT SHOWN ON PLANS. USE ENGRAVED LAMINATED PLASTIC NAMEPLATES ATTACHED BY SCREWS OR RIVETS. FOR FEEDERS, NEATLY AND INDELIBLY LABEL CONDUIT DESTINATIONS ON BOTH VISIBLE ENDS OF CONDUIT RUNS WHERE CONDUITS TERMINATE AT DESIGNATED ENCLOSURES, STRUCTURES OR EQUIPMENT (INCLUDING PULL AND SPLICE BOXES).
6. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES PRESCRIBED IN THE 2007 CBC, SECTION 1614A.1.13 AND ASCE 7-05 SECTIONS 13.3, 13.4 AND 13.6.

NOTICE TO CONTRACTOR

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE NO. 811) 48 HOURS IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND OBTAIN A DIG ALERT IDENTIFICATION NUMBER PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

EXISTING CONDITIONS NOTES

1. ANY INFORMATION SHOWN ON THE PLANS FOR EXISTING CONDITIONS WAS PRIMARILY GAINED FROM "AS BUILT" DRAWINGS AND/OR LIMITED FIELD INVESTIGATION. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND MAKE ALLOWANCE FOR VARIATIONS FROM THAT SHOWN. CONTRACTOR SHALL ALSO FIELD VERIFY AND TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT ALL UNDERGROUND LINES, WIRING AND STRUCTURES REGARDLESS IF SHOWN OR NOT ON THE DRAWINGS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF THE DISCOVERY OF ANY UTILITY OR ANY UNDERGROUND LINES, WIRING AND STRUCTURES THAT WAS OMITTED FROM THE PLANS, INCORRECTLY SHOWN OR NOT PROPERLY MARKED. IF THE UTILITY DOES NOT PROVIDE LOCATION INFORMATION OR MARKING SERVICES IN THE FIELD, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
4. OVERHEAD UTILITIES ARE NOT SHOWN IN ALL INSTANCES. CONTRACTOR SHALL USE DUE CARE WHEN WORKING NEAR OR UNDER SAID UTILITIES AND SHALL PROTECT THEM IN PLACE.
5. THE CONTRACTOR SHALL NOT INTERRUPT THE SERVICE FUNCTION OF ANY UTILITY OR FIELD PRODUCTION EQUIPMENT, DISTURB THE SUPPORT BASE, OR MODIFY ANY FACILITY WITHOUT AUTHORITY FROM THE UTILITY OWNER AND/OR THE COUNTY.
6. EXISTING PIPELINES/UTILITIES THAT CROSS NEW SYSTEM PIPING OR SIMILAR EXCAVATIONS REQUIRED TO CONSTRUCT THE PIPING, SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED. ALL EXISTING PIPELINES/UTILITIES SHALL BE SUPPORTED ACROSS THE EXCAVATION DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND COUNTY MANAGEMENT IF ANY UTILITY OR UNDERGROUND LINES, WIRING AND STRUCTURES ARE DISTURBED OR DAMAGED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BEAR THE COSTS OF REPAIR OR REPLACEMENT OF ANY MARKED UTILITY WHERE DAMAGE WAS CAUSED BY THE CONTRACTOR'S ACTIVITIES.

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED BY
SEM	DR	DR	110706	DR

DATE	INITIAL	DESCRIPTION

REVISIONS

PROJECT ENGINEER — DATE 4-3-14

Cannon

CA. PROJ. #: 110706

FINAL SUBMITTAL

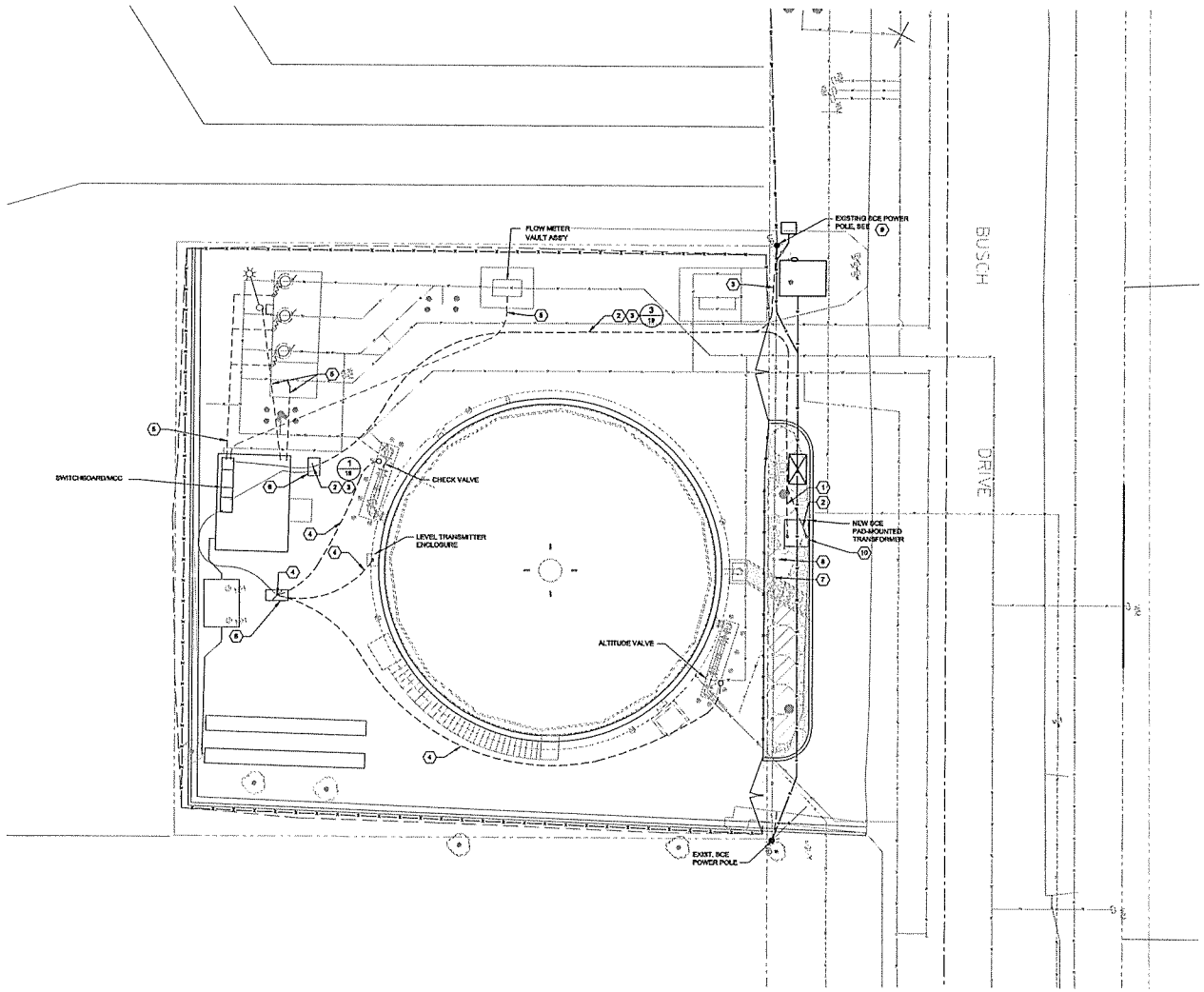
E-1

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH STORAGE TANK

ELECTRICAL ABBREVIATIONS, LEGENDS, AND RETAIL

PROJ ID WWD2900018 | JOB NO. Y5292111 | SPEC. NO. 29-610 | SHEET 16 OF 24



CONSTRUCTION NOTES:

1. PROVIDE (1) 4" SCHEDULE 40 PVC CONDUIT TO PAD MOUNTED TRANSFORMER FOR SCE PRIMARY CABLE.
2. PROVIDE (2) 4" SCHEDULE 40 PVC CONDUIT FROM NEW SCE PAD-MOUNTED TRANSFORMER TO EXISTING CONDUIT STUBBED OUTSIDE OF ELECTRICAL BUILDING FOR SECONDARY CABLE INSTALLED AND MAINTAINED BY SCE. PROVIDE 1/4" NYLON PULL ROPE. CONDUIT SWEEPS SHALL HAVE 48" MIN. RADIUS. INSTALL CONDUIT MIN. 30" BELOW GRADE. CONDUIT SHALL HAVE 12" CLEARANCE FROM ALL OTHER UTILITIES AND BE ENCASED IN 2-SACK RED SLURRY CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH SCE REQUIREMENTS.
3. PROVIDE (1) 2" SCHEDULE 40 PVC CONDUIT TO EXISTING CONDUIT STUBBED OUTSIDE OF ELECTRICAL BUILDING FOR TELEPHONE LINE. PROVIDE 1/4" NYLON PULL ROPE. CONDUIT SWEEPS SHALL HAVE 24" MINIMUM RADIUS. INSTALL CONDUIT A MINIMUM OF 30" BELOW GRADE. PROVIDE A MINIMUM SEPARATION OF 12" FROM POWER CONDUITS. INSTALLATION SHALL BE IN ACCORDANCE WITH PHONE CO. REQUIREMENTS.
4. PROVIDE (1) 1" CONDUIT FOR ALTITUDE VALVE POWER AND SIGNALS, (1) 1" CONDUIT FOR CHECK VALVE SIGNALS, AND (1) 1" CONDUIT FOR TANK LEVEL SIGNALS.
5. EXISTING CONDUIT AND WIRE TO REMAIN.
6. PROVIDE 2' X 3' PULL BOX TO INTERCEPT EXISTING CONDUIT.
7. SCE TO RELOCATE (3) EXISTING OVERHEAD LINES UNDERGROUND. ALL OTHER UTILITIES TO REMAIN OVERHEAD.
8. CONTRACTOR TO PROVIDE (1) 6" CONDUIT FOR RELOCATION OF OVERHEAD SCE LINES, SEE DETAIL 2 ON SHEET 19.
9. EXISTING SCE POLE-MOUNTED TRANSFORMERS TO BE REMOVED BY SCE.
10. 48" X 64" SCE TRANSFORMER PAD

GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CEC
2. ALL SINGLE CONDUCTORS SHALL BE COPPER WITH TYPE THHN INSULATION UNLESS OTHERWISE NOTED.
3. ALL UNDERGROUND CONDUITS SHALL HAVE A MINIMUM COVER OF 24".
4. ALL SWITCHES, CIRCUIT BREAKERS AND OTHER EQUIPMENT, AS SPECIFIED, SHALL HAVE TERMINATION PROVISIONS LISTED AND IDENTIFIED FOR USE WITH 75°C CONDUCTORS, AND ALL FEEDER CONDUCTORS, AND CONDUITS, ARE SIZED BASED ON USE OF 75°C COPPER WIRES TYPE THHN.
5. ALL EQUIPMENT SHALL HAVE AN APPROVED TESTING LABORATORY LABEL ATTACHED [UL, CSA, ETC.] (CEC 110-2).
6. BEFORE ROUGH-IN, VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS FOR ALL EQUIPMENT, ELECTRICAL CONNECTIONS, STUB-UPS, RECEPTACLES, ETC.
7. PROVIDE GROUND WIRE IN ALL CONDUITS CONTAINING POWER OR LIGHTING CIRCUITS.
8. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC
9. ALL ABOVE GROUND CONDUIT SHALL BE THREADED RIGID METAL CONDUIT.
10. ALL CONDUIT SHALL BE MINIMUM 3/4" UNLESS NOTED OTHERWISE.
11. WHERE POWER AND INSTRUMENTATION CONDUITS OCCUPY THE SAME TRENCH, PROVIDE A MINIMUM OF 12" OF SEPARATION.
12. CONDUIT ROUTING SHOWN ON THE PLANS IS IN APPROXIMATE LOCATIONS UNLESS DIMENSIONED. CONTRACTOR TO VERIFY AND COORDINATE ACTUAL ROUTING IN FIELD.

ELECTRICAL SITE PLAN

SCALE: 1" = 10'

1"=10' SCALE 10 0 10 20 FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER DEREK E. POWER NO. 16396 EXP. 6.30.15 ELECTRICAL STATE OF CALIFORNIA

PROJECT ENGINEER 4-3-14 DATE

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CA. PROJ #: 110706

FINAL SUBMITTAL

E-2

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH STORAGE TANK

ELECTRICAL SITE PLAN

PROJ ID	JOB NO.	SPEC. NO.	SHEET
WWD2900018	YS292111	29-610	17 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED
SEM	DR	DR	110706	BY: DR

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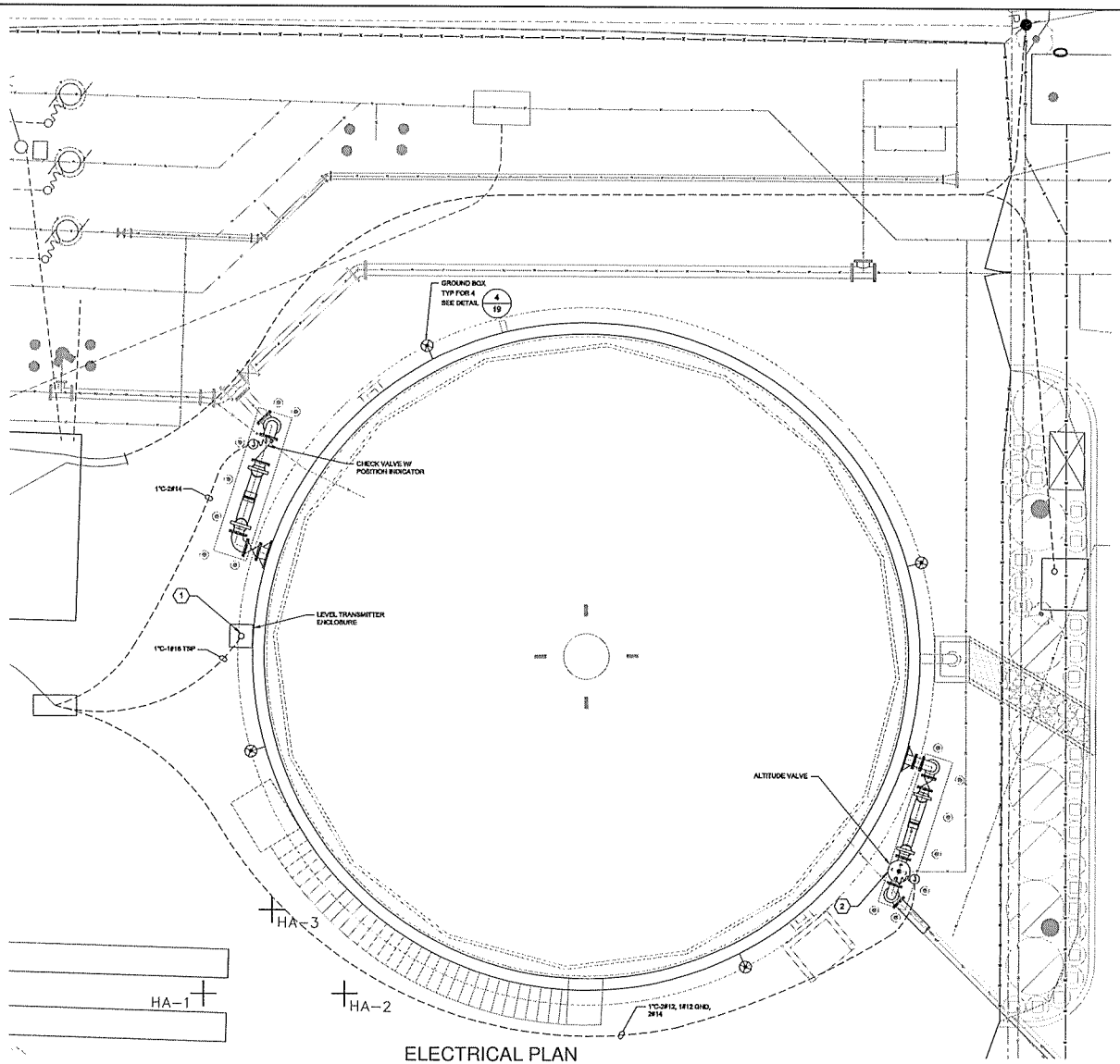

ELECTRICAL PLAN

SCALE: 1" = 5'

CONSTRUCTION NOTES:

1. PROVIDE PRESSURE TRANSMITTER FOR TANK LEVEL INDICATION. TRANSMITTER SHALL BE 2-WIRE, 4-20 mA, 0-25 PSI, WIKA UT-10.
2. ELECTRICALLY OPERATED ALTITUDE VALVE WITH SOLENOID VALVE CONTROL AND ONE LIMIT SWITCH. SEE SHEET 11. THE SOLENOID SHALL OPEN THE VALVE WHEN ENERGIZED.

GENERAL NOTES:

1. CONDUIT ROUTING SHOWN ON THE PLANS IS IN APPROXIMATE LOCATIONS UNLESS DIMENSIONED. CONTRACTOR TO VERIFY ACTUAL ROUTING IN FIELD.

FINAL SUBMITTAL

E-3

1"=5'

5 0 5 10

SCALE FEET

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — GORDON E. ROBOTI — NO. 16395 — EXP. 6-30-15 — ELECTRICAL — STATE OF CALIFORNIA

PROJECT ENGINEER — DATE 4.3.14

Cannon

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P 310.664.1105 F 310.664.9677

CA. PROJ. #: 110706

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH STORAGE TANK

ELECTRICAL PLAN

PROJ ID	WWD2900018	JOB NO.	YS292111	SPEC. NO.	29-610	SHEET	18 OF 24

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED
SEM	DR	DR	110706	BY DR

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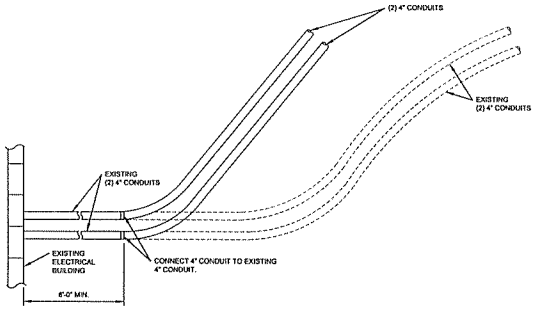
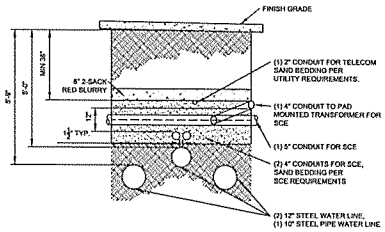


POWER CONDUIT ROUTING DETAIL

NOT TO SCALE

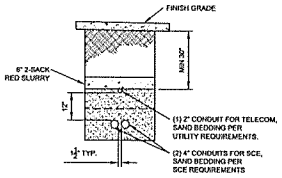
1 / 19



SCE PRIMARY TRENCH DETAIL

NOT TO SCALE

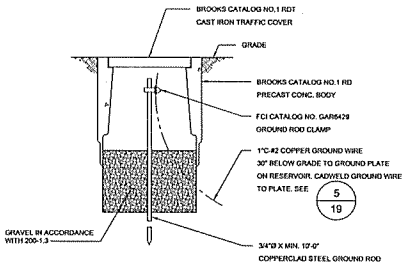
2 / 19



SCE SECONDARY TRENCH DETAIL

NOT TO SCALE

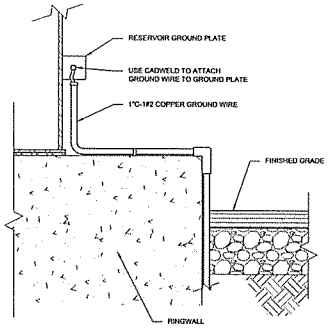
3 / 19



GROUND BOX DETAIL

NOT TO SCALE

4 / 19



GROUND PLATE CONNECTION DETAIL

SCALE: NOT TO SCALE

5 / 19

DRAFTER	DESIGNER	CHECKER	CADD FILE NAME	REVIEWED
SEM	CR	CR	110706	BV DR

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DATE	INITIAL	DESCRIPTION

REVISIONS

PROFESSIONAL ENGINEER DEREK E. RODGER NO. 16396 EXP 6-30-15 ELECTRICAL STATE OF CALIFORNIA

PROJECT ENGINEER 4-3-14 DATE

Cannon

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CA. PROJ #. 110706

FINAL SUBMITTAL

E-4

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH STORAGE TANK

ELECTRICAL DETAILS

PROJ ID	JOB NO.	SPEC. NO.	SHEET
WWD2900018	Y5292111	29-610	19 OF 24

BORING B-1

DATE DRILLED 3/20/12 BORING NO. B-1
GROUND ELEVATION 318 ± (MSL) SHEET 1 OF 2
METHOD OF DRILLING 8" Hollow Stem Auger (Mobile Drilling)
DRIVE WEIGHT 140 lbs. (Auto. Trip Hammer) DROP 30"
SAMPLED BY MRM LOGGED BY MRM REVIEWED BY CAP
DESCRIPTION/INTERPRETATION

Depth (ft)	Sample Type	Blows/6"	Dry Density (pcf)	Moisture (%)	Unified Classification	Description
0					SM CH	ASPHALT CONCRETE: Approximately 3 inches thick. BASE: Dark gray, dry to damp, medium dense, silty SAND; trace gravel, approximately 6½ inches thick. TERRACE DEPOSITS: Dark grayish brown, moist, stiff, sandy CLAY
5		27	95.8	10.1	SC	Reddish brown, moist, medium dense, clayey SAND
10		16	22.7		ML	Reddish brown, moist, medium dense, sandy SILT with clay
		27	9.1		SP-SM	Yellowish brown, damp, medium dense, poorly graded SAND with silt
		21				Trace gravel, dense
15		56	22.9			Grayish brown.
						@ 18.: Difficult drilling; groundwater encountered; saturated.
20						

Ninyo & Moore — BORING LOG, LOWER BUSCH TANK, SAN MARINO, CALIFORNIA — PROJECT NO. 205439201 — DATE 4/12 — FIGURE A-1

BORING B-1

DATE DRILLED 3/20/12 BORING NO. B-1
GROUND ELEVATION 318 ± (MSL) SHEET 2 OF 2
METHOD OF DRILLING 8" Hollow Stem Auger (Mobile Drilling)
DRIVE WEIGHT 140 lbs. (Auto. Trip Hammer) DROP 30"
SAMPLED BY MRM LOGGED BY MRM REVIEWED BY CAP
DESCRIPTION/INTERPRETATION

Depth (ft)	Sample Type	Blows/6"	Dry Density (pcf)	Moisture (%)	Unified Classification	Description
20		41	98.2			TRANCAS FORMATION: Moist to grayish brown, saturated, weakly cemented, slightly clayey fine-grained SANDSTONE.
25		42				
30						Total Depth = 26.5 feet. Groundwater encountered at approximately 18 feet during drilling. Boring backfilled with native soils and patched with cold patch on 3/20/12. Note: Groundwater may rise to a level higher than that measured in boreholes due to seasonal variations in precipitation and several other factors as discussed in the report.
35						
40						

Ninyo & Moore — BORING LOG, LOWER BUSCH TANK, SAN MARINO, CALIFORNIA — PROJECT NO. 205439201 — DATE 4/12 — FIGURE A-2

BORING B-2

DATE DRILLED 3/20/12 BORING NO. B-2
GROUND ELEVATION 318 ± (MSL) SHEET 1 OF 2
METHOD OF DRILLING 8" Hollow Stem Auger (Mobile Drilling)
DRIVE WEIGHT 140 lbs. (Auto. Trip Hammer) DROP 30"
SAMPLED BY MRM LOGGED BY MRM REVIEWED BY CAP
DESCRIPTION/INTERPRETATION

Depth (ft)	Sample Type	Blows/6"	Dry Density (pcf)	Moisture (%)	Unified Classification	Description
0					SM CH	ASPHALT CONCRETE: Approximately 3 inches thick. BASE: Dark gray, medium dense, silty SAND; trace gravel, approximately 3 inches thick. TERRACE DEPOSITS: Brown, damp to moist, stiff, sandy CLAY
5		12	19.8		SC	Reddish brown, moist, medium dense, clayey SAND
		36	112	7.8	SM	Reddish brown, damp, medium dense, silty SAND; trace clay
10		19			SP-SM	Yellowish brown, damp, medium dense, poorly graded SAND with silt
		28	22.5	9.2		@ 12.5: Groundwater encountered; saturated. Grayish brown.
15		68	112			TRANCAS FORMATION: Moist reddish brown, saturated, weakly cemented, silty fine-grained SANDSTONE.
		84				
20						

Ninyo & Moore — BORING LOG, LOWER BUSCH TANK, SAN MARINO, CALIFORNIA — PROJECT NO. 205439201 — DATE 4/12 — FIGURE A-3

BORING B-2

DATE DRILLED 3/20/12 BORING NO. B-2
GROUND ELEVATION 318 ± (MSL) SHEET 2 OF 2
METHOD OF DRILLING 8" Hollow Stem Auger (Mobile Drilling)
DRIVE WEIGHT 140 lbs. (Auto. Trip Hammer) DROP 30"
SAMPLED BY MRM LOGGED BY MRM REVIEWED BY CAP
DESCRIPTION/INTERPRETATION

Depth (ft)	Sample Type	Blows/6"	Dry Density (pcf)	Moisture (%)	Unified Classification	Description
20		24				TRANCAS FORMATION: (Continued) Reddish brown, saturated, weakly cemented, fine-grained SANDSTONE.
25		16/11"				
30						Total Depth = 26 feet. Groundwater encountered at approximately 12.5 feet during drilling. Boring backfilled with bentonite chips to approximately 13 feet and then backfilled with on-site soils on 3/21/12. Note: Groundwater may rise to a level higher than that measured in boreholes due to seasonal variations in precipitation and several other factors as discussed in the report.
35						
40						

Ninyo & Moore — BORING LOG, LOWER BUSCH TANK, SAN MARINO, CALIFORNIA — PROJECT NO. 205439201 — DATE 4/12 — FIGURE A-4

** BORING HB-1, 2, 3

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
GEOLOGY SECTION - GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
SUMMARY LOG OF BORING

Project: Lower Busch Drive Booster Station		Page 1 of 1	Boring Number: B-1, 2, 3
Boring Location: Southwest of water tank, see Figure 2		Water Depth: NA	Depth of Boring: 7.5'
Drilling Company: Field Testing and Sampling Lab		Driller: Elias	Elevation: 335
Drilling Equipment: Hand Auger		Monitoring Well Installed: No	
Drilling Date: 5/29/12		Logged By: R. Lopez, PG 4087	

Depth (Ft.)	Lithologic Description	Graphic Symbol	Sacks	Cuttings	Sample Number	Sample Interval	Remarks
0	B-1: 0-1.5' Medium brown silty sand (moist) (dry) gravel and sand along moist soil mud. 1.5-3' Thick brown clay, soft, moist, dry with some medium to medium gravel, damp, soft moist		7.6 / 4.3	NA / NA	B1-6 / B1-7	5-6.5 / 7-7.5	Fill / Terrace
5	B-2: 0-1.5' Dark brown fine sand with some medium to coarse gravel and some moist soil mud. 1.5-2' Med. light gray fine to medium grain sand. 4-6.5' Brown medium clay, damp, with roots. 6.5-7' Light brown fine grain sand, damp, moist.		7.6 / 3.9 / 4.1 / 3.9	NA / NA	B2-5 / B2-6 / B2-7	5-6.5 / 6-6.5 / 7-7.5	Fill / Mixed clay and soil mud / Terrace
8	B-3: 0-1.5' Dark brown, gravelly sand, wet. 1.5-3.5' Light brown, fine clay with some medium to coarse grain sand, damp to moist, soft moist.		5.7 / 4.1	NA / NA	B3-5 / B3-6 / B3-7	5-6.5 / 6-6.5 / 7-7.5	Fill / Terrace
5	3.5-6' Brown clay with fine grain sand, damp, moist. 6-7.5' Light brown fine grain sand, damp, moist.		4.2 / 3.9				

BORING CB-1 *

PROJECT LOWER BUSCH TANK SITE
LOCATION 36' W/O NORTH GATE AND 15' S/O SOUTH FENCE
ELEVATION ± 335 FT
DATE DRILLED 02/19/03
BORING NO. B-1
LOGGED BY: P.E.C.

Depth (Ft.)	Soil Classification Description	Dry Unit Wt. pcf	Moisture Content %	% Passing No. 4	% Passing No. 200
0	2" AC ON 6" CAB				
1	SCL-OL: ORGANIC SANDY CLAY firm, dry, dark brown				
3	CL: SANDY LEAN CLAY firm, dry, dark brown, mottled with orange streaks of calcite	110.9	13.6	99.0	97.7
5	@ 5', very dense, moist	95.2	3.4	99.9	5.6
10	SP-SM: POORLY GRADED SAND WITH SILT medium dense, dry, light brown				
15	SW: SILTY SAND (BEDROCK) very dense, moist, light brown, water percolated on bedrock				
20					
25	@ 25', dry	118.8	9.5		

End of boring @ 26.5 ft.
Depth to bedrock @ 19.5 ft.

BORING CB-2 *

PROJECT LOWER BUSCH TANK SITE
LOCATION 27' E/O WEST FENCE AND 31' N/O SOUTH FENCE
ELEVATION ± 335 FT
DATE DRILLED 02/19/03
BORING NO. B-2
LOGGED BY: P.E.C.

Depth (Ft.)	Soil Classification Description	Dry Unit Wt. pcf	Moisture Content %	% Passing No. 4	% Passing No. 200
0	2" AC ON 6" CAB				
1	SC: SANDY LEAN CLAY firm, dry, dark brown			97.8	60.9
3	CL: mottled with orange				
5	SC-SM: SILTY CLAYEY SAND medium dense, moist, orange	94.5	5.6	98.4	40.6
10	SM: SILTY SAND medium dense, dry, light brown				
15	@ 10', moist	95.4	6.8	99.8	25.9
20	SW: SILTY SAND (BEDROCK) very dense, moist, light brown and orange	94.5	5.6	98.4	40.6

End of boring @ 19 ft.
No groundwater encountered
Depth to bedrock @ 15 ft.

* PER LACDPW GEOTECHNICAL REPORT FOR LOWER BUSCH TANK, MAY 13, 2003

** PER LACDPW GEOTECHNICAL REPORT, "LIMITED ENVIRONMENTAL SAMPLING", FEBRUARY 21, 2013

GEOTECHNICAL NOTES:

1. THESE LOGS CONTAIN OBSERVATIONS AND INTERPRETATIONS THAT ARE VALID FOR THE SPECIFIC DATE AND LOCATION OF THE BORING. SUBSURFACE CONDITIONS MAY VARY BETWEEN BORING AND WITH TIME.
2. GMED SHOULD BE NOTIFIED IMMEDIATELY TO VERIFY CHANGE OF CONDITIONS OBSERVED DURING FIELD OPERATIONS.
3. MATERIAL DESCRIPTIONS DERIVED USING CALSSIFICATION METHODS MAY VARY FROM DESCRIPTION/CLASSIFICATION BASED ON LABORATORY TESTING.

FINAL SUBMITTAL — B-1

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — MICHAEL A. FIELDER — NO. 70102 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER — DATE 6-7-14

Cannon — 2420 Ocean Park Blvd., Suite 3040, Santa Monica, CA 90405 — P 310.664.1165 F 310.664.0977 — CA. PROJ. #: 110705

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

BORING LOGS 1-2

PROJ. WWD300018	JOB NO. YS292111	SPEC. WWD 29-610	SHEET 20 OF 24

DRAFTER	DESIGNER	DESIGNER	CADD FILE NAME	REVIEWED BY
MAC	MK	JEP	110705	JEP

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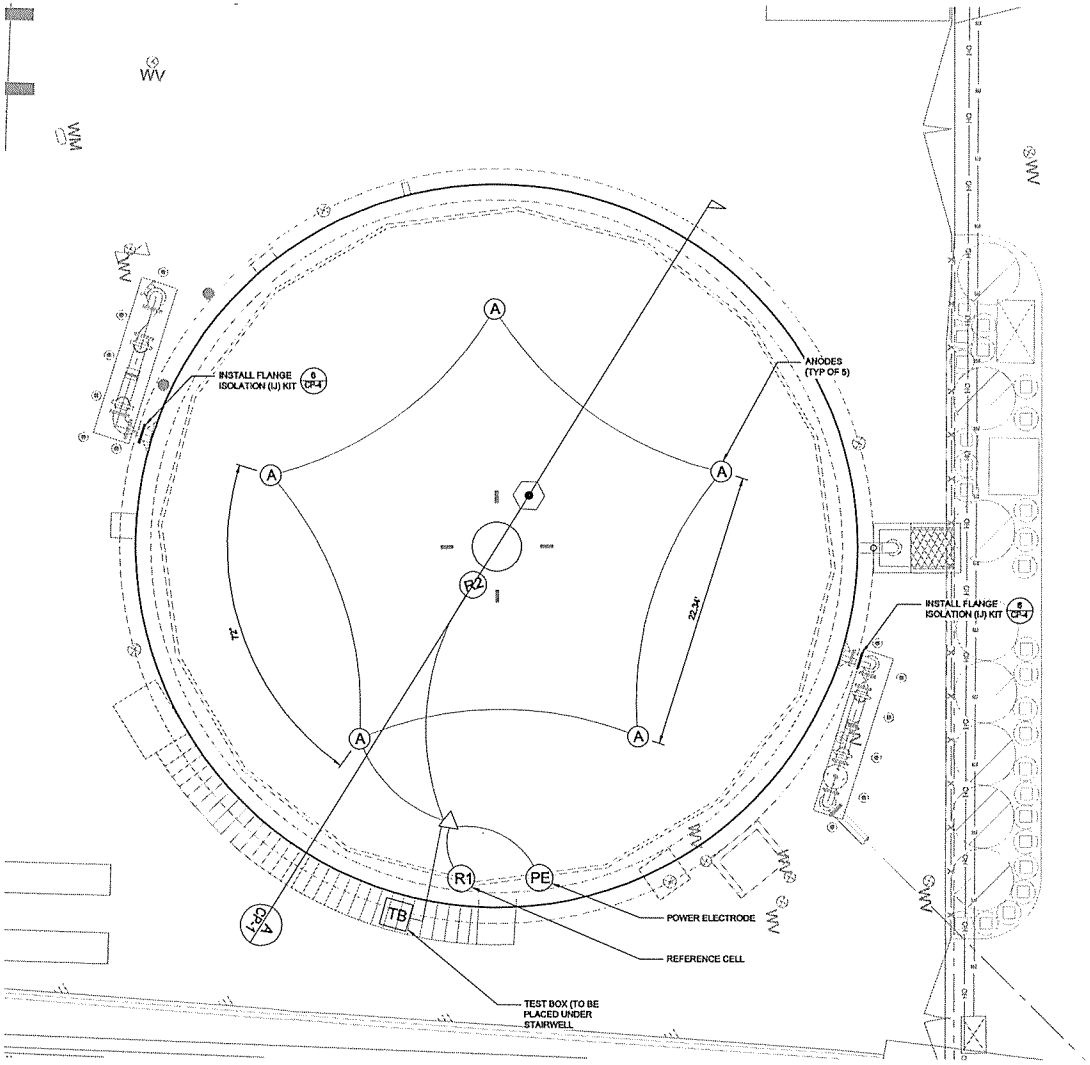
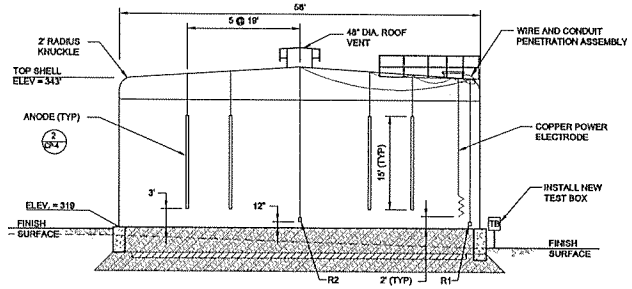


PLAN VIEW

SCALE: 1"=5'



SECTION A

1" = 10'

NOTES

1. SEE SHEET CP-2 DETAIL 2 FOR WIRING SCHEMATICS.
2. CONTRACTOR TO EXERCISE CARE TO NOT DROP ROOF PLATES FROM HANDHOLES INTO TANK WHEN DRILLING HANDHOLES.
3. NO FLAME CUTTING OF HANDHOLES SHALL BE ALLOWED.
4. DRILLING AND/OR CUTTING OPERATIONS WHILE TANK IS IN OPERATION SHALL BE PERFORMED WITH NSF 60/61 APPROVED CUTTING OILS.
5. CONTRACTOR SHALL ENSURE CUTTING OILS ARE REMOVED SUBSEQUENT TO INSTALLATION OPERATION.
6. SUBSEQUENT TO CLEANING ABOVE, EXPOSED EXTERIOR SURFACES OF STEEL SHALL BE COATED WITH A SCAQMD VOC COMPLIANT, COMPATIBLE EPOXY.
7. LOCATE REFERENCE ELECTRODE R1 NEAR INTERIOR LADDER, 48" OFF WALL, 6" OFF FLOOR.
8. LOCATE REFERENCE ELECTRODE R2 NEAR CENTER COLUMN APPROXIMATELY 12" OFF FLOOR. SUPPORT WIRE FROM PIN INSULATORS.
9. ANODE HEADER CABLE AND LEAD WIRES TO BE No. 8 AWG HMWPE. REFERENCE ELECTRODE WIRE TO BE No. 14 AWG RHH-RHW.
10. INSTALL HANDHOLE FOR CP TEST POINT. SEE SHEET CP-3, DETAIL 1.
11. LOCATE ANODES 3' OFF THE FLOOR.
12. INSTALL TEST BOX SUPPORT FOR NEW TEST BOX, SEE CP-2, DETAIL 1.
13. ANODE LAYOUTS ARE AN APPROXIMATE AND CAN BE MOVED UP TO 5 FEET ANY DIRECTION TO AVOID STRUCTURAL MEMBERS.
14. CONTRACTOR TO FIELD VERIFY COLUMN AND ALL APPURTENANCE LOCATIONS PRIOR TO CONSTRUCTION.
15. FOR FLANGE ISOLATION JOINT (IJ) KITS, SEE SHEET CP-4, DETAIL 6.

SYMBOLS

- TB — TEST BOX SEE 1 CP-2
- A — ANODE HANDHOLE LOCATION 3 CP-3
- R1 — REFERENCE ELECTRODE 4 CP-3
- R2 — REFERENCE ELECTRODE 2 CP-3
- CP TEST POINT 1 CP-3
- △ — WIRE AND CONDUIT ASSEMBLY 4 CP-3
- PE — COPPER POWER ELECTRODE

1 INCH = 5 FEET

HDR / SCHIFF

DATE	INITIAL	DESCRIPTION

REVISIONS

PROJECT ENGINEER — DATE 8-7-14

Cannon

CA. PROJ. #: 110706

FINAL SUBMITTAL

CP-1

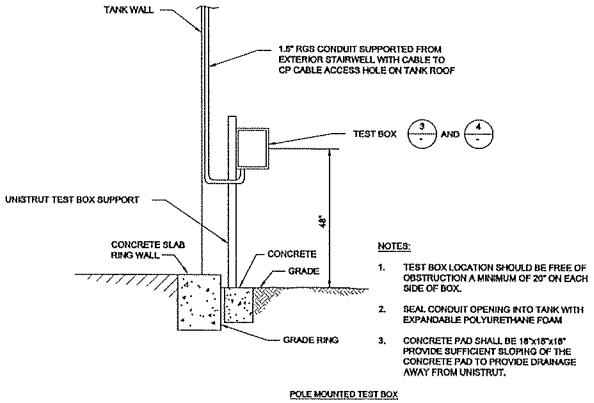
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

CATHODIC PROTECTION PLAN AND ELEVATION

PROJ WWD2900018	JOB NO. Y3292111	SPEC. WWD 29-610	SHEET 21 OF 24

DRAFTER | DESIGNER | CHECKER | CADD FILE NAME | REVISED | BY



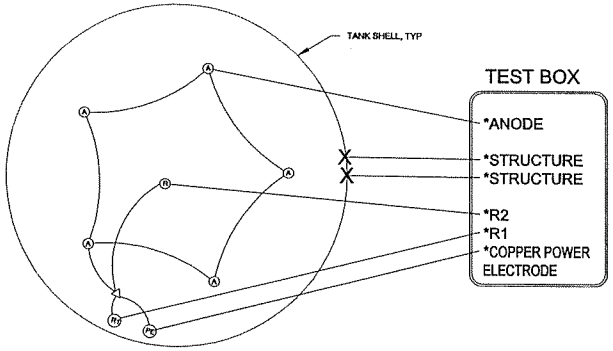
NOTES:

1. TEST BOX LOCATION SHOULD BE FREE OF OBSTRUCTION A MINIMUM OF 20" ON EACH SIDE OF BOX.
2. SEAL CONDUIT OPENING INTO TANK WITH EXPANDABLE POLYURETHANE FOAM
3. CONCRETE PAD SHALL BE 18"x18"x18" PROVIDE SUFFICIENT SLOPING OF THE CONCRETE PAD TO PROVIDE DRAINAGE AWAY FROM UNISTRUT.

TEST BOX INSTALLATION

NOT TO SCALE

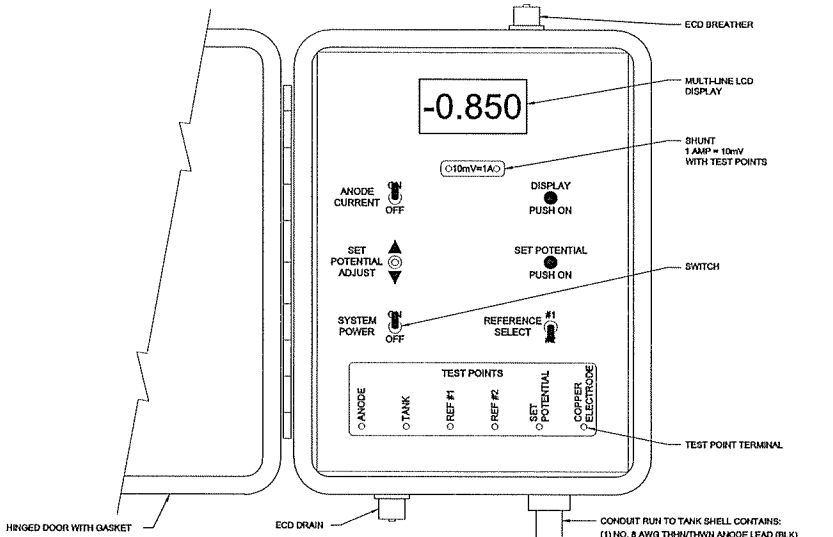
1 / CP-1



WIRING SCHEMATIC FOR CP SYSTEM

NOT TO SCALE

2 / CP-1



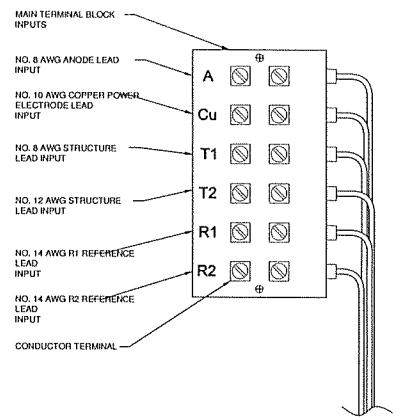
NOTES:

1. CABINET IS NEMA 4X FIBERGLASS WITH STAINLESS STEEL HINGE AND LATCH SUITABLE FOR PADLOCK. CABINET SHALL BE SIZED TO EASILY ACCOMMODATE CONTROL PANEL. THE HINGED DOOR SHALL CLOSE EASILY WITHOUT RUBBING OR BINDING ON THE PANEL.
2. INSTALL CROUSE-HINDS ECD DRAIN ON BOTTOM OF ENCLOSURE AND CROUSE-HINDS ECD BREATHER ON TOP.

TEST BOX DETAIL

NOT TO SCALE

3 / -



TEST BOX WIRING DIAGRAM

NOT TO SCALE

4 / CP-1

FINAL SUBMITTAL

CP-2

HDR / SCHIFF

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER MICHAEL K. TILLEMAN NO. 78112 EXP. 9-30-14 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER — DATE 8.7.14

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CA. PROJ. #: 110706

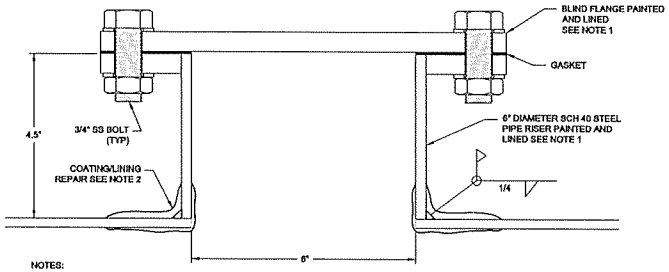
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

CATHODIC PROTECTION DETAILS - 1

PROJ WWD2900018	JOB NO. YS292111	SPEC. WWD 29 610	SHEET 22 OF 24

DRAFTER | DESIGNER | CHECKER | CADD FILE NAME | REVIEWED BY

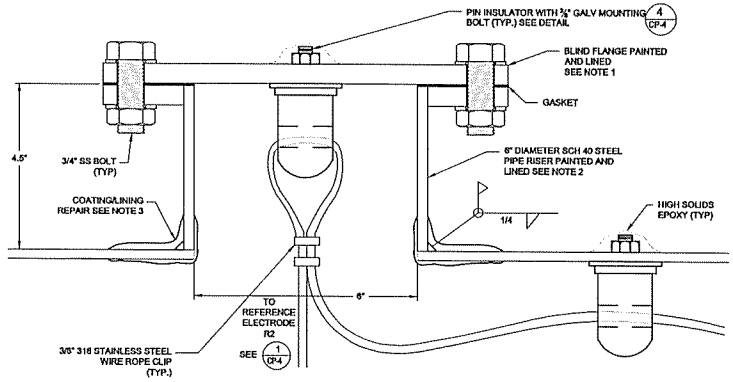


NOTES:

1. BLIND FLANGE AND PIPE RISER SHALL BE SHOP COATED AND LINED WITH 2-COAT ACRYLIC DTM 6-8 MILS DFT TOTAL.
2. REPAIR COATING AND LINING AFTER WELD TO A DISTANCE 4" BEYOND BURN ZONE.
   A. COATING SHALL BE 2-COAT ACRYLIC DTM 6-8 MIL DFT TOTAL.
   B. LINING SHALL BE HIGH-SOLIDS EPOXY, NSF 61 APPROVED, AND FOR USE IN DAMP CONDITIONS.

CP TEST POINT HAND HOLE (1 / CP-1)

NOT TO SCALE

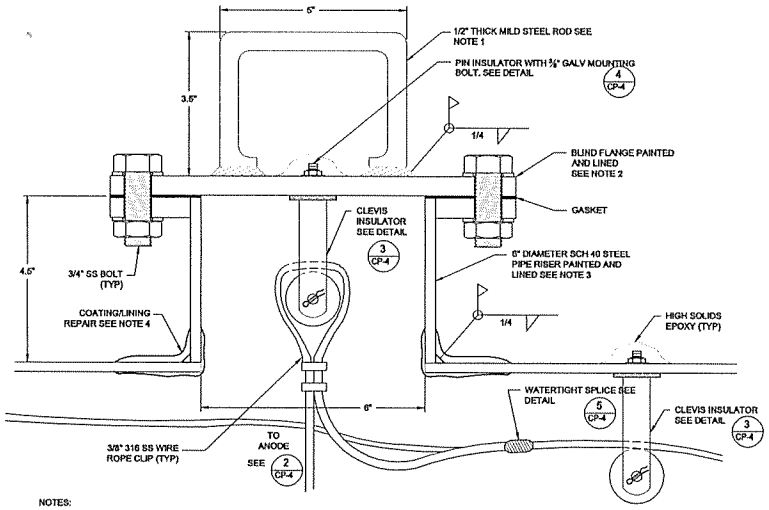


NOTES:

1. BLIND FLANGE SHALL BE 3/8" PRE-DRILLED ON CENTER, SHOP COATED AND LINED WITH 2-COAT ACRYLIC DTM 6-8 MILS DFT TOTAL.
2. PIPE RISER SHALL BE SHOP COATED AND LINED WITH 2-COAT ACRYLIC DTM 6-8 MILS DFT TOTAL.
3. REPAIR COATING AND LINING AFTER WELD TO A DISTANCE 4" BEYOND BURN ZONE.
   A. COATING SHALL BE 2-COAT ACRYLIC DTM 6-8 MIL DFT TOTAL.
   B. LINING SHALL BE HIGH-SOLIDS EPOXY, NSF 61 APPROVED, AND FOR USE IN DAMP CONDITIONS.

REFERENCE ELECTRODE RAISED HAND HOLE (2 / CP-1)

NOT TO SCALE

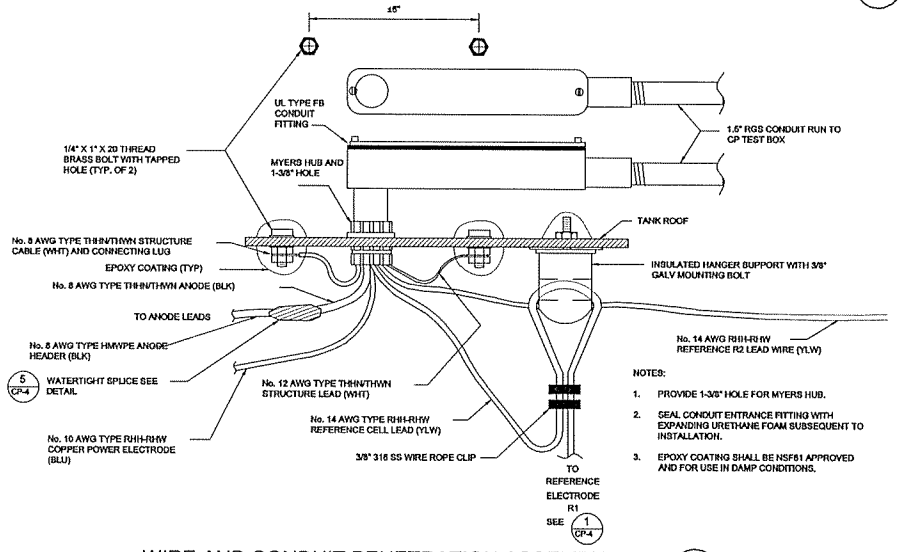


NOTES:

1. 1/2" THICK MILD STEEL ROD IS TO BE WELDED TO BLIND FLANGE AS A HANDLE.
2. BLIND FLANGE SHALL BE SHOP COATED AND LINED WITH 2-COAT ACRYLIC DTM 6-8 MILS DFT TOTAL, AFTER HANDLE IS WELDED TO BLIND FLANGE AND REQUIRED 3/8" CENTER HOLE IS DRILLED.
3. PIPE RISER SHALL BE SHOP COATED AND LINED WITH 2-COAT ACRYLIC DTM 6-8 MILS DFT TOTAL.
4. REPAIR COATING AND LINING AFTER WELD TO A DISTANCE 4" BEYOND BURN ZONE.
   A. COATING SHALL BE 2-COAT ACRYLIC DTM 6-8 MIL TOTAL.
   B. LINING SHALL BE HIGH-SOLIDS EPOXY, NSF 61 APPROVED, AND FOR USE IN DAMP CONDITIONS.

ANODE RAISED HAND HOLE WITH HANDLE (3 / CP-1)

NOT TO SCALE



NOTES:

1. PROVIDE 1-3/8" HOLE FOR MYERS HUB.
2. SEAL CONDUIT ENTRANCE FITTING WITH EXPANDING URETHANE FOAM SUBSEQUENT TO INSTALLATION.
3. EPOXY COATING SHALL BE NSF61 APPROVED AND FOR USE IN DAMP CONDITIONS.

WIRE AND CONDUIT PENETRATION ASSEMBLY (4 / CP-1)

NOT TO SCALE

FINAL SUBMITTAL | CP-3

HDR / SCHIFF

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — MICHAEL K. KELLOGG — NO. 78112 — EXP. 9-30-14 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER | DATE 6-7-14

Cannon — 3420 Ocean Park Blvd., Suite 3040, Santa Monica, CA 90405, P 310 664 1160, F 310 664 1677 — CA. PROJ. #: 110706

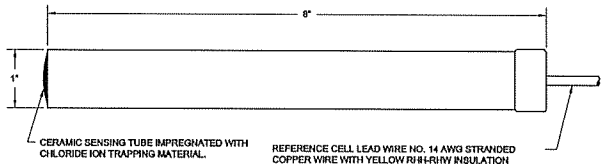
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

CATHODIC PROTECTION DETAILS - II

PROJ WWD2900018	JOB NO. Y5292111	SPEC. WWD 29-610	SHEET 23 OF 24

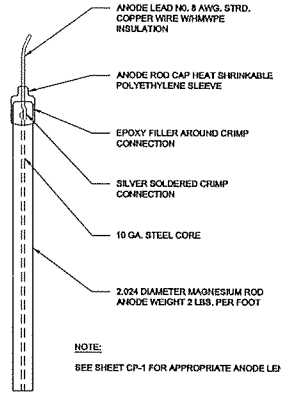
DRAWN | DESIGNED | CHECKED | CADD FILE NAME | REVIEWED BY



NOTES:

1. REFERENCE ELECTRODE SHALL BE CAPABLE OF MAINTAINING A STABLE POTENTIAL WITHIN PLUS OR MINUS 10 MILLIVOLTS TO THAT OF A FRESHLY MADE COPPER SULFATE REFERENCE ELECTRODE WHILE A 3 MICROAMPERE ELECTRICAL CURRENT IS APPLIED TO IT. PROVIDE STELTH 2 MODEL SRE-002-CFY BY BORIN MANUFACTURING OR STAPERM BY GMC CORROSION, OR AGENCY APPROVED EQUAL.
2. MEASURE THE ACCURACY OF EACH COPPER SULFATE REFERENCE ELECTRODE BEFORE INSTALLING IT BY MEASURING THE DC VOLTAGE DIFFERENCE BETWEEN IT AND ONE OR MORE REFERENCE ELECTRODES OF KNOWN ACCURACY. THE MEASUREMENTS SHALL BE LESS THAN PLUS OR MINUS 0.010 DC VOLTS FOR ALL REFERENCE ELECTRODES. PERFORM THESE MEASUREMENTS AFTER TOTALLY SUBMERGING THE REFERENCE ELECTRODES IN A FIVE-GALLON BUCKET OF WATER FOR A MINIMUM PERIOD OF 15 MINUTES. USE ONLY POTABLE DRINKING WATER FOR THIS TEST. BRACKISH WATER OR SALTWATER WILL AFFECT THE TEST RESULTS AND DAMAGE THE REFERENCE ELECTRODE. PROVIDE FIVE DAYS WRITTEN NOTICE TO THE ENGINEER TO ALLOW THESE TESTS TO BE WITNESSED.

REFERENCE ELECTRODE (1 / CP-3)
NOT TO SCALE

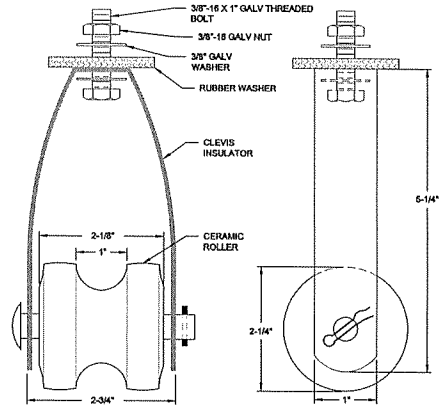


ALLOY COMPOSITION	
ELEMENT	CONTENT %
AL	0.010% MAX.
Mn	0.5 - 1.3%
Si	0.05% MAX.
Cu	0.02% MAX.
Ni	0.001% MAX.
Fe	0.03 MAX.
Other	0.30 MAX.
MAGNESIUM	REMAINDER

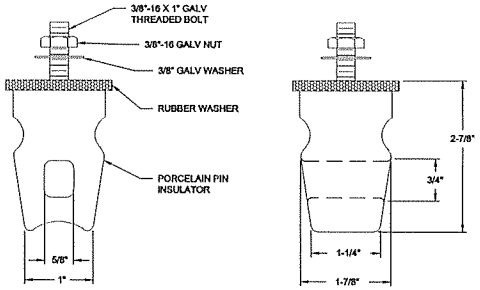
NOTE:

SEE SHEET CP-1 FOR APPROPRIATE ANODE LENGTH.

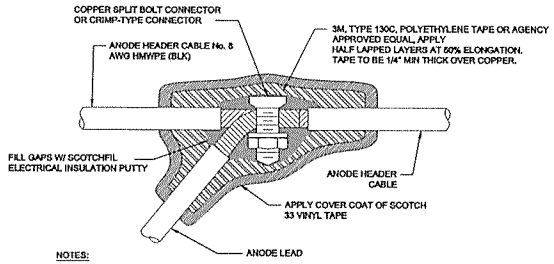
MAGNESIUM ANODE (2 / CP-3)
NOT TO SCALE



CLEVIS INSULATOR (3 / CP-3)
NOT TO SCALE



PIN INSULATOR (4 / CP-3)
NOT TO SCALE



NOTES:

1. MAKE SPLICE WATERPROOF

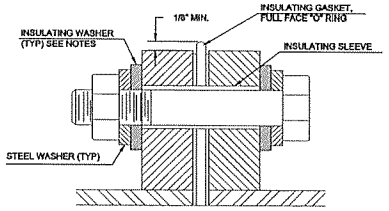
A. SMOOTH ALL IRREGULAR SURFACES WITH 3M SCOTCHFIL ELECTRICAL INSULATION PUTTY OR AGENCY APPROVED EQUAL.

B. APPLY 2 LAYERS OF HALF LAPPED RUBBER SPLICING TAPE, SCOTCH LINERLESS RUBBER SPLICING TAPE 130C OR AGENCY APPROVED EQUAL.

C. APPLY 2 LAYERS OF HALF LAPPED VINYL ELECTRICAL TAPE, SCOTCH SUPER 33+ OR AGENCY APPROVED EQUAL.

2. NUMBER OF WIRES MAY VARY PER SPLICE

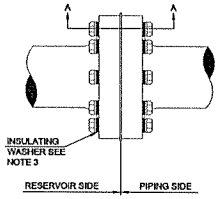
SEALED SPLICE CONNECTION (5 / CP-4)
NOT TO SCALE



NOTES:

1. DO NOT APPLY METALLIC OR OTHER NON-INSULATING PAINT TO INSULATING PARTS OR OTHER EDGES OF FLANGES.
2. INSULATING SLEEVE TO BE 1/64" SHORTER THAN DISTANCE BETWEEN SST WASHERS WHEN BOLT IS FULLY TIGHTENED.

SECTION A



NOTES:

1. HARDWARE QUANTITIES IN INSULATING FLANGE KIT WILL VARY BASED ON GASKET PATTERN AND PIPE SIZE.
2. SEE SPECIFICATIONS FOR ISOLATION GASKET, SLEEVE AND WASHER MATERIALS.
3. INSTALL DOUBLE – WASHER KITS WITH ISOLATING WASHERS ON BOTH SIDES OF THE FLANGES.

ISOLATION FLANGE DETAIL (6 / CP-1)
NOT TO SCALE

FINAL SUBMITTAL | CP-4

HDR / SCHIFF

DATE	INITIAL	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — WERNER KIELHORN — NO. 70112 — EXP. 6-30-14 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER | DATE 8-7-14

Cannon — 7420 Ocean Park Blvd. Suite 300, Santa Monica, CA 90405, P 310.664.1166 F 310.664.9977 — CA. PROJ. #: 110705

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
WATERWORKS DISTRICT NO. 29

LOWER BUSCH TANK PROJECT

CATHODIC PROTECTION DETAILS - III

PROJ WWD2900018	JOB NO. YE292111	SPEC. WWD 29-810	SHEET 24 OF 24

DRAFTER | DESIGNER | CHECKER | CADD FILE NAME | REVIEWED BY

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

BUSCH DRIVE
LOWER BUSCH TANK PROJECT

CMS WORDING 14 DAYS PRIOR TO START OF WORK

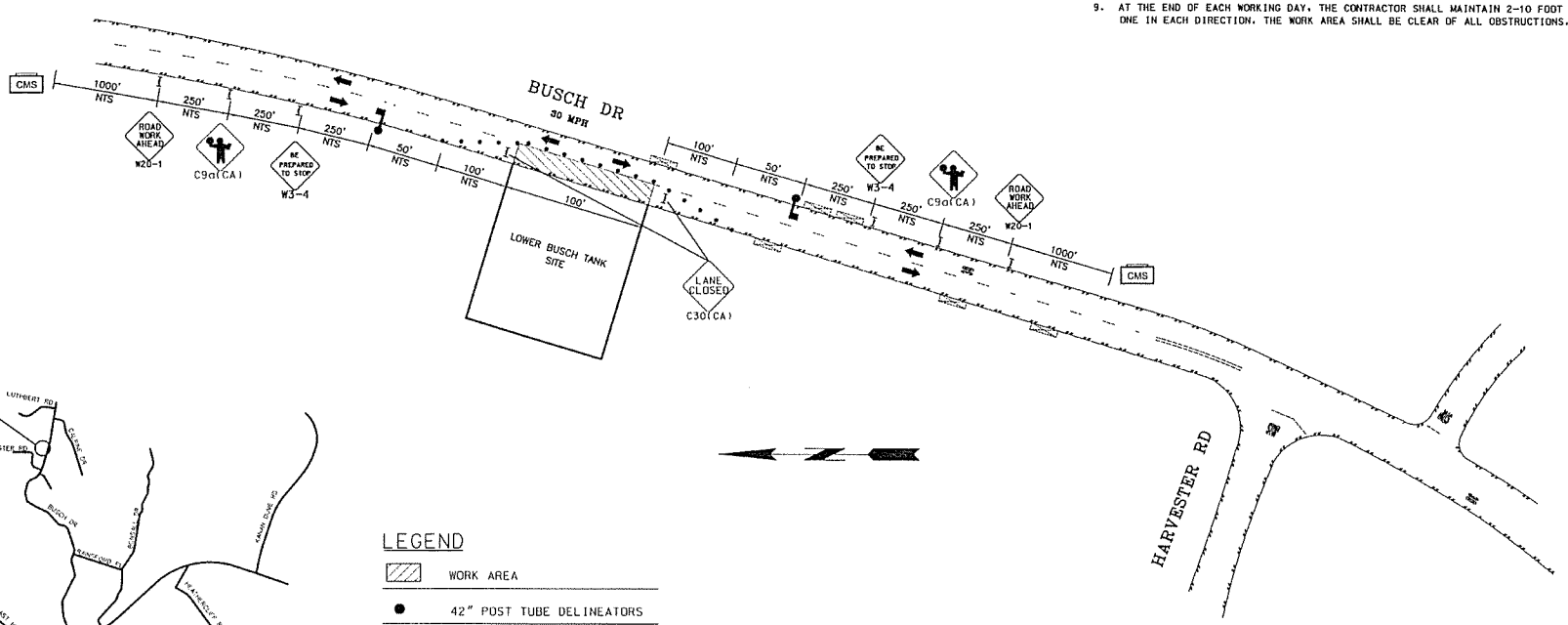
B	U	S	C	H			
D	R	I	V	E			
R	O	A	D				
W	O	R	K				
_	_	/	_	_	/	_	_
T	O						
_	_	/	_	_	/	_	_

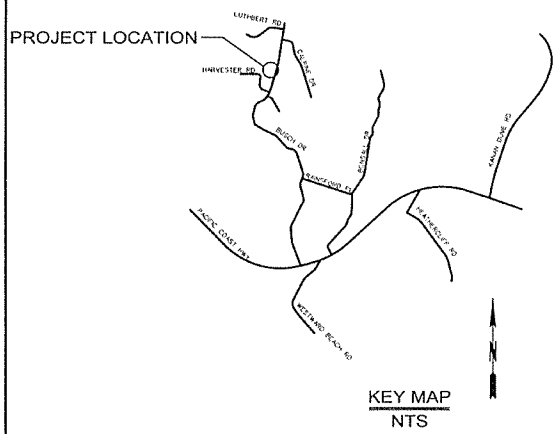
CMS WORDING DURING WORK

B	U	S	C	H			
D	R	I	V	E			
O	N	E		L	A	N	E
R	O	A	D				
A	H	E	A	D			
E	X	P	E	C	T		
D	E	L	A	Y	S		

TRAFFIC CONTROL PLAN GENERAL NOTES

1. ALL SIGNS, DELINEATORS, BARRICADES, ETC.SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (2010) AND STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S 2012 MUTCD.
2. THE AGENCY RESERVES THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE AND TO MAKE THE NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERCEDE THESE PLANS.
3. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER.
4. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED TRANSIT SERVICES, FIRE, AND POLICE SERVING THE AREA AT LEAST 14 DAYS PRIOR TO EACH CONSTRUCTION PHASE.
5. THE CONTRACTOR SHALL NOTIFY THE DETOUR ENGINEER AT (626) 300-4855, 14 DAYS IN ADVANCE OF THE START OF EACH PHASE OF TRAFFIC CONTROL.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL DELINEATORS, SIGNS, BARRICADES AND CHANGEABLE MESSAGE SIGNS AS SHOWN ON THE PLANS.
7. EXISTING SIGNS THAT ARE IN CONFLICT WITH THESE PLANS SHALL BE REMOVED OR COVERED BY THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE TRAFFIC CONTROL SYSTEM SHOWN ON THESE PLANS.
9. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL MAINTAIN 2-10 FOOT LANES, ONE IN EACH DIRECTION. THE WORK AREA SHALL BE CLEAR OF ALL OBSTRUCTIONS.





LEGEND

- WORK AREA
- 42" POST TUBE DELINEATORS
- SIGN ON TYPE III BARRICADE
- FLAGGER
- DIRECTION OF TRAVEL
- CMS — CHANGEABLE MESSAGE SIGN

RECEIVED PROFESSIONAL ENGINEER YGGY RUIZ No. C63125 Exp. 06/30/2014 CIVIL STATE OF CALIFORNIA

DATE	MK	DESCRIPTION

REVISIONS

SUBMITTED: C63125 BY: DATE: 6-12-14

APPROVED: BY: DATE: 6-12-14

ACCEPTED: CITY OF MALIBU BY: DATE:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION

TRAFFIC CONTROL PLAN
BUSCH DR
LOWER BUSCH TANK PROJECT

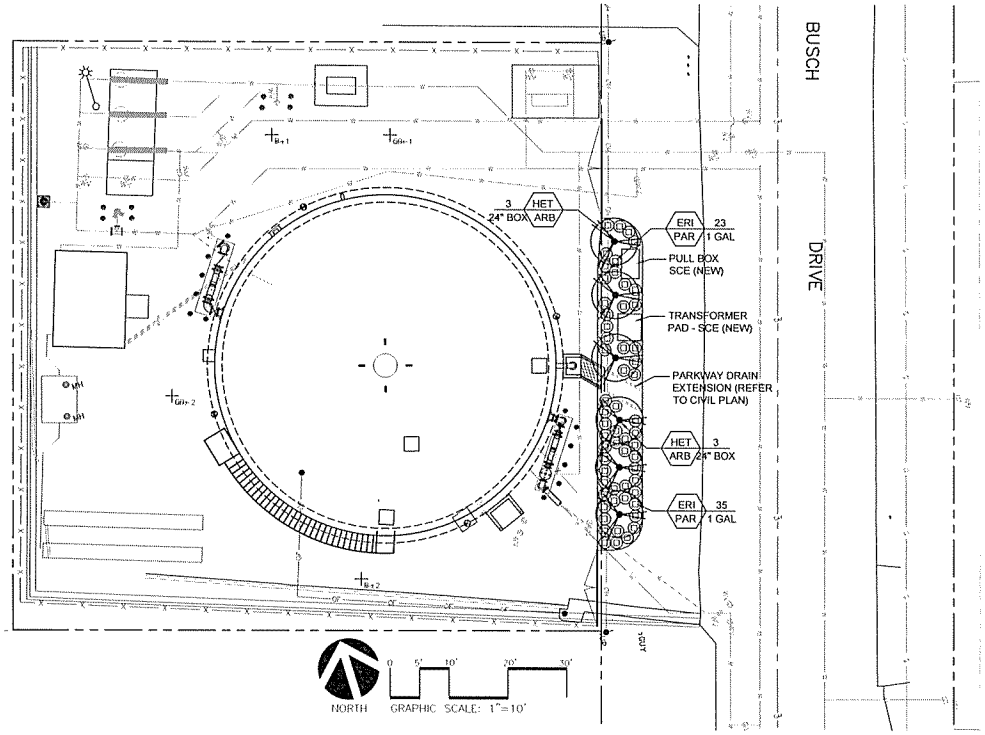
PCA Y5292111 | SCALE: 1"=40' | SHT 1 OF 1

DRAWN BY: BW

TC: 667, D1

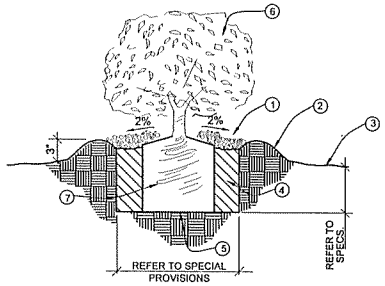
PLAN TC

WWD2900018 LOWER BUSCH TANK PROJECT



GENERAL PLANTING NOTES:

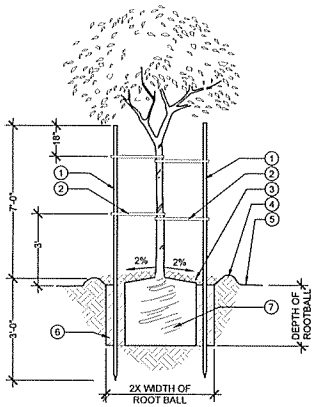
1. PLANT QUANTITIES IN PLANTING LEGEND IS FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANTS SHOWN ON PLANTING PLANS.
2. CONTRACTOR SHALL PROVIDE 3" DEEP LAYERS OF MEDIUM TO FINE TEXTURED (3/4" TO 2") GROUND WOOD BY-PRODUCT OR SHREDDED BARK MULCH TO ALL PLANTED AREAS. COLOR OF MULCH SHALL BE DARK.
3. PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY PERCEIVED DISCREPANCY BEFORE THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE AND INSTALL IMPORTED TOPSOIL TO FILL IN AREAS WHERE PLANTINGS ARE PROPOSED. IMPORTED TOPSOIL SHALL CONFORM TO SECTION L, LANDSCAPE OF SPECIAL PROVISIONS. AN AGRONOMICAL SOIL'S REPORT SHALL BE SUBMITTED PER THE SAME SECTION, REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO THE DELIVERY OF THE SOIL ON SITE.
5. REFER TO PLANTING LEGEND, THIS SHEET, FOR MINIMUM SETBACK OF PLANTS FROM EDGE OF PAVEMENT.
6. CONTRACTOR SHALL MAINTAIN ACCURATE "AS-BUILT" RECORD SET OF PLANS FOR ALL WORK PERFORMED UNDER THIS CONTRACT. THESE "AS-BUILT" PLANS SHALL SHOW ALL CHANGES MADE TO THE ORIGINAL PLANS AND SPECIFICATIONS, INCLUDING EXACT "AS-BUILT" LOCATIONS, SIZES AND KINDS OF EQUIPMENT/ MATERIALS PROVIDED. THE FINAL "AS-BUILT" RECORD SET OF PLANS SHALL BE SUBMITTED TO THE AGENCY AT THE COMPLETION OF WORK, PRIOR TO THE START OF PLANT ESTABLISHEMENT PERIOD.



LEGEND:

1. BACKFILL WATER BASIN W/ 3" OF UNCOMPACTED MULCH. KEEP MULCH AWAY FROM CROWN.
2. FORM 3" HIGH BERM AROUND BASIN.
3. FINISH GRADE
4. BACKFILL MIX. REFER TO SPECIAL PROVISIONS.
5. FOOT TAMP SOIL AS NECESSARY
6. SHRUB/GROUND COVER
7. ROOT BALL. SET TOP OF ROOT BALL 1" ABOVE FINISH GRADE

A LS-1 SHRUB PLANTING DETAIL



LEGEND:

1. TWO (2) 10'-0" X 2" DIA. PRESSURE TREATED LODGEPOLE TREE STAKE (REFER TO SPECIAL PROVISIONS).
2. FASTEN TREE TO STAKES W/ TREE TIES BY SPECIAL PROVISIONS (TYP.) TWO (2) AT EACH STAKE.
3. BACKFILL WATER BASIN W/3" OF UNCOMPACTED MULCH. KEEP MULCH AWAY FROM CROWN.
4. FORM 3" HIGH BERM AROUND BASIN. (4' DIA.) DO NOT FORM BERM IF PLANTED IN LAWN.
5. FINISH GRADE
6. BACKFILL MIX. REFER TO SPECIAL PROVISIONS.
7. ROOT BALL. SET TOP OF ROOT BALL 1" ABOVE FINISH GRADE

NOTE:

1. AFTER TREE IS PLANTED, PRUNE AND SHAPE AS DIRECTED AND APPROVED BY ENGINEER
2. INSTALL TREE STAKES PERPENDICULAR TO THE PREVAILING WINDS

B LS-1 TREE PLANTING/STAKING DETAIL

PLANTING LEGEND

TREE LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SETBACK*	HYDROZONE H	HYDROZONE M	HYDROZONE L
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON (SINGLE TRUNK)	24" BOX	6	3'			X

SHRUBS & GROUNDCOVER

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SETBACK*	HYDROZONE H	HYDROZONE M	HYDROZONE L
	ERI PAR	ERIOGONUM PARVIFOLIUM	SEACLIFF BUCKWHEAT	1 GAL	58	15"			X

QUANTITY → 8 KNI ← GENUS
CONTAINER SIZE → 5 GAL UVA ← SPECIES

NOTE: SETBACK* REFERENCES MINIMUM DISTANCE PLANT CENTER SHOULD BE LOCATED FROM ADJACENT EDGE OF HARDSCAPE OR PAVING.

DIGALERT
CALL 8-1-1 TOLL FREE
2 workings days before you dig

PRIME CONTRACTOR LICENSE REQUIRED. CALIFORNIA CLASS A OR C27

DATE	BY	DESCRIPTION

REVISIONS

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PROJECT LANDSCAPE ARCHITECT DATE

LS-1

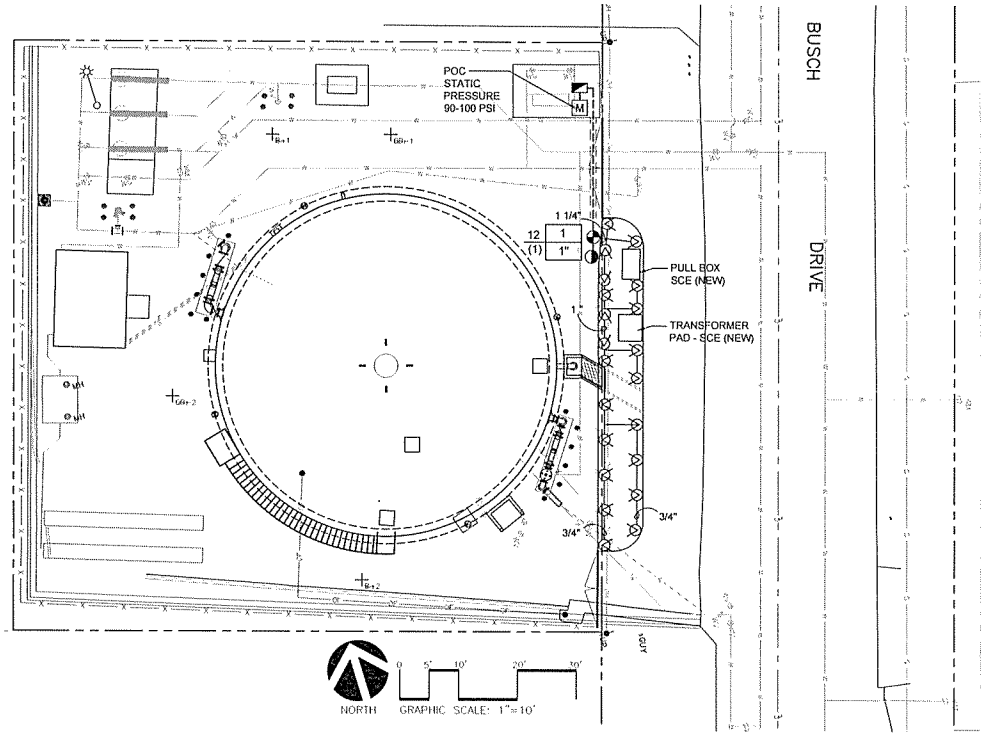
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

LOWER BUSCH TANK PROJECT

PLANTING PLAN

DATE | PCA Y5292111 | WWD2900018 | SHEET OF XX

DRAFTER | DESIGNER | CHECKER | CAD PROJECT FILE NAME | REVIEWED BY | DATE



IRRIGATION SPRINKLER LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	NOZZLE	RADIUS	GPM	PSI	PATTERN
	12" POP-UP SPRAY HEAD	RAINBIRD OR APPROVED EQUAL	1812-SAM-PRS	HE-VAN-08	6'	.37 - 1.1	30	VARIABLE

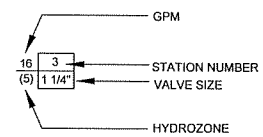
IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL/TYPE	SIZE	DETAIL
	REMOTE CONTROL VALVE W/ BATTERY POWERED CONTROLLER RCV CONTROLLER SELONOID ADAPTER	RAINBIRD OR APPROVED EQUAL DIG OR APPROVED EQUAL	100-PEB-PRS-D 710-100P R710DC P00-996	SEE PLAN	A / LS-3
	QUICK COUPLER	RAINBIRD OR APPROVED EQUAL	33 DLRC	3/4"	B / LS-3
	PRESSURE VACUUM BREAKER BACKFLOW PREVENTER	WILKINS OR APPROVED EQUAL	720A	1-1/2"	C / LS-3
M	WATER METER			SEE PLAN	
	LATERAL LINE		SEE SPECS	SEE PLAN	D / LS-3
	MAIN LINE		SEE SPECS	SEE PLAN	D / LS-3
	PIPE SLEEVE		SEE SLEEVING CHART		D / LS-3

SLEEVING CHART

SLEEVE SIZE	PVC CLASS	PIPE SIZE	WIRES	DETAIL
1.25"	SCH 40	0.5"	1 - 4	D / LS-3
1.5"	SCH 40	0.75"	5 - 10	D / LS-3
2"	CLASS 315	1"	11 - 20	D / LS-3
2.5"	CLASS 315	1.25"	21 - 30	D / LS-3
3"	CLASS 315	1.5"	31 - 40	D / LS-3
4"	CLASS 315	2"	41 - 60	D / LS-3
6"	SCH 80	2.5 - 3"	61 - 99	D / LS-3

VALVE SYMBOL



IRRIGATION INSTALLATION NOTES:

1. TRENCHING OPTION: CONTRACTOR HAS AS AN OPTION TO INSTALL LATERAL IRRIGATION LINES UTILIZING A TRENCHLESS TECHNIQUE (PULLED IN) WHERE POSSIBLE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING TREES AND OTHER PLANTS IN THE AREAS OF WORK PRIOR TO START OF CONSTRUCTION.
4. INSTALL PVC SCHEDULE 40 CONDUIT UNDER EXISTING PAVING WHEREVER NECESSARY TO "RUN" CONTROL WIRES. INSTALL CONTROL WIRES A MINIMUM 24" BELOW FINISH GRADE AND 36" UNDER VEHICULAR ROADWAY.
5. ALL VERTICAL CHANGES IN MAINLINE PIPE DIRECTION SHALL BE DONE WITH THE USE OF 45 DEGREE ELBOWS.
6. LATERAL SUPPLY LINES FROM THE VALVE TO THE FIRST HEAD SHALL BE ONE SIZE LARGER THAN THE VALVE, UNLESS OTHERWISE NOTED.
7. THE AGENCY SHALL SUPPLY A NEW WATER METER UPON REQUEST FROM CONTRACTOR TO THE WATER WORKS DIVISION, SMA FIELD OFFICE. CONTRACTOR IS RESPONSIBLE FOR INSTALLING WATER METER. REFER TO PLAN FOR GENERAL LOCATION AND AVAILABLE WATER PRESSURE AT P.O.C. FINAL LOCATION TO BE CONFIRMED WITH ENGINEER IN THE FIELD.
8. REPAIR ALL EXISTING MATERIALS DAMAGED OR EXPOSED BY NEW IRRIGATION INSTALLATION WORK OR BY ANY OTHER CONSTRUCTION WORK, MATCH EXISTING ADJACENT WORK IN TEXTURE AND COLOR.
9. ALL QUICK COUPLING VALVES SHALL BE INSTALLED IN LOCK LID VALVE BOXES. MARK ALL BOXES Q.C.V. WITH EPOXY PAINT.
10. IRRIGATION HEADS SHALL BE PROPERLY POSITIONED TO ALLOW STANDARD OPERATION, RETRACTION, AND SHALL BE ADJUSTED SO THERE IS NO OVERPSRAYING ONTO ADJACENT SIDEWALKS, PAVEMENT(S), AND ROADWAYS.
11. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ENSURE THAT ALL COMPONENTS OF THE IRRIGATION SYSTEM PERFORM PROPERLY DURING CONSTRUCTION AND MAINTENANCE PERIODS.
12. ADJUST LOCATION OF IRRIGATION HEADS AS NECESSARY TO MINIMIZE SPRAY INTERFERENCE AGAINST OBSTRUCTIONS (CONCRETE WALLS, TELEPHONE AND POWER POLES, TREES, ETC.).
13. ADJUST ALL ADJUSTABLE ARC NOZZLES AS NECESSARY TO AVOID UNDER-SPRAY OF PLANTING AREAS AND OVER-SPRAY OF WALLS AND SIDEWALKS.
14. FOLLOWING IRRIGATION HEAD INSTALLATION, ADJUST RADIUS THROW TO CONFORM TO SITE CONDITIONS.
15. INSTALL NEW AUTOMATIC BATTERY POWERED IRRIGATION CONTROLLER. SEE IRRIGATION LEGEND FOR MODEL INFORMATION. CONTRACTOR SHALL INSTALL NEW WIRES TO MAKE CONNECTIONS TO PROVIDE AN OPERATIONAL ELECTRICAL AUTOMATIC IRRIGATION SYSTEM.
16. CONTRACTOR SHALL PROVIDE AND PAY FOR BACKFLOW DEVICE INSPECTION. INSPECTION TO BE PERFORMED BY AN INSPECTOR CERTIFIED BY LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES (LACDHS). THE INSPECTION CERTIFICATION SHALL BE COMPLETED AND SUBMITTED TO THE WATER PURVEYOR, AND A COPY SHALL BE SUBMITTED TO THE ENGINEER AND LACDHS.
17. INSTALL X-OVER SLEEVES (CLASS 315 PVC UNLESS NOTED OTHERWISE) WHERE SHOWN ON THE PLANS, AT INTERSECTIONS, AND WHEREVER PIPE CROSSES UNDER PAVEMENTS. ALL SLEEVES SHALL EXTEND 6" INTO PLANTING AREAS AT BOTH ENDS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SLEEVES PRIOR TO PAVING/PATH/ETC. BEING INSTALLED. NOT ALL SLEEVES MAY BE INDICATED ON PLANS.
18. "BORE" UNDER EXISTING PAVING WHEREVER POSSIBLE. SAWCUT EXISTING PAVING WHERE NECESSARY AS APPROVED TO INSTALL PIPING/SLEEVE. FOR TRENCH REPAIR INFORMATION, REFER TO DETAIL D / SHEET LS-3.
19. CONTRACTOR SHALL ADJUST EXACT LOCATIONS OF IRRIGATION PIPES AND TUBINGS TO AVOID CATCH BASINS AND OTHER SITE AMENITIES.
20. VERIFY THE EXISTING GROUNDING SYSTEM. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
21. ALL HEADS WITH CHECK VALVES AND PRESSURE REGULATION DEVICES IN POP-UP STEM SHALL BE CONNECTED THOUGH BOTTOM INLET AND NOT SIDE INLET.

DIGALERT
CALL 8-1-1 TOLL FREE
2 workings days before you dig

PRIME CONTRACTOR LICENSE REQUIRED CALIFORNIA CLASS A OR C27

DATE	BY	DESCRIPTION

REVISIONS

PROJECT LANDSCAPE ARCHITECT DATE

LS-2

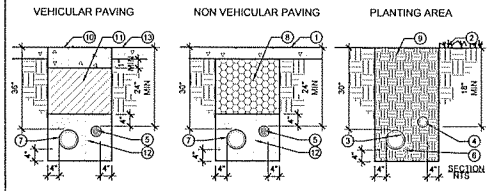
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

LOWER BUSCH TANK PROJECT

IRRIGATION PLAN

DATE | PCA Y5292111 | WWD2900018 | SHEET OF XX

DRAFTER | DESIGNER | CHECKER | CAD PROJECT FILE NAME | REVIEWED BY | DATE



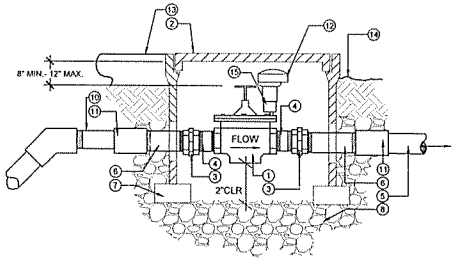
LEGEND

1. PAVING.
2. FINISH GRADE.
3. PVC MAINLINE.
4. PVC LATERAL LINE.
5. CONTROL WIRES OR COM. CABLE IN CONDUIT.
6. CONTROL WIRES OR COM. CABLE.
7. SLEEVE FOR MAINLINE AND/OR LATERAL LINE.
8. CMB
9. SOIL, PER SPECS
10. AC PAVEMENT (C2-PG 64-10) OR PCC. (560-C-3250) THICKNESS TO MATCH EXISTING PAVEMENT PLUS 1". MINIMUM THICKNESS SHALL BE 4".
11. TRENCH BACKFILL SLURRY (270-E-500)
12. SAND
13. EXISTING AC OR PCC PAVEMENT

NOTES:

1. TAPE AND BUNDLE 24 V. WIRES @ 10' INTERVALS.
2. MINIMUM DEPTH OF 24 V. WIRING SHALL BE 24" BELOW GRADE.
3. TRENCH WIDTH ALLOW 4" MIN. CLEARANCE BETWEEN PARALLEL PIPES.
4. SNAKE PIPES FROM SIDE TO SIDE WITHIN TRENCH TO ALLOW FOR MOVEMENT.
5. TIE A 20" LOOP IN ALL WIRING AT CHANGES OF DIRECTION. UNTIE PRIOR TO BACKFILLING TRENCHES.
6. PROVIDE THRUST BLOCKS PER APWA STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION DETAIL 508-1, EXCEPT THAT THRUST BLOCKS SHALL BE PROVIDED FOR ALL PIPES 2" AND LARGER.

(D) PIPE TRENCHING — NTS



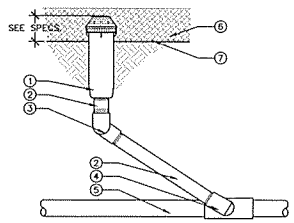
LEGEND:

1. REMOTE CONTROL VALVE, SEE SPECIAL PROVISIONS.
2. VALVE BOX TO BE CONCRETE-SEE SPECIAL PROVISIONS. CONCRETE VALVE BOX WITH HINGED AND LOCKABLE METAL LID.
3. UNION (TYP.)
4. PVC SCHEDULE 80 T O.E. NIPPLE (TREADED TWO END)
5. PVC PIPE TO IRRIGATION HEADS. ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEGREE ELBOWS.
6. 6" BRASS THREAD NIPPLE
7. COMMON RED BRICK, ONE AT EACH CORNER (4 REQUIRED) (TYP.)
8. 3/4" CRUSHED ROCK - 8" DEEP AND 2" CLEAR BELOW VALVE.
9. OMITTED
10. PVC MAIN LINE.
11. PVC FEMALE ADAPTER.
12. BATTERY POWERED CONTROLLER
13. ADJACENT FINISH SURFACE OF PAVEMENT. TOP OF BOX TO BE FLUSH W/ PAVEMENT.
14. ADJACENT FINISH GRADE (TOP OF BOX TO BE 1" ABOVE GRADE FOR LAWN, 2"ABOVE GRADE FOR GROUND COVER/SHRUB AREA).
15. SOLENOID AND ADAPTER BY DIG.

NOTES:

1. WHEN VALVE BOXES ARE CLUSTERED, PROVIDE 1' MIN. CLEARANCE BETWEEN BOXES.
2. PROVIDE VALVE WITH SEPARATE CONNECTION TO MAINLINE. INSTALL NO MULTIPLE ASSEMBLIES.
3. INSTALL VALVE BOX WITH HINGED COVER "OPENING TOWARD" DOWNSTREAM OF VALVE IN ORDER TO PROVIDE ACCESS TO FLOW CONTROL FEATURE OF CONTROL VALVE.
4. ALL VERTICAL CHANGES IN MAINLINE PIPE DIRECTION SHALL BE DONE WITH THE USE OF 45 DEGREE ELBOWS.
5. INSTALL GALVANIZED WOVEN MESH (1/4" SIEVE SIZE) BETWEEN RCV BOX AND CRUSHED ROCK. WRAP FABRIC UP SIDE OF BOX (3" MIN.)

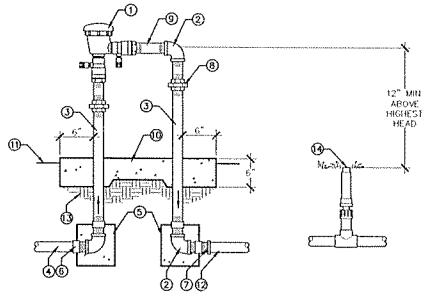
(A) REMOTE CONTROL VALVE W/ BATTERY POWERED CONTROLLER — NTS



LEGEND:

1. POP-UP SPRINKLER.
2. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED).
3. PVC SCH 80 ELL.
4. PVC SCH 80 DOUBLE SWING RISER ASSEMBLY.
5. PVC LATERAL PIPE.
6. MULCH, WHERE OCCURS.
7. FINISH GRADE.

(E) POP-UP SPRAY HEAD



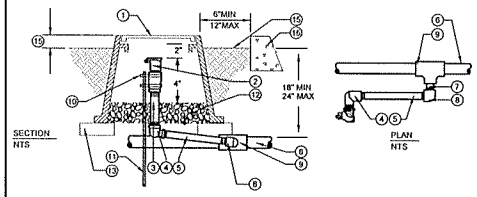
LEGEND:

1. PRESSURE VACUUM BREAKER BACKFLOW PREVENTER ASSEMBLY.
2. BRASS 90 DEGREE ELBOW (TYP.).
3. BRASS RISER/NIPPLE (TYP.) - WRAP ALL PIPE BELOW SOIL/CONCRETE LINE WITH 10 MIL PVC TAPE.
4. MAINLINE FROM POINT OF CONNECTION - ADAPT AS REQUIRED
5. 12"x12"x12" CONCRETE THRUST BLOCK (TYP.).
6. BRASS COUPLING - SET FLUSH WITH CONCRETE (TYP.).
7. PVC MALE ADAPTER
8. BRASS UNION - LINE SIZE (TYP.)
9. BRASS NIPPLE - 3" MIN, 4" MAX LENGTH (TYP.)
10. 6" THICK CONCRETE PAD SLOPED TO DRAIN. SET TOP OF PAD 1" ABOVE FINISH GRADE.
11. FINISH GRADE - SEE SHEET C-8, RESERVOIR FINISHED GRADING, PAVING AND FENCE PLAN.
12. PVC MAINLINE
13. COMPACTED SUB GRADE.
14. IRRIGATION HEAD.

NOTES:

1. ENGINEER TO APPROVE FINAL LOCATION OF BACKFLOW PREVENTER .

(C) VACUUM BREAKER BACKFLOW PREVENTER



LEGEND:

1. RECTANGULAR CONCRETE VALVE BOX WITH HINGED AND LOCKABLE METAL LID.(SEE SPECIAL PROVISIONS) IDENTIFY LETTERS "QCV" ON COVER PER SPECIAL PROVISIONS.
2. 3/4" QUICK COUPLING VALVE.
3. SCHEDULE 80 PVC - LENGTH AS REQUIRED.
4. SCHEDULE 80 PVC THREADED ELBOW.
5. SCHEDULE 80 NIPPLE - 6" MINIMUM, 12" MAXIMUM LENGTH.
6. PVC MAINLINE PIPING.
7. PVC SCHEDULE 80 T.O.E. (THREADED ON END NIPPLE - 2" LENGTH).
8. SCHEDULE 80 PVC THREADED ELBOW.
9. PVC SCHEDULE 40 SLIP TEE.
10. STAINLESS STEEL COMPRESSION CLAMP (2 REQUIRED).
11. #4 x 24" MINIMUM LENGTH REBAR STAKE. SECURE AT QUICK COUPLER BODY ONLY.
12. 3/4" CRUSHED ROCK - 8" DEEP.
13. COMMON RED BRICK, ONE AT EACH CORNER (4 REQUIRED) (TYP.)
14. SET BOX 1-1/2" ABOVE FINISH GRADE IN PLANTING AREAS
15. FINISH GRADE.
16. CURB, WALK OR OTHER HARDSCAPE FEATURE.

NOTE:

1. VALVE BOX TO BE SET FLUSH NEXT TO CURB OR SIDEWALK.
2. FOR NON-HARDSCAPE AREAS, SET TOP OF VALVE BOX 2" ABOVE FINISH GRADE.

(B) QUICK COUPLER — NTS

Maxium Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

MAWA= Maximum Applied Water Allowance
ETo = Reference Evapo
0.62 = Conversion factor (to gallons per square foot)
0.7 = ET Adjustment Factor (ETAF)
LA = Landscaped Area includes Special Landscape Area
0.3 = Additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)
SLA - Portion of Landscape Area identified as Special Landscape Area - see Definitions (square feet)

Applicant to fill in boxes below.

44.2	ETo (reference Evapotranspiration from Appendix A (inches per year)
420	Landscape Area including Special Landscape Area/SLA (square feet)
0	Portion of Landscape Area identified as Special Landscape Area (square feet)

	ETo		ETAF		AREA (s.f.)		Conversion		MAWA
MAWA for LA	44.2	x	0.7	x	420	x	0.62	=	8,057
MAWA for SLA*	44.2	x	0.3	x	0	x	0.62	=	0
Total MAWA									8,057 (gallons per year)

HYDROZONE TABLE

hydrozone	plant water use type	plant factor (PF) (see table B)	hydrozone area (HA) (square ft)	PFxHA (square ft)	% of landscape area (LA)	irrigation efficiency IE	Hydro-zone ETWU
1	low water	0.3	420	126	100%	0.71	4,863
2							
3							
4							
5							
6							
7							
						Subtotal ETWU	4,863
8	SLA	--	0	--	0%	--	0
		TOTAL	420		100%		4,863

ETo: (Malibu, CA)

jan	feb	mar	april	may	june	july	aug	sept	oct	nov	dec	annual
1.9	2.3	3.4	4.2	5.0	5.4	5.6	5.1	4.2	3.4	2.1	1.6	44.2

IRRIGATION SCHEDULE FOR SUMMER (JULY):

valve no.	valve size	flow (GPM)	irr. effcy. (IE)	irr. type	area (sq.ft.)	plant type	precip rate (in/hr.)	plant factor (PF)	daily runtime (min.)	nos. of cycles per day	individ. runtimes (min.)	frequency per month	monthly runtime (min.)	total ETWU Gallons
1	1"	12	0.71	spray	420	shrub	2.75	0.3	13	1	13	4	51.5	815.1

Total Runtime per day	0.2	Hours	Total Monthly ETWU 815.1

DATE | REVIEWED BY | CAD PROJECT FILE NAME | CHECKED | DESIGNED | DRAWN

PRIME CONTRACTOR LICENSE REQUIRED: CALIFORNIA CLASS A OR C27

LS-3

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

DIGALERT — CALL 8-1-1 TOLL FREE 2 weekings days before you dig

DATE	MR	DESCRIPTION

REVISIONS

PROJECT LANDSCAPE ARCHITECT DATE

LOWER BUSCH TANK PROJECT

IRRIGATION DETAILS

DATE	PCA 15292111	WWD2900018	SHEET OF XX

FILE

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist DATE: 8/29/2013

FROM: City of Malibu Planning Department

PROJECT NUMBER: CUP 13-004, CDP 13-040, SPR 13-037, MM 13-011

JOB ADDRESS: 5723 BUSCH DR

APPLICANT / CONTACT: LA County Waterworks

APPLICANT ADDRESS: PO Box 1460
Alhambra, CA 91803

APPLICANT PHONE #: (626)300-4685

APPLICANT FAX #: (626) 300-3385

APPLICANT EMAIL: Psiongco@dpw.lacounty.gov

PROJECT DESCRIPTION: N Water Tank

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

____ The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).

X The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process. See CONDITIONS

____ The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).

SIGNATURE DATE 10/29/13

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

Attachment 6

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 5723 Busch Drive
Applicant/Phone: LA County Waterworks/ 626-300-4685
Project Type: New Water Tank
Project Number: CDP 13-040
Project Planner: Adrian Fernandez

REFERENCES: Site plans

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change of 5,000 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

Reviewed By: _____ Date: 10/29/13

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.

Siongco, Philip

From: Dave Crawford <DCrawford@malibucity.org>
Sent: Tuesday, November 20, 2012 11:31 AM
To: Siongco, Philip
Cc: Juarez, Julian
Subject: RE: LA WWD 29-Lower Busch Tank Project

RECEIVED
MAR 29 2013
PLANNING DEPT.

Ok great. Shouldn't be any issues then

Dave Crawford
City Biologist

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265-4804
310.456.2489 ext 277
Available Tuesdays
9am - 11am

From: Siongco, Philip [mailto:PSIONGCO@dpw.lacounty.gov]
Sent: Tuesday, November 20, 2012 11:02 AM
To: Dave Crawford
Cc: Juarez, Julian
Subject: RE: LA WWD 29-Lower Busch Tank Project

Thanks Dave,

The trees fronting our Lower Busch Tank to the east on the street right-of-way that we're removing are Goldenrain trees and are non-native. The trees surrounding the property to the north, south, and west are on the neighbor's property.

Philip Siongco
County of Los Angeles Dept. of Public Works
Waterworks Division
(626) 300-4685
psiongco@dpw.lacounty.gov

From: Dave Crawford [mailto:DCrawford@malibucity.org]
Sent: Tuesday, November 20, 2012 10:50 AM
To: Siongco, Philip
Subject: RE: LA WWD 29-Lower Busch Tank Project

Mr. Siongco

In looking at the aerial on this property my only concern would be what kind of trees are growing adjacent to the existing tank. I will need to know if they are native or not (e.g. oak, sycamore, walnut, ash). If so, there may be some construction issues. If you know they are native trees, please include a native tree protection plan, consistent with LIP Chapter 5, with your permit submittal. Review fees will be $326 if I know what kind of trees they are at time of my review. May be double that if we have to go back and forth to get more information.

Dave Crawford

City Biologist

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265-4804
310.456.2489 ext 277
Available Tuesdays
9am - 11am

From: Siongco, Philip [mailto:PSIONGCO@dpw.lacounty.gov]
Sent: Thursday, November 15, 2012 9:41 AM
To: Dave Crawford
Subject: LA WWD 29-Lower Busch Tank Project

Dear Dave Crawford,

I'm project manager for the LA County Waterworks District 29's Lower Busch Tank project on 5731 South Busch Drive, Malibu. Attached are 60% plans of replacing the 50-year old 300,000 gallon concrete tank with a steel tank. I'm anticipating the project will be advertised in Fall 2013 and to be constructed in Fall 2014 to Spring 2015. I'm requesting your preliminary review to determine trying to get an estimate of the Biologist Review fees since I'm starting the process to obtain the Coastal Development Permit Exemption with City of Malibu Planning. Let me know if you have any questions.

Thanks,

Philip Siongco
County of Los Angeles Dept. of Public Works
Waterworks Division
(626) 300-4685
psiongco@dpw.lacounty.gov

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** 8/29/2013

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CUP 13-004, CDP 13-040, SPR 13-037, MM 13-011
JOB ADDRESS:	5723 BUSCH DR
APPLICANT / CONTACT:	LA County Waterworks
APPLICANT ADDRESS:	PO Box 1460 Alhambra, CA 91803
APPLICANT PHONE #:	(626)300-4685
APPLICANT FAX #:	(626) 300-3385
APPLICANT EMAIL:	Psiongco@dpw.lacounty.gov
PROJECT DESCRIPTION:	N Water Tank

TO: Malibu Planning Department and/or Applicant

FROM: Andrew Sheldon, City Environmental Health Administrator

_____ An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project.

✓ An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received. *

SIGNATURE

10-10-2013
DATE

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not a Private Sewage Disposal System Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

* OWTS plot plan attached hereto

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

PLANNING REVIEW

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	September 26, 2013	**Review Log #:**	**3516**
Site Address:	5723 Busch Drive		
Lot/Tract/PM #:		**Planning #:**	**CDP 13-040**
Applicant/Contact:	Philip Psiongco, psiongco@dpw.lacounty.gov	**BPC/GPC #:**	
Contact Phone #:	626-300-4685 **Fax #:** 626-300-3385	**Planner:**	**Adrian Fernandez**
Project Type:	Demolish the existing 300,000 gallon water tank and construct a new 385,000 water tank in the same location		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in Bold.)*	Ninyo & Moore (Jansen, CEG 1196; Chu, RGE 2096): **4-25-12** County of Los Angeles (Steuer, RGE 2563): **5-13-03** **Water tank plans prepared by the Los Angeles County Department of Public Works dated November 27, 2012.**
Previous Reviews:	Geotechnical Review Referral Sheet dated 9-5-13

Review Findings

Coastal Development Permit Review

☐ **APPROVED** from a geotechnical perspective.

☒ **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval of the new water tank.

Remarks

The referenced reports and plans were reviewed by the City from a geotechnical perspective. Based upon the submitted information, the project comprises replacing the existing 300,000 gallon concrete water tank with a 385,000 gallon steel water tank. The increased volume is necessary in order to meet the current domestic and fire protection standards.

The City of Malibu is pleased to announce the release of the new Geotechnical Guidelines. These new guidelines will become effective November 1, 2013. Geotechnical reports submitted to the City with any new development AFTER November 1, 2013 must conform to the requirements of the new guidelines. Geotechnical Consultants are strongly urged to review and familiarize themselves with these new guidelines to insure Geotechnical Reports are consistent with the guidelines.

Review Comments:

1. Please discuss whether or not a fault rupture evaluation is required as per Section 5.1.1 of the City's geotechnical guidelines. Provide pertinent maps depicting critical faults (Treiman, FER-229, 1994).
2. Please utilize a site plan as a base map for a geologic map and provide cross sections that depict the existing and proposed development, subsurface explorations, proposed grading, existing onsite wastewater

treatment system, and geologic conditions including earth units and groundwater levels. Provide the updated map and sections for review.

3. Please discuss the construction procedures and the potential adverse impacts to the neighboring residential properties. Provide mitigation measures to minimize the impacts to the surrounding properties, as necessary.
4. The Project Geotechnical Consultant should comment on the change in project from pile-supported foundations (LA County 2003) to conventional foundations.
5. The Project Geotechnical Consultant states on page 8 of the report that, due to the dense nature of the terrace deposits, the potential for liquefaction on the site is low, yet calculations provided in Appendix D show about one-half inch of settlement potential. Please verify that this settlement potential has been considered in the total and differential settlement estimates provided in the report.
6. Please provide the direct shear displacement plots per the City's Guidelines Section 6.2.1.
7. The Project Geotechnical Consultant refers to an ASTM specification that has been superseded (D1586, D3550, D2488, D2216, D1140, D4318, and D3080). The City appreciates that ASTM test methods are expensive; however Consultants need to be current with the test methods. If any geotechnical data is based on tests performed using outdated specifications, please discuss the impact on the Consultant's recommendations.
8. Two sets of final water tank plans must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer.**
9. An as-built compaction report prepared by the Project Geotechnical Consultant that documents the grading and site preparation for the water tank must be submitted to the City for the project files. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets, as appropriate. Geologic conditions exposed during grading must be depicted on an as-built geologic map.

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by: 9/26/13

Christopher Dean, C.E.G. #1751, Exp. 9-30-14 Date
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: *September 26, 2013*

Kenneth Clements, G. E. # 2010, Exp. 6-30-14 Date
Geotechnical Engineering Reviewer (805-563-8909)
Email: kclements@fugro.com

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

AF

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department DATE: 8/29/2013

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CUP 13-004, CDP 13-040, SPR 13-037, MM 13-011
JOB ADDRESS:	5723 BUSCH DR
APPLICANT / CONTACT:	LA County Waterworks
APPLICANT ADDRESS:	PO Box 1460 Alhambra, CA 91803
APPLICANT PHONE #:	(626)300-4685
APPLICANT FAX #:	(626) 300-3385
APPLICANT EMAIL:	Psiongco@dpw.lacounty.gov
PROJECT DESCRIPTION:	N Water Tank

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

___ The following items described on the attached memorandum shall be addressed and resubmitted.

R ___ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

6/18/15

SIGNATURE DATE 9.19.13

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Rob DuBoux, Assist. Public Works Director/City Engineer

Date: September 19, 2013

Re: Proposed Conditions of Approval for 5723 Busch Drive, CDP 13-040

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of any permits, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

2. All trench resurfacing shall be in accordance with the attached detail (Plan EP-4 from the City of Lancaster) with the following modifications. The asphalt concrete shall be Class C2 PG 64-10. The edges of the trench shall be sealed with tack coat at a minimum of 12-inches wide.

3. Prior to the approval of any permits, the applicant shall submit for review and approval a traffic control plan. The traffic control plan shall be in accordance with the latest MUTCD requirements.

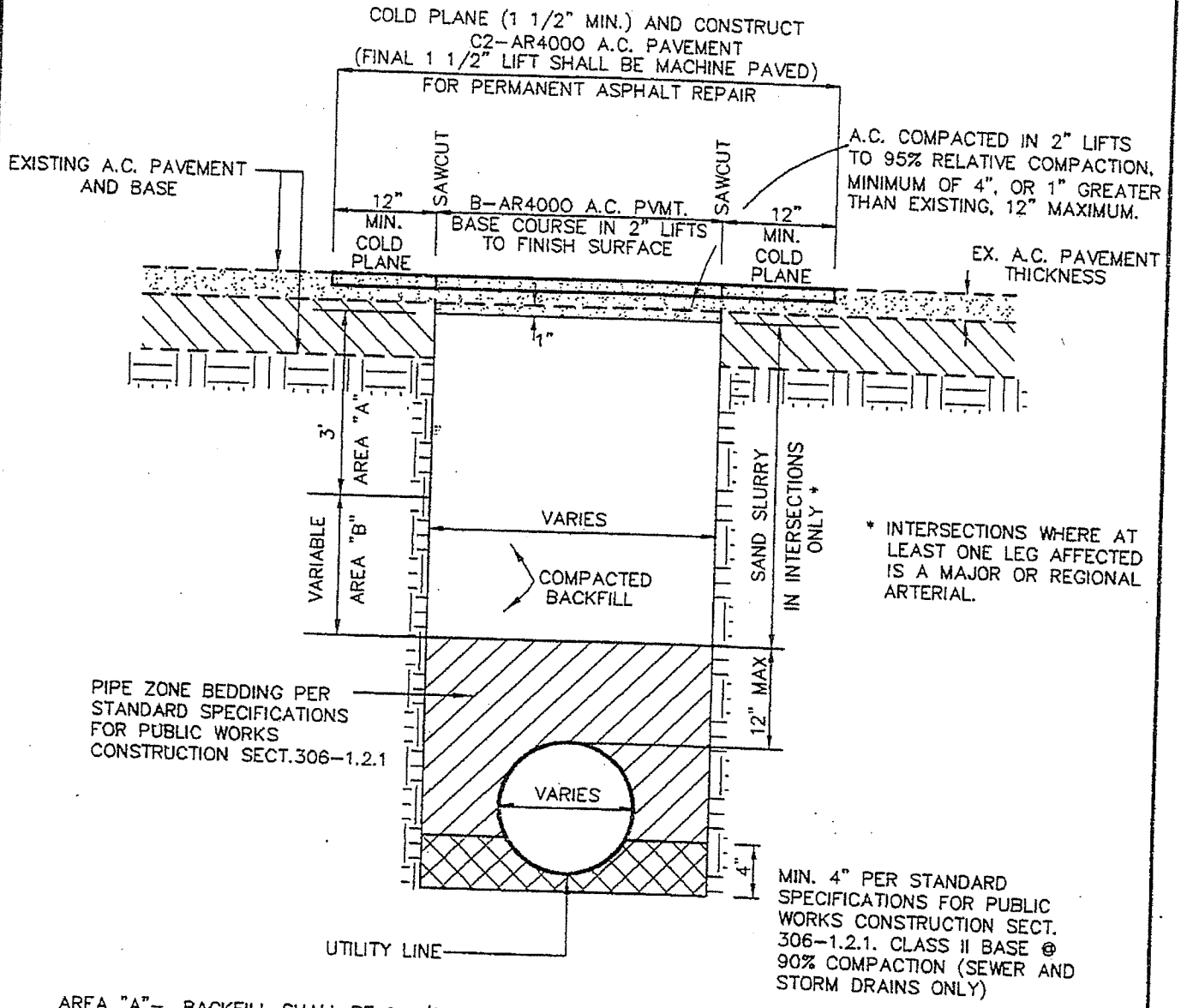
4. Two week prior to any construction work, the applicant shall send a construction notice to all residences on within a 500 foot radius. The notice shall contain the project schedule, description of work, a statement that traffic will be interrupted, and a direct contact with the contractor and a representative from the applicant. The notice shall be reviewed and approved by the Public Works Department.

Recycled Paper

STORMWATER

5. A Wet Weather Erosion and Sediment control plan is required for this project (grading or construction activity is anticipated to occur during the rainy season). The following elements shall be included:
    - Locations where concentrated runoff will occur.
    - Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures.
    - Location and sizing criteria for silt basins, sandbag barriers, and silt fencing.
    - Stabilized construction entrance and a monitoring program for the sweeping of material tracked off site.

6. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include, but not limited to:
    - Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff.
    - Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset.
    - Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    - Specific BMP's to prevent erosion and BMPs for Sediment control prior to discharge from the property.



AREA "A"- BACKFILL SHALL BE 1 1/2 SACK SAND SLURRY (NO CERTIFICATION REQUIRED), OR CRUSHED AGGREGATE BASE. IF CRUSHED AGGREGATE BASE IS USED IT SHALL BE MECHANICALLY COMPACTED TO 95% RELATIVE COMPACTION AND BE CERTIFIED. (SEE "*" NOTE FOR INTERSECTIONS).

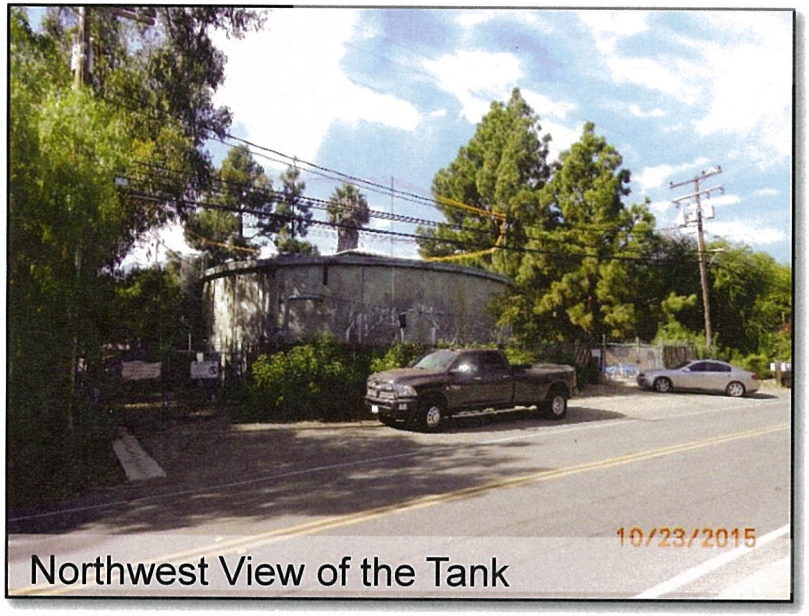
AREA "B"- BACKFILL NATIVE OR IMPORT MATERIAL WITH A SAND EQUIVALENT OF AT LEAST 20, MECHANICALLY COMPACTED TO 90% RELATIVE COMPACTION. (SEE "*" NOTE FOR INTERSECTIONS).

REVISION DATE: MARCH 18,1998

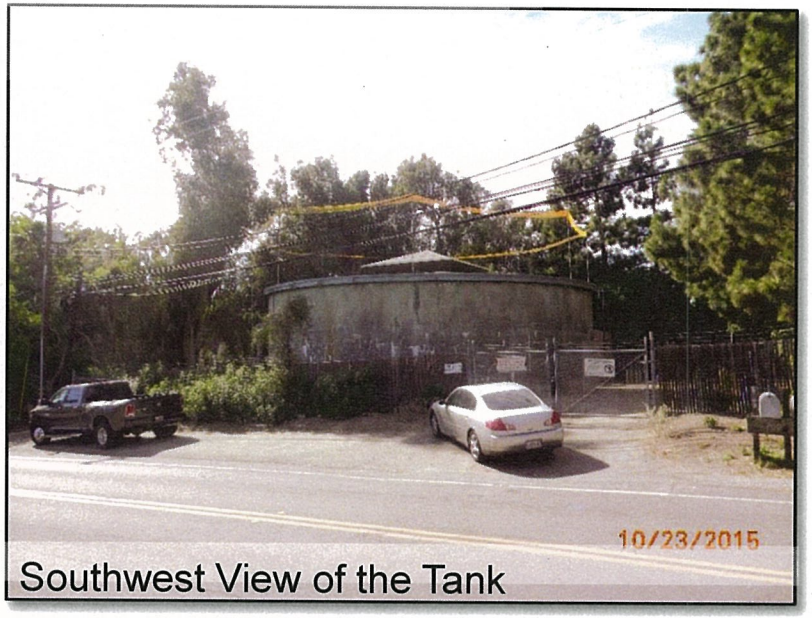
PLAN EP-4

SUBMITTED [signature] 3-17-98 CITY ENGINEER DATE	**CITY OF LANCASTER** DEPARTMENT OF PUBLIC WORKS
APPROVED [signature] 24 Mar 98 DIRECTOR OF PUBLIC WORKS DATE	CONSTRUCTION OF UTILITY TRENCHES IN EXISTING STREETS AND ALLEYS

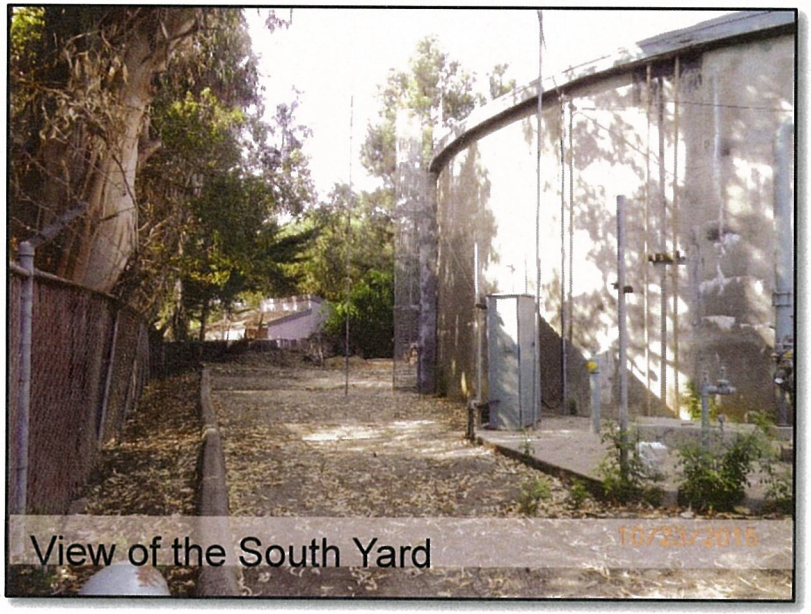
Site Photographs

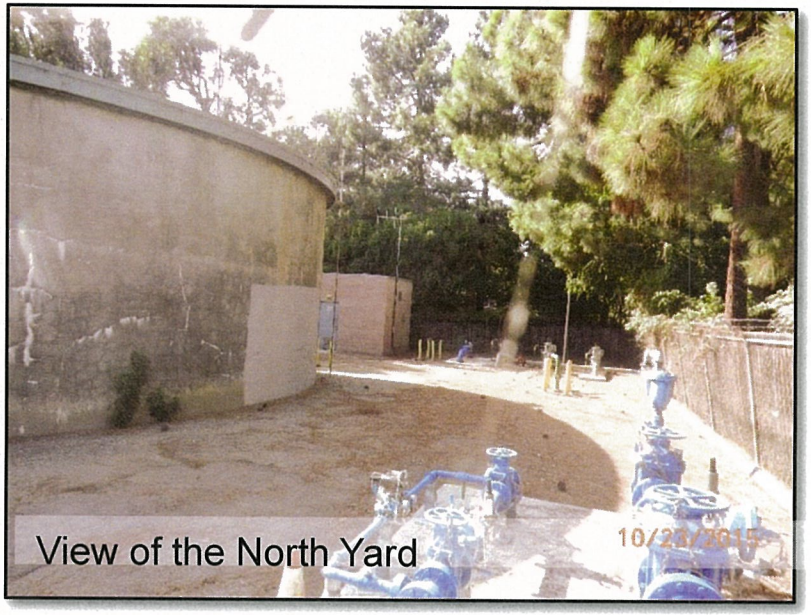


Northwest View of the Tank



Southwest View of the Tank


View of the South Yard


View of the North Yard

ATTACHMENT 7

Notice Continued...

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Adrian Fernandez, Senior Planner, at (310) 456-2489, extension 482.**

Date: December 31, 2015

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 8

Notice of Public Hearing

City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **WEDNESDAY, January 27, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 13-040, CONDITIONAL USE PERMIT NO. 13-015, VARIANCE NOS. 13-042, 13-043, AND 15-036 – An application for the replacement of an existing 300,000 gallon water tank with a new 385,000 gallon water tank to meet current domestic and fire protection standards, Conditional Use Permit No. 13-015 for a water tank on a rural residential parcel, Variance (VAR) No. 13-042 for the height of the water tank to exceed 24 feet for a flat roof, VAR No. 13-043 for the reduction of the required 20 foot front yard setback to the proposed zero front yard setback, and VAR No. 15-036 for the proposed impermeable coverage to exceed the maximum allowed

LOCATION:	5723 Busch Drive, not within the appealable coastal zone
APN:	4469-028-006
ZONING:	Rural Residential Two-Acre (RR-2)
APPLICANT:	Los Angeles County Waterworks District No. 29
OWNER:	Serra Canyon Co., LTD
APPLICATION FILED:	August 29, 2013
CASE PLANNER:	Adrian Fernandez Senior Planner (310) 456-2489, ext. 482 afernandez@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission analyzed the proposed project. The Planning Commission found that categorical exemptions from CEQA do not apply pursuant to CEQA Guidelines Section 15300.2 (c). The initial study determined the proposed project would not have a significant impact on the environment with the incorporation of standard conditions of approval; subsequently, a Negative Declaration and Addendum to Negative Declaration (SCH #2003081124) was prepared pursuant to CEQA Guidelines Section 15064.

5731 BUSCH DRIVE
MALIBU, CA 90265
Property Zoned RR-2

SCALE: 1" = 200'

100 0 200 400

PREPARED BY P.S.	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WATERWORKS DISTRICT NO. 29
DATE 7/22/13	LOWER BUSCH TANK PROJECT
T.G. PAGE 667-D1	Public Notice Property Owner/Occupant Radius Map

Planning Commission Meeting 01-27-16

Item 5.B.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Carlos Contreras, Associate Planner

Reviewed by: Christopher M. Deleau, JD, AICP, Planning Manager

Approved by: Bonnie Blue, AICP, Planning Director BB

Date prepared: January 15, 2016 Meeting date: January 27, 2016

Subject: Conditional Use Permit Amendment No. 15-002 and Administrative Plan Review No. 15-067 – An application to amend Conditional Use Permit No. 12-004 to add a bar within the existing outdoor dining area, change California Department of Alcoholic Beverage Control License Type 47 (On-Sale General Eating Place) to Type 57 (Special On-Sale General) and authorize the Planning Director to Submit a Letter of Public Convenience or Necessity to the ABC for the Use

Location:	22716 Pacific Coast Highway
APN:	4452-004-070
Zoning:	Community Commercial (CC)
Applicant:	Montalba Architects
Tenant:	SOHO's Little Beach House Malibu
Owner:	Malibu Cantina, LLC
Application Filed:	August 3, 2015

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-14 (Attachment 1) approving Conditional Use Permit Amendment (CUPA) No. 15-002 and Administrative Plan Review (APR) No. 15-067, to amend Conditional Use Permit (CUP) No. 06-010 for an existing 7,100 square foot restaurant, with indoor and outdoor seating and alcohol service, to add a bar within the existing outdoor dining area, resulting in no increase in overall service area, change the California Department of Alcoholic Beverage Control (ABC) License from a Type 47 (On-Sale General Eating Place) to a Type 57 (Special On-Sale General) to limit alcohol sales to members only, and authorize the Planning Director to Submit a Letter of Public Convenience or Necessity to the ABC to allow issuance of the new license type for the use located at 22716 Pacific Coast Highway (Malibu Cantina, LLC / SOHO's Little Beach House Malibu).

DISCUSSION: This agenda report provides an overview and background of the project, a description of the surrounding land uses and project setting, and proposed project, and an analysis of the project's consistency with the applicable provisions of the Malibu Municipal Code (MMC), and environmental review pursuant to the California Environmental Quality Act (CEQA). The analysis and findings contained herein demonstrate that the project is consistent with the MMC.

Overview

The subject property is currently developed with a two-story, 7,100 square foot commercial building, approved for use as a restaurant pursuant to CUP No. 06-010 by the Planning Commission in January 2007 (Attachment 2 - Planning Commission Resolution No. 07-03). CUP No. 06-010 allowed for a 7,100 square foot restaurant with 2,950 square feet of indoor and outdoor dining service area, and for liquor, beer and wine service. The approved indoor dining service area totals 2,071 square feet, and the outdoor dining service area totals 897 square feet. There is an existing bar contained within the indoor dining service area. The applicant is not requesting changes to the approved square footage for either the indoor or outdoor dining service areas. However, the restaurant is proposed to serve members and their guests only.

Subsequently, the Planning Commission approved CUPA No. 12-004 to extend the morning hours of operation (Attachment 3 - Planning Commission Resolution No. 13-24).[2] As amended, the approved hours of operation are 7:00 a.m. to 12:00 a.m. on Sundays through Thursdays and 7:00 a.m. to 2:00 a.m. on Fridays and Saturdays. The applicant is not requesting modifications to the approved hours of operation.

Pursuant to this application, the applicant is requesting a modification to the existing CUP to add another bar within the outdoor dining service area to better serve the patio dining area and the needs of the members. The applicant's stated intention is that the bar is ancillary to the primary restaurant use, and conditions of approval have been included to this effect. The applicant has also requested a change in the type of ABC liquor license from a general license, to a license to serve members and guests only. Conditions of approval have been included that a restaurant is the primary use and integral to the alcohol service.

Furthermore, it should be noted that the applicant's stated intent is that the premises will continue to be operated as a bona fide restaurant with no intensification of use from a public restaurant, and that it does not intend to operate the property as a beach club. No facilities to support that type of use are included in the application. A change in use from a restaurant to a beach club would increase the intensity of the use at the property, and the parking demand generated by a change in use would require conformance analysis.

[2] Resolution No. 13-24, approving CUPA No. 12-004, amending CUP No. 06-010, was approved on March 4, 2013, extending the hours of operation to commence at 7:00 a.m. instead of 11:00 a.m. daily in order to allow for breakfast service.

Background

The previous tenant was Nikita Restaurant which vacated the premises in 2015. The new tenant, SOHO's Little Beach House Malibu, proposes to operate as a private, and members only, restaurant.

The property is zoned CC. The purpose of the zone is to provide commercial activity serving the needs of the City's residents in the surrounding neighborhoods. The change from a restaurant customarily serving the general public to one that serves private members has effectively no disparate land use impacts on the property's CC zoning district. The proposed project is designed, established and intended to be used for consuming food and beverages, consistent with a restaurant (Attachment 4 – Project Plans). Pursuant to MMC Section 17.02.050, the Planning Director determined that the private restaurant use that limits its customers to members and their guests is similar to and no more objectionable than a typical public restaurant allowed in the CC zone. Therefore, the City issued Planning Clearance (PC No. 15-021) to SOHO House Malibu on June 23, 2015, allowing the new tenant to continue operation of the approved restaurant use. No changes to the originally approved CUP No. 06-010 were required at that time because the tenant proposal was consistent with the parameters established by the approved CUP and CUPA. However, operation of the use has not yet begun.

There have been ongoing permitted interior and exterior tenant improvements to renovate the kitchen and architectural theme of the restaurant, and applications were submitted to the Planning Department for additional improvements requiring Planning Department approval to prepare the premises for opening. On November 18, 2015, the Planning Director approved APR No. 15-062 for a new exterior trellis, lighting, landscaping and tenant improvements. The exterior lighting has been designed with low intensity features so that no light source is directly visible from public view. Further, conditions of approval have been applied to APR No. 15-062 requiring that low intensity exterior lighting be shielded and directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

Surrounding Land Uses and Project Setting

The project site is bounded on the north by Pacific Coast Highway (PCH), on the south by the Pacific Ocean, and on the east and west by existing commercial development. Nobu Restaurant is located directly to the east and Nobu Ryokan (motel) is located directly to the west. Properties in the immediate area are developed with commercial storefronts and a mix of uses that are resident serving in nature, including but not limited to restaurants, retail uses, personal services and health uses.

Single-family residences overlooking the project site are located on the hillside above PCH, approximately 500 feet north of the project site. Multi-family residences are located approximately 220 feet to the east and west of the project site. The previous restaurant use on the property generated noise complaints from the residential

neighbors. As part of this amendment, new conditions of approval have been included to address noise impacts on nearby residents. In addition, the new trellis over the outdoor service area approved under APR No. 15-062 may serve to reduce the noise emanating from the site from diners. The bar is proposed under a covered portion of the trellis to minimize noise carry from the use. The previous CUP conditions remain in effect, including specific conditions that prohibit live entertainment, amplified sound, and outdoor speakers.

The restaurant parking lot fronts PCH and is accessible from PCH via a common driveway shared with the adjacent restaurant to the east at 22706 PCH (Nobu Restaurant). The subject site currently provides ten more parking spaces than required for the restaurant use. The adjacent restaurant to the east does not provide the total number of required parking spaces. To address this problem, a joint use parking agreement (JUPA) was included in CUP No. 06-010, allowing the subject site to serve as donor site, providing 10 parking spaces to the adjacent restaurant. To mitigate overall parking impacts, the conditions of approval for the restaurant, in Resolution No. 07-03, required valet parking during all hours of operation, and this condition remains in effect.

The proposed project is the continuation of a restaurant use with no increase to the service area; therefore, no changes to the parking or conditions of approval related to parking are proposed or required for the project. In the event additional spaces are required for valet parking in the future, the applicant may submit an amendment to this CUP and the JUPA to use a nearby parking lot for overflow valet parking. However, to evaluate the parking program as effective with the new tenant, a condition of approval has been included requiring review by the Planning Commission of the CUP after one year from the start of operations of the use.

Project Description

The proposed amendment will permit the construction of an outdoor bar within the existing outdoor dining service area and a change in the type of ABC license under which the new tenant will operate.

The proposed outdoor bar totals approximately 315 square feet in area and will be located within the existing 897 square foot outdoor patio dining area on the east side of the building (Attachment 4 – Project Plans). The proposed bar consists of, but is not limited to, bar millwork, under-counter fridges, prep (drink/pouring) stations, beer dispensers, sinks, as well as additional amenities found in a typical bar. The proposed outdoor bar will not be a stand-alone use and will not have direct or separate access for patrons, independent from the restaurant. The outdoor bar is secondary and ancillary to the primary restaurant use. Specific conditions of approval have been applied to maintain that this establishment continues to operate as a restaurant and that it does not become a place primarily used for drinking, like a “bar or cocktail lounge.”

Pursuant to the CUP amendment, the applicant would maintain the existing sale of beer, wine and spirits for consumption on the premises. The applicant is proposing to change the type of ABC liquor license it operates under from the existing Type 47 (On-Sale General Eating Place) to a Type 57 (Special On-Sale General). A Type 47 license allows for the service of beer, wine and spirits for consumption on the premises and requires that the holder must operate and maintain the licensed premises as a bona fide eating place, must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. An active Type 47 license was maintained until October 26, 2015 (Attachment 5). A Type 57 license allows for the service of beer, wine and spirits, to members and their guests only. Minors are allowed on the premises.

The Type 57 license is appropriate for the applicant because it is specifically for a member only establishment; however, the Type 57 license does not have built into it the requirement that the licensed premises are maintained as a bona fide eating place, with suitable kitchen facilities, and that actual and substantial sales of meals are made. Therefore, new specific conditions of approval have been included to maintain that the premises as a bona fide eating place and maintain suitable kitchen facilities consistent with the restaurant use.

ABC will not issue the license until the City approves the subject conditional use permit amendment and the ABC will specifically incorporate the City's conditions related to how the premises is allowed to operate. Since the applicant is proposing a change in license type, a Letter of Public Convenience or Necessity (PCN) may be required by ABC from the City. If the application is approved, Planning Commission Resolution No. 16-14 grants authority to the Planning Director to issue a PCN letter, if needed.

Besides construction of the bar, no other changes or tenant improvements are proposed with this project.

Conditions of Approval and Analysis

All of the existing conditions of approval for CUP No. 12-004 will remain in effect and will continue to apply as part of this amendment; however, new conditions of approval have been applied to this project to maintain that this establishment continues to operate as a restaurant and that it does not become a place primarily used for drinking, like a "bar or cocktail lounge," and a new condition of approval has been included requiring review by the Planning Commission, one year after the start of operations to evaluate the parking program as effective with the new tenant, and that all conditions are being met.

New Conditions of Approval

- No off-sale of alcohol shall be permitted. Food and alcohol shall only be served within the approved service areas.

- Must maintain suitable kitchen facilities and operate and maintain the premises as a bona fide eating place. Full food service shall be provided during all hours of operation of the establishment.

- The primary use of the outdoor dining area shall be for seated meal service. The bar use is secondary to the meal service and food shall be available for purchase in these areas when alcohol is served. Patrons who are standing in the outdoor dining area or the outdoor patio areas shall not be served. No portion of these areas may serve as a separate bar only establishment where food is not available.

- All food preparation will occur within the building.

- One year from the start of operations, the Planning Commission will review the project to evaluate the parking program as effective with the new tenant, and that all conditions are being met.

MMC Conformance and Findings

APR Conformance Discussion (MMC Section 17.40.080)

The proposed 315 square foot outdoor bar was reviewed by the Planning Department, City Biologist, City Coastal Engineer, City geotechnical staff, City Public Works Department, City Environmental Health Administrator, Los Angeles County Fire Department (LACFD), and the Los Angeles County Sheriff. The proposed outdoor bar is in conformance with the property development and design standards of MMC Chapter 17.40. The project, as proposed and conditioned, is consistent with all applicable development standards, and City goals and policies.

Conditional Use Permit Discussion

The required CUP findings are presented below for approval of CUPA No. 15-002 to amend CUP No. 06-010 to add a bar within the 897 square foot outdoor dining service area, and to allow a change in the ABC license from a Type 47 to Type 57, at an existing 7,100 square-foot restaurant at 22716 PCH:

Finding 1. *The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.*

Per MMC Section 17.24.030(A), restaurants, establishments that sell prepared food and drinks for consumption, are a conditionally permitted use in the CC zone. SOHO's Little Beach House Malibu has been determined to be an establishment similar to a restaurant, and the consumption of beverages is permissible with the use. CUP No. 06-010, and CUPA No. 12-004, permitted the restaurant use with full liquor service and indoor and outdoor seating, subject to conditions. Those conditions of approval remain in effect.

The proposed project, as designed and conditioned, is consistent with the approved use and complies with all applicable provisions of MMC Title 17.

Finding 2. *The proposed use would not impair the integrity and character of the zoning district in which it is located.*

The proposed amendment will add a bar within the existing outdoor dining area and allow a change in ABC license type at an existing 7,100 square-foot restaurant already approved for indoor and outdoor seating and alcohol sales. The addition of the bar does not result in the expansion of the previously approved service area, and the sale of alcohol is being limited from the general public, to members and their guests only. The new bar is proposed under a covered trellis to mitigate noise carry to surrounding properties. Therefore, the proposed project is not anticipated to result in a substantial change from the existing conditions within the zone district.

The proposed use is a conditionally permitted use within the CC zoning district and similar in character and nature to the surrounding uses. Properties in the immediate area are developed with commercial storefronts and comprised of uses that include, but are not limited to, restaurants, a motel, retail uses, personal services and health uses. An existing restaurant use (Nobu) is located directly to the east of the site and is connected by a landscaped outdoor deck. The Nobu Ryokan motel is located directly to the west. Therefore, the proposed amendment does not impair the integrity and character of the CC zoning district.

Finding 3. *The subject site is physically suitable for the type of land use being proposed.*

The subject property is currently developed with a two-story 7,100 square foot commercial building approved since 2007 for a restaurant use, with indoor and outdoor seating and alcohol sales. Nikita Restaurant operated the restaurant for several years until it closed in 2015. Prior to Nikita Restaurant, the previous use of the site for many years was a restaurant. The new tenant is continuing to utilize the existing commercial building as a restaurant.

The proposed project will add a bar within the existing outdoor dining area and allow a change in ABC license type. The addition of the bar does not result in the expansion of the previously approved service area, and the sale of alcohol is being limited from the general public, to members and their guests only. The new bar is proposed under a permitted covered trellis to mitigate noise carry to surrounding properties. Therefore, the proposed project is physically suitable for the use being proposed.

Finding 4. *The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.*

As discussed in Finding 2, the site is currently developed with a two-story 7,100 square foot restaurant, and is bordered to the east and west by existing commercial development. PCH and existing commercial uses north of PCH separate the restaurant use from residential uses to the north. Nobu Restaurant is located directly to the east and Nobu Ryokan (motel) is located directly to the west. The proposed project consists of adding a bar within the previously approved outdoor seating area, which will not result in an expansion of the previously approved restaurant use or dining service area; and, the sale of alcohol is being limited from the general public, to members and their guests only, consistent with the land use presently on the subject property. The proposed outdoor bar will not be a stand-alone use and will be directly associated with, and only accessible through, the primary restaurant use. The proposed outdoor bar will be screened by a previously approved covered trellis constructed to shield the bar and outdoor seating area from the elements and minimize sound transfer. All food preparation will occur within the restaurant and minimal noise would occur in the early morning. Therefore, the proposed CUPA is compatible with the land uses presently on the subject property those in the surrounding neighborhood.

Finding 5. *The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.*

The proposed project consists of adding a bar within the existing outdoor dining area and change in ABC license type. As previously discussed in Findings 2 and 4, the proposed project is compatible with existing land uses within the subject property and surrounding properties. Existing surrounding land uses are generally developed consistent with applicable zoning designations and are not anticipated to change. The proposed use is not anticipated to generate any impacts that would be incompatible with uses permitted by the General Plan, Local Coastal Plan or Zoning Ordinance, or any uses in the vicinity. Therefore, the proposed CUPA is compatible with existing and projected lands uses within the applicable zoning designation and surrounding area.

Finding 6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.*

As previously stated, the site is currently developed with a two-story 7,100 square foot restaurant. The proposed use will be served by existing utilities. Since the previous use was a restaurant, no significant impacts on City services are anticipated. Consequently, the City Environmental Health Consultant has reviewed the proposal and determined that the existing onsite wastewater treatment system can accommodate the proposed use (Attachment 6). No physical changes are proposed to the structure. The proposed project will not create any shade or shadow impacts that would impede solar access, and, will not adversely impact existing public and private views.

Finding 7. *There would be adequate provisions for public access to serve the subject proposal.*

No changes to the site or circulation plan for the existing commercial development are proposed. The proposed project does not include any expansion in service area, and the restaurant seating and dining areas will be in conformance with the previously issued CUP. Therefore, it is not expected that the proposed amendment will negatively impact public access or circulation.

Finding 8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan.*

The use is a conditionally permitted commercial use in the CC zoning district and, as conditioned, is consistent with goals, objectives and policies of the General Plan.

Finding 9. *The proposed project complies with all applicable requirements of state and local law.*

The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies, such as the ABC.

Finding 10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.*

The proposed project consists of adding a bar within the existing outdoor dining area and change in ABC license type. As previously discussed in Finding 4 and 5, the proposed project, as conditioned, is not expected to be detrimental to the public interest, health, safety, convenience, or welfare.

Finding 11. *If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.*

The project will not be at risk from earth movement and flood hazards since the application only involves a change in use on an existing, developed property. The building footprint and envelope will not change. Therefore, there is no new impact related to earth movement, flooding, or liquefaction.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(a) and 15303(c) – Existing Facilities and New Construction. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

PUBLIC NOTICE: A Notice of Public Hearing was published on December 31, 2015 in a newspaper of general circulation within Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

CORRESPONDENCE: To date, staff has received correspondence from community residents with concerns regarding the proposed use. The community residents were primarily concerned with the potential noise impacts that may result from the proposed outdoor bar use (Attachment 7). Community residents further cited noise and operational issues that were associated with the previous Nikita Restaurant. Community residents expressed no support for the proposed use. Staff explained that the proposed project under CUPA No. 15-002 involves no expansion in service area and the project would be required to comply with the previous conditions of approval, which addressed various noise and operational concerns.

SUMMARY: The required findings to amend the CUP and approve the APR can be made. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report, staff is recommending approval of CUPA No. 15-002 subject to the conditions of approval contained in Planning Commission Resolution No. 16-14. The project has been reviewed and conditionally approved for conformance with the MMC.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-14
2. Planning Commission Resolution No. 07-03 approving CUP No. 06-010
3. Planning Commission Resolution No. 13-24 approving CUPA No. 12-004
4. Project Plans
5. ABC License Query Summary
6. Department Review Sheets
7. Public Correspondence
8. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU APPROVING CONDITIONAL USE PERMIT AMENDMENT NO. 15-002 AND ADMINISTRATIVE PLAN REVIEW NO. 15-067 TO AMEND CONDITIONAL USE PERMIT NO. 12-004, TO AMEND CONDITIONAL USE PERMIT (CUP) NO. 06-010 FOR AN EXISTING 7,100 SQUARE FOOT RESTAURANT, WITH INDOOR AND OUTDOOR SEATING AND ALCOHOL SERVICE, TO ADD A BAR WITHIN THE EXISTING OUTDOOR DINING AREA, RESULTING IN NO INCREASE IN OVERALL SERVICE AREA, CHANGE THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 47 (ON-SALE GENERAL EATING PLACE) TO A TYPE 57 (SPECIAL ON-SALE GENERAL) TO LIMIT ALCOHOL SALES TO MEMBERS ONLY, AND AUTHORIZE THE PLANNING DIRECTOR TO SUBMIT A LETTER OF PUBLIC CONVENIENCE OR NECESSITY TO THE ABC TO ALLOW ISSUANCE OF THE NEW LICENSE TYPE FOR THE USE LOCATED AT 22716 PACIFIC COAST HIGHWAY (MALIBU CANTINA, LLC/SOHO'S LITTLE BEACH HOUSE MALIBU).

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals.

A. On January 16, 2007, the Planning Commission adopted Resolution No. 07-03, approving Coastal Development Permit (CDP) No. 05-192, Variance Nos. 05-039 and 05-040, Conditional Use Permit No. 06-010, Demolition Permit No. 06-020, Initial Study No. 06-007 and Mitigated Negative Declaration (ND) No. 06-008, to allow for the construction of a new 7,100 square foot restaurant with liquor, beer and wine service, outdoor seating, associated development and installation of an alternative onsite wastewater treatment system at 22716 Pacific Coast Highway (PCH).

B. On January 16, 2007, at the conclusion of the hearing, the Planning Commission adopted Planning Commission Resolution No. 07-03, approving the aforementioned application, including CUP No. 06-010. CUP No. 06-010 allowed for the operation of a restaurant from 11:00 a.m. to 12:00 a.m. midnight on Sundays through Thursdays and 11:00 a.m. to 2:00 a.m. on Fridays and Saturdays.

C. On December 18, 2012, an application for Conditional Use Permit Amendment (CUPA) No. 12-004 was submitted to the Planning Department.

D. On March 4, 2013, the Planning Commission adopted Resolution No. 13-24, approving CUPA No. 12-004, to extend the hours of operations permitted under CUP No. 06-010 to commence operation at 7:00 a.m. instead of 11:00 a.m. The closing times approved under CUP No. 06-010 remain the same.

ATTACHMENT 1

E. On August 3, 2015, an application for CUPA No. 15-002 and APR 15-067 was submitted to the Planning Department and noticed on December 31, 2015.

F. On November 18, 2015, Planning Department staff deemed the application complete.

G. On December 31, 2015, a Notice of Public Hearing was published in a newspaper of general circulation within Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On January 27, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(a) and 15303(c) – Existing Facilities and New Construction. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Administrative Plan Review Approval and Findings.

The proposed project has been reviewed for conformance with the property development and design standards of Malibu Municipal Code (MMC) Chapter 17.40. Staff has determined that the proposed project conforms to the property development and design standards in the MMC with the inclusion of the proposed conditional use permit.

The proposed project has been determined to be consistent with all applicable City goals and policies. The project site has also been evaluated for potential impacts to archaeological resources per adopted City Cultural Resources Maps. It has been determined to have a very low potential of containing archeological resources.

SECTION 4. Conditional Use Permit Amendment Findings.

Based upon substantial evidence contained within the record, including all written and oral testimony, and pursuant to MMC Section 17.66.080, the Planning Commission adopts the analysis in the January 27, 2015, Planning Commission Report incorporated herein, and the findings of fact below to allow proposed restaurant with a request to amend Conditional Use Permit No. 12-004 to add a bar within the existing outdoor dining area and change in a ABC license from Type 47 (On-Sale General Eating Place) to Type 57 (Special On-Sale General). No additional service area and no outdoor music is proposed located at 22716 PCH, based on the following findings:

1. Per MMC Section 17.24.030(A), restaurants, establishments that sell prepared food and drinks for consumption, are a conditionally permitted use in the CC zone. SOHO's Little Beach House Malibu members only restaurant has been determined to be an establishment similar to a restaurant, and the consumption of beverages is permissible with the use. CUP No. 06-010 and CUPA No. 12-004 permitted the restaurant use with full liquor service and indoor and outdoor seating, subject to conditions. Those conditions of approval remain in effect.

   The proposed project, as designed and conditioned, is consistent with the approved use and complies with all applicable provisions of MMC Title 17.

2. The proposed amendment will add a bar within the existing outdoor dining area and allow a change in ABC license type at an existing 7,100 square-foot restaurant already approved for indoor and outdoor seating and alcohol sales. The addition of the bar does not result in the expansion of the previously approved service area, and the sale of alcohol is being limited from the general public, to members and their guests only. The new bar is proposed under a covered trellis to mitigate noise carry to surrounding properties. Therefore, the proposed project is not anticipated to result in a substantial change from the existing conditions within the zone district.

   The proposed use is a conditionally permitted use within the CC zoning district and similar in character and nature to the surrounding uses. Properties in the immediate area are developed with commercial storefronts and comprised of uses that include, but are not limited to restaurants, a motel, retail uses, personal services and health uses. An existing restaurant use (Nobu) is located directly to the east of the site and is connected by a landscaped outdoor deck. The Nobu Ryokan motel is located directly to the west. Therefore, the proposed amendment does not impair the integrity and character of the CC zoning district.

3. The subject property is currently developed with a two-story 7,100 square foot commercial building approved since 2007 for a restaurant use, with indoor and outdoor seating and alcohol sales. Nikita Restaurant operated the restaurant for several years until it closed in 2015 and a restaurant was onsite for many years before that. The new tenant is continuing to utilize the existing commercial building as a restaurant.

   The proposed project will add a bar within the existing outdoor dining area and allow a change in ABC license type. The addition of the bar does not result in the expansion of the previously approved service area, and the sale of alcohol is being limited from the general public, to members and their guests only. The new bar is proposed under a permitted covered trellis to mitigate noise carry to surrounding properties. Therefore, the proposed project is physically suitable for the use being proposed.

4. The site is currently developed with a two-story 7,100 square foot restaurant, and is bordered to the east and west by existing commercial development. PCH and existing commercial uses north of PCH separate the restaurant use from residential uses to the north. Nobu Restaurant is located directly to the east and Nobu Ryokan (motel) is located directly to the west. The proposed project consists of adding a bar within the previously approved outdoor seating area, which will not result in an expansion of the previously approved restaurant use or dining

service area; and, the sale of alcohol is being limited from the general public, to members and their guests only, consistent with the land use presently on the subject property. The proposed outdoor bar will not be a stand-alone use and will be directly associated with, and only accessible through, the primary restaurant use. The proposed outdoor bar will be screened by a previously approved covered trellis constructed to shield the bar and outdoor seating area from the elements and minimize sound transfer. All food preparation will occur within the restaurant and minimal noise would occur in the early morning. Therefore, the proposed CUPA is compatible with the land uses presently on the subject property those in the surrounding neighborhood.

5. The proposed project consists of adding a bar within the existing outdoor dining area and change in ABC license type. As previously discussed in Findings 2 and 4, the proposed project is compatible with existing land uses within the subject property and surrounding properties. Existing surrounding land uses are generally developed consistent with applicable zoning designations and are not anticipated to change. The proposed use is not anticipated to generate any impacts that would be incompatible with uses permitted by the General Plan, Local Coastal Plan or Zoning Ordinance, or any uses in the vicinity. Therefore, the proposed CUPA is compatible with existing and projected lands uses within the applicable zoning designation and surrounding area.

6. As previously stated, the site is currently developed with a two-story 7,100 square foot restaurant. The proposed use will be served by existing utilities. Since the previous use was a restaurant, no significant impacts on City services are anticipated. Consequently, the City Environmental Health Consultant has reviewed the proposal and determined that the existing onsite wastewater treatment system can accommodate the proposed use. No physical changes are proposed to the structure, just the addition of the outdoor bar. The proposed project will not create any shade or shadow impacts that would impede solar access, and therefore, will not adversely impact existing public and private views.

7. No changes to the site or circulation plan for the existing commercial development are proposed. The proposed project does not include any expansion in service area, and the restaurant seating and dining areas will be in conformance with the previously issued CUP. Therefore, it is not expected that the proposed amendment will negatively impact public access or circulation.

8. The use is a conditionally permitted commercial use in the CC zoning district and, as conditioned, is consistent with goals, objectives and policies of the General Plan.

9. The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies, such as the ABC.

10. The proposed project consists of adding a bar within the existing outdoor dining area and change in ABC license type. As previously discussed in Finding 4 and 5, the proposed project, as conditioned, is not expected to be detrimental to the public interest, health, safety, convenience, or welfare.

11. The project will not be at risk from earth movement and flood hazards since the application only involves a change in use on an existing, developed property. The building footprint and envelope will not change. Therefore, there is no new impact related to earth movement, flooding, or liquefaction.

Section 5. Letter of Public Convenience or Necessity.

Based on CUP findings in Section 4 of this resolution, the Planning Commission finds that the proposed use will not be detrimental to the public health, safety, or general welfare and is compatible with the land uses presently on the subject property and in the surrounding neighborhood. The Planning Commission hereby authorizes the Planning Director to prepare and submit a Letter of Public Convenience or Necessity for the proposed use to the California Department of Alcoholic Beverage Control.

Section 6. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CUPA No. 15-002 and APR 15-067, subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution Nos. 07-03 and 13-24 are made by this amendment and all other findings, terms and/or conditions contained in Planning Commission Resolution Nos. 07-03 and 13-24 shall remain in full force and effect.

Section 7. Conditions of Approval.

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. This approval allows for an additional bar within the existing outdoor service area, continues the existing sale of beer, wine and distilled spirits, and allows a change to the existing liquor license from the existing Type 47 (On-Sale General Eating Place) ABC license to a Type 57 (Special On-Sale General). The proposed project includes an Administrative Plan Review for the installation of the 315 square foot outdoor bar.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, dated, **December 18, 2015**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

4. This permit and rights conferred in this approval shall not be effective until the permitee signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein and the property owner signs and records with the Los Angeles County Recorder Office the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 days of receipt of this signed resolution.

5. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.

6. Minor changes to the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC Changes may require additional fees.

Operations

7. The primary use of the outdoor dining area shall be for seated meal service. The bar use is secondary to the meal service and food shall be available for purchase in these areas when alcohol is served. Patrons who are standing in the outdoor dining area or the outdoor patio areas shall not be served. No portion of these areas may serve as a separate bar only establishment where food is not available.

8. The tenant shall maintain suitable kitchen facilities and operate and maintain the premises as a bona fide eating place. Full food service shall be provided during all hours of operation of the establishment.

9. All food preparation shall occur within the building.

10. No off-sale of alcohol shall be permitted. Food and alcohol shall only be served within the approved service areas.

11. This CUP permits the sale of beer, wine and spirits with a Type 57 ABC license. The property owner/tenant shall obtain all necessary approvals from ABC. Once obtained, the applicant is required to provide the Planning Department a copy of the issued ABC license.

12. A copy of the current ABC license shall be kept on the premises of the establishment and be presented to City staff, including the City's Planning Director and Code Enforcement staff, law enforcement officers or their duly authorized representatives, upon request.

13. At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect valid licensing approval from ABC. Should such licensing be denied, expire or lapse at any time in the future, the approval of alcohol service pursuant to this permit may be cause for modification or revocation of this conditional use permit pursuant to M.M.C. Section 17.66.100(C).

14. Noise emanating from the premises shall not be audible at a distance of five feet of any residential unit between the hours of 10:00 p.m. and 7:00 a.m., as required by MMC Section 8.24.050(L).

15. No restaurant, food packager, retail food vendor, vendor or nonprofit food provider shall provide prepared food to its customers in any food packaging that utilizes expanded polystyrene. "Expanded polystyrene" means and includes blown polystyrene and expanded and extruded foams (sometimes incorrectly called Styrofoam®, a Dow Chemical Company trademarked form of polystyrene foam insulation) which are thermoplastic petrochemical materials utilizing a styrene monomer and processed by any number of techniques including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, foam molding, and extrusion-blow molding (extruded foam polystyrene). Expanded polystyrene is generally used to make cups, bowls, plates, trays, clamshell containers, meat trays and egg cartons.

16. The tenant shall comply with the requirements set forth in MMC Chapter 9.28 (Ban on Plastic Shopping Bags). No retail establishment, restaurant, vendor or nonprofit vendor shall provide plastic bags or compostable bags to customers. This requirement applies to plastic or compostable bags provided at the point of sale for the purpose of carrying away goods.

Signs

17. No new signage is permitted under this application; a sign permit shall be submitted and approved by the Planning Department prior to installation of any new sign.

18. No sign shall be illuminated after 11:30 p.m., or close of business, whichever occurs last.

19. Window or other signage visible from the public right-of-way that advertises beer or alcohol shall not be permitted.

Sheriff's Department

20. The tenant must adhere to all laws related to the sale of alcohol. Violations of such laws may be cause for modification or revocation of this conditional use permit pursuant to M.M.C. Section 17.66.100(C).

Fixed Conditions

21. All other conditions of Planning Commission Nos. 07-03 and 13-24 are incorporated herein by reference.

22. The conditions under which this conditional use permit was approved may be modified by the City without the consent of the property owner, tenant or operator if the Planning Commission finds that the use is creating a nuisance.

23. A conditional use permit that is valid and in effect, and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or lawfully existing structure.

24. A review of the proposed outdoor bar use and operations, hours of operation and parking hours shall be conducted by Planning staff and reported to the Planning Commission within one year of commencement of operations, at which time the Planning Commission may modify and/or revoke the outdoor bar use, hours of operation and parking hours and may modify the outdoor bar, hours and parking as required.

25. If it has cause to believe that grounds for revocation or modification may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The conditional use permit may be revoked if the Planning Commission finds that one or more of the following conditions exists:
    a. The conditional use permit was obtained in a fraudulent manner.
    b. The use for which the conditional use permit was granted has ceased or was suspended for at least six successive calendar months.
    c. One or more of the conditions found within this resolution have not been substantially met.

Section 8. Certification.

The Planning Commission shall certify to the passage and adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of January, 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-14 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 27th day of January 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 07-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU APPROVING COASTAL DEVELOPMENT PERMIT NO. 05-192, VARIANCE NOS. 05-039 AND 05-040, CONDITIONAL USE PERMIT NO. 06-010, DEMOLITION PERMIT NO. 06-020, INITIAL STUDY NO. 06-007 AND MITIGATED NEGATIVE DECLARATION NO. 06-008 TO ALLOW FOR THE CONSTRUCTION OF A NEW, 7,100 SQUARE FOOT RESTAURANT TO REPLACE AN EXISTING VACANT RESTAURANT BUILDING AND THE INSTALLATION OF A NEW, ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM IN A COMMERCIAL VISITOR SERVING - 1 (CV-1) ZONING DISTRICT LOCATED AT 22716 PACIFIC COAST HIGHWAY (MALIBU CANTINA, LLC)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On November 30, 2005, an application for Coastal Development Permit (CDP) No. 05-192 and associated requests was submitted by Scott Mitchell Studios on behalf of Malibu Cantina, LLC to the Planning Division for processing. The application was reviewed and approved by the City of Malibu Public Works Department, City Geologist, City Coastal Engineer, City Environmental Health Administrator, City Biologist and the Los Angeles County Fire Department. The submitted project consisted of the replacement of an 8,004 square foot restaurant with a new, 7,100 square foot restaurant with full liquor license, outdoor seating, and associated development.

B. On December 28, 2006, Notice of Application for Coastal Development Permit No. 05-192 was posted on the subject property.

C. On August 23, 2006, the project was heard before the Environmental Review board.

D. On December 6, 2006, the application was deemed complete for processing.

E. On December 14, 2006, a Notice of Intent to adopt a Mitigated Negative Declaration was issued on December 13, 2006.

F. On December 21, 2006, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu. In addition, on December 21, 2006, a Notice of Public Hearing was mailed to all property owners and occupants within a 500-foot radius of the subject property.

G. On January 16, 2007, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

ATTACHMENT 2

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in the CEQA, the Planning Division has analyzed the proposal as described above. Initial Study No. 06-007 and Mitigated Negative Declaration No. 06-008 were circulated for public review through the State Clearinghouse.

Section 3. Coastal Development Permit Approval and Findings.

Based on substantial evidence contained within the record and pursuant to Sections 13.7.B and 13.9 of the City Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the findings in the staff report, the findings of fact below, and approves Coastal Development Permit No. 05-192.

The proposed project has been reviewed by the City of Malibu Public Works Department, City Geologist, City Coastal Engineer, City Environmental Health Administrator, City Biologist and Los Angeles County Fire Department. According to the City of Malibu's Cultural Resources Sensitivity Maps, the subject site has a low potential to contain archaeological resources. The project is consistent with the LCP's zoning, grading, water quality, and onsite wastewater treatment requirements. The project has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

A. General Coastal Development Permit (LIP Chapter 13)

Finding A. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The project has been reviewed and approved for conformance with the LCP by the Planning Commission. As discussed herein, the project, as proposed and/or conditioned, conforms to the certified City of Malibu LCP.

Finding B. The project is located between the first public road and the sea. The project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is located between the first public road and the sea. The project site is off a public street and does accommodate public access to the shoreline. Existing onsite development blocks vertical access to the ocean. Nearby public access is available to the east at Zonker Harris access easement adjacent to Windsail. The location of the proposed project and related construction activities is not anticipated to interfere with the public's right to access the coast. The project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

Finding C. The project is the least environmentally damaging alternative.

Pursuant to the California Environmentally Quality Act (CEQA), an Initial Study and Negative Declaration were circulated for public review and considered by the City. According to the Initial Study, the project will result in less than significant adverse effects on the environment, within the meaning of

CEQA. There are no further feasible alternatives that would further reduce any impacts on the environment. The project complies with the size and height requirements of the LCP and the Malibu Municipal Code (M.M.C.).

The project will result in less than significant impacts on the physical environment. The new restaurant and AOWTS system will be replacing the existing restaurant and onsite wastewater treatment system. Because the proposed restaurant will be built in the same general location as the existing restaurant, site disturbance will be minimized. Therefore, the proposed location is the least environmentally damaging feasible alternative.

The project consists of a new restaurant and AOWTS. The project will not result in potentially significant impacts because 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any potentially significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any potentially significant adverse impacts of the development on the environment.

Finding D. If the project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject parcel is not located within ESHA Overlay Map and the project will not result in negative impacts to sensitive resources, significant loss of vegetation or wildlife, or encroachments into an ESHA. Nevertheless, the project was reviewed by the City Biologist and determined to be exempt from ESHA requirements. The project was determined to be consistent with the provisions of LIP Section 4.4.4(b). The project was reviewed by the Environmental Review Board as an initial study was prepared to analyze potential environmental impacts. The project does not result in the increase of an existing graded pad or developed area.

B. Variance for Parking in the Front Yard (LIP – Chapter 13.26.5)

Pursuant to LIP Section 13.26.5, the Planning Commission may approve and/or modify an application for a variance in whole or in part, with or without conditions, provided that it makes ten findings of fact. The project includes a variance application to provide parking in the front yard. This condition will exceed that which is permitted by LIP Sections 13.12.5(A)(2). The evidence in the record supports the requested variance and the following findings of fact can be made.

Finding A. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The proposed parking facilities in the front yard are necessary to minimize grading and pull the development away from the beach. Requiring the project to comply with the subject regulations would result in additional grading and pushing the development towards this potentially sensitive resource. Other commercial development in the vicinity includes parking in the front yard. Therefore, special

circumstances or exceptional characteristics apply to the subject property such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

Finding B. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The project will meet all applicable building and engineering safety codes and will not be detrimental to other adjacent properties or improvements. The variance will reduce required grading and work to push the development away from the beach. The variance will allow the construction of the building in an area that has been determined to be appropriate for such use and protect nearby sensitive resources. As stated previously, the project has been reviewed and approved by the Los Angeles County Fire Department, the City Public Works Department, City Biologist, Environmental Health Administrator, City Coastal Engineering and the City Geologist. The project is consistent with applicable City goals and policies and will not be detrimental to the public's interest, safety, health or welfare or injurious to the property or improvements in the same vicinity and zones in which the property is located.

Finding C. The granting of the variance will not constitute a special privilege to the applicant or property owner.

Granting of the variance will not constitute a special privilege to the applicant or property owner because other properties in the immediate vicinity are developed with parking in close proximity to the street. The variance will work to protect potentially sensitive resources near the project site and limit overall grading. Since restaurants are consistent with the uses allowed by the zoning district, granting the variance does not constitute a special privilege to the property owner.

Finding D. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance is not contrary to or in conflict with the general purposes or intent of the LCP in that granting the variance will allow construction of a restaurant in the CV zoning district. The protection of sensitive resources overrides other development standards and is consistent with the goals, objectives and policies of the LCP.

Finding E. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The variance does not propose reduction of any ESHA standards. The development limits of LIP Section 4.7 do not apply because the project site is not in ESHA or ESHA buffer.

Finding F. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The variance is not for a deviation of stringline standards. Therefore, this finding is not applicable.

Finding G. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The project is for a restaurant, which is an allowed use in the CV zoning district in which the project is located. The variance is for parking in the front yard and does not authorize a use or activity that is not expressly authorized by the zoning regulations for the subject property.

Finding H. The subject site is physically suitable for the proposed variance.

The granting of the variance will allow construction of a restaurant in a location that will protect potentially sensitive resources near the site and limit overall grading. The proposed and existing developments share a similar use and layout, and the site has consistently been utilized as a restaurant. With implementation of specific geo-technical specifications, the subject site is physically suitable for the variance.

Finding I. The variance complies with all requirements of state and local law.

The variance complies with all requirements of state and local law. Construction of the improvements will comply with all building code requirements and will incorporate all recommendations from applicable City Agencies.

Finding J. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The project does not include any reduction or elimination of public parking for access to the beach, public trails, or parklands. The variance will aid in accommodating all required on site parking thereby minimizing any use of available public parking by restaurant patrons.

C. Joint Use and Common Parking Facilities (3.12.4)

The Planning Commission may permit the joint use of parking facilities to meet the standards for certain commercial, office, or mixed uses under the following conditions:

Condition A. Up to one-half of the parking facilities required for a primarily daytime use may be used to meet the requirements of a primarily nighttime use and up to one-half of the parking facilities required for a primarily nighttime use may be used to meet the requirements of a primarily daytime use; provided, that such reciprocal parking arrangement shall comply with subsection C of this section.

The applicant has requested a Joint Use and Common Parking Facilities Agreement with the adjacent restaurant use. The restaurant use at 22716 PCH requires 59 parking spaces while they have proposed 70 (11 extra) parking spaces onsite. The proposed restaurant use at 22706 PCH requires 74 spaces and provides 64 spaces onsite. The reciprocal parking agreement will allow the 10 required spaces to be utilized on the adjacent site. The two sites together have a net of one extra parking space. Since both properties are restaurant uses, with the same proposed hours of operation and both are conditioned to require only valet parking, the two parking lots will efficiently manage parking for both restaurants through the Joint Use and Common Parking Facilities Agreement.

Condition B. The Planning Commission may reduce parking requirements for common parking facilities by up to twenty-five percent in shopping centers or other commercial areas where a parking lot with common access and joint use is provided.

The applicant has not requested to reduce the required parking spaces as allowed in a Joint Use and Common Parking Facilities Agreement (a twenty five percent reduction would equate to a loss of 33 parking spaces) but rather to allow some flexibility in the use of the two adjoining parking lots. As discussed above, the total required parking for the site is distributed on both sites.

Condition C. The parties concerned shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use is proposed and shall evidence agreement for such use by a proper legal instrument, to which the city is a party.

As both properties will be restaurant uses and will both be required to have valet parking, there should be no conflict in the principal operating hours. A recorded legal agreement between the City and the applicant is required as a condition of approval. The agreement will contain requirements for an annual review by the City Planning Manager with authority to modify the agreement as necessary to maintain onsite parking arrangements.

Condition D. Parking facilities for new development of general office or commercial use, which may cumulatively impact public access and recreation, shall be designed to serve not only the development during ordinary working hours, but also public beach parking during weekends and holidays, in conjunction with public transit or shuttle buses serving beach recreation areas.

The proposed new development is not anticipated to impact public access or recreation as the site already contains both dedicated vertical and lateral public access.

Condition E. A program to utilize existing parking facilities for office and commercial development located near beaches for public access parking during periods of normal beach use when such development is not open for business should be developed. As feasible, new non-visitor serving office or commercial development shall be required to provide public parking for beach access during weekends and holidays.

The site is a visitor serving development not an office development and will be in operation during the highest beach use times of the day. Adequate parking to meet onsite uses shall be provided, ensuring that off-site restaurant patron parking does not displace public parking for beach access.

D. Variance for Reduction of the Amount of Required Landscaping.

The applicant is requesting approval of a variance to reduce the amount of required landscaping. Pursuant to LIP Chapter 3.8.A.5.b, forty (40) percent of a commercial lot area shall be devoted to landscaping. The proposed project has a total landscaped area of 17 percent, and 34 percent open space (25 percent open space is required). As such, the applicant is requesting a variance for relief from this requirement based on the following findings:

Finding 1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

Due to the constrained parcel and sandy beach, there are special circumstances or exceptional characteristics applicable to the subject property in that the strict application of the 40 percent landscape requirement will make the lot economically un-useable and deny the applicant privileges enjoyed on similar properties in the vicinity and same zone. Abutting and similar properties developed with restaurant uses, including Dukes and Moonshadows have significantly less than the required 40 percent landscaped area.

Finding 2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The granting of the requested variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located. The proposed project will eliminate an existing blighted property.

Finding 3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The granting of the variance will not constitute a special privilege since similar properties with existing restaurant facilities in the vicinity and same zone have similar or less landscaping percentages.

Finding 4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the General Plan.

LU Policy 4.1.7: The City shall require visually aesthetic screening of service areas and well landscaped parking lots.

LU Implementation Measure 71: Permit minor modifications to development standards to accommodate renovation and adaptive reuse of existing commercial/retail buildings.

The proposed variance will not be in conflict with the purposes and intent of the LCP nor the goals, objectives and policies of the General Plan. Landscape screening of the parking area from Pacific

Coast Highway will be installed as part of the project to lessen the impact of parking located within the front yard setback area. The modification to landscape standards will allow the proposed project to renovate and enhance an existing vacant blighted commercial property.

Finding 5. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located.

The variance request is for landscaping reduction related to the development of a restaurant/bar in the CV-1 zone. This use is consistent with the purpose and intent of the proposed CV-1 zone.

Finding 6. The subject site is physically suitable for the proposed variance.

The subject site as currently developed has a limited amount of area for landscaping. However, the site is physically suited to allow for extensive landscaping along the front property line to screen parking from the public right-of-way.

Finding 7. The variance request complies with all requirements of state and local law.

The variance request and the proposed project will comply with all the requirements of state and local laws.

Finding 8. The variance will not be detrimental to the health, safety and welfare of the City.

All or any necessary conditions have been imposed on the proposed project to ensure that the project will not be detrimental to the health, safety and welfare of the City.

E. Conditional Use Permit and Findings (M.M.C. Section 17.66.080)

The applicant is requesting a CUP to allow a new restaurant with beer, wine and liquor. Pursuant to M.M.C. Section 17.66.080, the Planning Commission may approve, deny and/or modify an application for a CUP in whole or in part, with or without conditions, provided that it makes all of the following findings of fact. The CUP can be supported based on the findings below:

Finding 1. The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.

The proposed restaurant is a conditionally permitted use in the CV-1 zoning district. The project has been conditioned to comply with all applicable provisions of the M.M.C.

Finding 2. The proposed use would not impair the integrity and character of the zoning district in which it is located.

The restaurant use is a visitor serving use on a visitor serving zoned property and therefore promotes the intent of the CV-1 zoning district.

Finding 3. The subject site is physically suitable for the type of land use being proposed.

It has been determined that the subject site is physically suitable for supporting a restaurant, as the site has previously operated as a restaurant for many years.

Finding 4. The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.

The subject site is currently developed with a vacant restaurant, and is surrounded by both commercial and residential uses. The proposed hours of operation are limited to 11:00 am to midnight, Sunday-Thursday, and from 11:00 am to 2:00 am on Friday and Saturday. The proposed project will not interfere with the parking and circulation in the area and therefore the use is compatible with on-site uses and other uses in the surrounding neighborhood.

Finding 5. The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.

As conditioned, the proposed restaurant will have limited hours of operation and full liquor service (11:00 am to 12:00 am Sunday through Thursday, and 11:00 am through 2:00 am on Friday and Saturday) and no live entertainment will be permitted. Therefore the proposed use is not anticipated to generate any impacts that would be incompatible with uses permitted by the General Plan, Local Coastal Plan or Zoning Ordinance, or any use uses in the vicinity.

Finding 6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.

Existing utilities will serve the proposed project. Since the previous use is a restaurant, no significant impacts on City services are anticipated. The conditional use permit has been conditioned so that the hours of operation are from 11 am - midnight Sunday through Thursday; 2 am on Friday and Saturday nights.

The proposed project will not create any shade or shadow impacts that would impede solar access. The structure size at 22716 Pacific Coast Highway will not change significantly under this application, and; therefore, will not adversely impact existing public and private views.

Finding 7. There would be adequate provisions for public access to serve the subject proposal.

The proposed restaurant replaces a former restaurant of slightly larger size. The proposed restaurant will not impact parking or circulation for the area.

Finding 8. The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan.

The use is a conditionally permitted commercial use in the CV-1 district and, as conditioned, is consistent with goals, objectives and policies of the General Plan.

Finding 9. The proposed project complies with all applicable requirements of state and local law.

The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies such as Alcoholic Beverage Control (ABC).

Finding 10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed project is a restaurant with beer, wine and liquor service, which is a conditionally permitted use in a visitor serving commercial zone. As conditioned, the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare.

Finding 11. If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.

The project will not be at risk from earth movement and flood hazards since the application is limited to redevelopment of an already developed property. The building footprint and envelope will change slightly; but there is no new impact related to earth movement or liquefaction.

F. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject parcel is not located in the ESHA Overlay Map and the project will not result in negative impacts to sensitive resources, significant loss of vegetation or wildlife, or encroachments into an ESHA. Therefore, according to LIP Section 4.7.6(C), the supplemental ESHA findings are not applicable.

G. Native Tree Protection Ordinance (LIP Chapter 5)

No native trees exist on the property; therefore, this finding does not apply.

H. Scenic, Visual and Hillside Resource Protection Ordinance (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Ordinance governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. The proposed project is visible from PCH, but according to LUP Policy 6.4, the area of development is not considered a scenic area since it is existing commercial development on PCH east of Malibu Canyon Road. In addition the project is for reconstruction of a restaurant in the same location as the former, and the installation of a new AOWTS, and will not impede views once installed. No potentially significant impacts on scenic and/or visual resources are anticipated. The project is consistent with existing development, and will not result in substantial view changes. Nonetheless, the scenic resource findings can be made and are enumerated below.

LIP Section 6.5(E) requires a view corridor for new development located on the ocean side of public roads. The subject site is located on a public road. The view corridor has been provided.

Finding 1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

Due to the restrictive lot dimensions, there is no alternative building site location where development would not be visible. However, the project has been designed to avoid any adverse or scenic impacts by emulating the mass bulk and scale of the existing development. In addition, the proposed project is under the maximum development envelope allowed for the subject property. The use of non-metallic and non-glare siding, as required by the LCP will help minimize visual impacts upon viewing the subject site.

Staff conducted several site visits. The analysis of the project's visual impact from public viewing areas along PCH included site reconnaissance, view of the property from PCH, and review of the landscape and architectural plans. Staff determined that the proposed restaurant would result in a less than significant visual impact to public views from either the beach or from PCH.

Finding 2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

The project has been designed to avoid any adverse or scenic impacts. The proposed restaurant is designed utilizing colors and materials that will be compatible with the architectural character of the surrounding neighborhood.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in A. General Coastal Development Permit, Finding C. the project as proposed or as conditioned is the least environmentally damaging alternative.

Finding 4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As discussed in A. General Coastal Development Permit, Finding C. the proposed location of the structure will result in less than significant impacts on scenic and visual resources.

Finding 5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in A. General Coastal Development Permit, Finding C. the project will have less than significant scenic and visual impacts.

I. Transfer Development Credits (LIP Chapter 7)

Pursuant to LIP Section 7.2, transfers of development credits only apply to land division and/or new multi-family development in specified zoning districts. The proposed CDP does not involve land division or multi-family development. Therefore, LIP Chapter 7 does not apply.

J. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood, and fire hazards, structural integrity or other potential hazard must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity. The Planning Commission has determined that the project is located on a site or in an area where the proposed project causes the potential to create adverse impacts upon site stability or structural integrity. Therefore, the requirements of Chapter 9 of the LIP are applicable to the project and the required findings are made below.

Finding 1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The project was analyzed by the Planning Commission for the hazards listed in the LIP Section 9.2.A. (1-7). Analysis of the project for hazards included review of the following documents/data, which are available on file with the City: 1) existing City Geologic Data maintained by the City; 2) submitted geological reports; 3) Wave Uprush Analysis.

The General Plan shows that the project site is in the vicinity of the Malibu Coast Fault. The Malibu Coast Fault Zone has not been recognized as an active fault by the State and no special study zones have been delineated along its length. The General Plan also shows the project site is in the vicinity of extreme fire hazards areas. The project could be subject to hazards from liquefaction (LIP 9.2.A.4), wave action (LIP Section 9.2.A.5) and potential tsunamis (LIP Section 9.2.A.6). Therefore, the proposed site was analyzed for geologic and structural integrity hazards.

Based on the Planning Commission's review of the above referenced information, it has been determined that:

1. The project site has a low potential to be subject to liquefaction hazards;
2. The project site could be subject to hazards from wave action and tsunami hazard; and
3. The project site is in the vicinity of extreme fire hazard areas.

The City Coastal Engineer, the City Geologist, Public Works Department, Environmental Health Specialist and LACFD have reviewed the project and found that there were no substantial risks to life and property related to any of the above hazards provided that their recommendations and those contained in the associated geotechnical and wave uprush reports are incorporated into the project design.

Exempt grading includes all removal and recompaction (R&R), understructure, and safety grading. Safety grading is the incremental grading required for fire department access (such as turnouts, hammerheads, and turnarounds and any other increases in driveway width above 15 feet required by the Los Angeles County Fire Department).

Liquefaction Hazard

The project site soils consist primarily of existing fill and littoral sands that are subject to liquefaction and erosion due to wave action. The proposed two-story wood frame structure will be supported by caisson and grade-beam foundation system embedded into bedrock beneath the sandy soils. The building superstructure will be supported directly by the caissons and the ground floor will consist of a structural deck also supported by the caissons. Any exterior concrete slab-on-grade construction would be supported by compacted soils. The proposed structure foundations will extend into the bedrock which is not susceptible to liquefaction thus mitigating seismically induced settlement and earth movement due to liquefaction hazards.

Wave Uprush Hazard

Wave Uprush analysis can be found on file at city hall. The wave uprush study recognized that the adjacent structures have been in place for over thirty years and have not been subject to wave runup damage and recommended that the finished floor of the proposed structure be the same as those adjacent.

Flood/Fire Hazard

The proposed site was also evaluated for flood hazards and the project has been designed to meet the Federal Emergency Management Act's requirements for flood prone areas. In addition, the entire City of Malibu is located within the fire hazard zone.

Finding 2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in F. Hazards Finding 1 above, the proposed project as designed, conditioned, and approved by the City Coastal Engineer, City Geologist, City Public Works Department and the LACFD, the project will not have any significant adverse impacts on the site stability or structural integrity.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed previously, the project will not result in any potentially significant environmental impacts because 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen potentially significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any potentially significant adverse impacts of the development on the environment. The project is the least environmental damaging alternative.

Finding 4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in F. Hazards Finding 1 above, the proposed project as designed, conditioned, and approved by the City Coastal Engineer, City Geologist, City Public Works Department and the LACFD, the project

will not have any significant adverse impacts on the site stability or structural integrity.

Finding 5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As stated in F. Hazards Finding 1 above, the proposed project as designed, conditioned, and approved by the City Coastal Engineer, City Geologist, City Public Works Department and the LACFD, the project will not have any significant adverse impacts on the site stability or structural integrity. Therefore, no adverse impacts are anticipated to hazards or to sensitive resource protection policies contained in the LCP.

In addition, pursuant to LIP Section 4.42, the property owner will be required, as a condition of approval, to record a deed restriction acknowledging and assuming the hazard risk of development at the site. The deed restriction shall state that the proposed project is subject to wave action, erosion, flooding, landslides or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against liability, claims, damages or expenses arising from any inquiry or damage due to such hazards.

K. Shoreline and Bluff Development (LIP Chapter 10)

The project does include development of a parcel located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline as defined by the Malibu Local Coastal Program. Therefore, in accordance with Section 10.2 of the Local Implementation Plan, the requirements of Chapter 10 of the LIP are applicable to the project and the required findings made below.

Finding 1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The project is located between the first public road and the sea. However, the proposed project and related construction activities are not anticipated to interfere with the public's right to access the coast as the site offers no direct or indirect beach access. There is existing vertical public access at 22706 Pacific Coast Highway near the former Windsail restaurant. In addition, the applicant has offered to provide a lateral access easement; therefore, the proposed project will have no significant adverse impacts on public access. It is also anticipated that shoreline sand supply or other resources will not be impacted by the proposed project.

Finding 2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As stated in K. Shoreline and Bluff Development Finding 1 above, as designed, conditioned, and approved by the City Geologist and City Geotechnical Engineer the project will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding 3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed previously, the project will not result in potentially significant impacts because 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any potentially significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any potentially significant adverse impacts of the development on the environment. The project is the least environmentally damaging alternative.

Finding 4. There are not alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As stated in K. Shoreline and Bluff Development Finding 1 above, as designed, conditioned, and approved by the City Geologist and City Geotechnical Engineer the project will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding 5. In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible extent adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.

As stated in K. Shoreline and Bluff Development Finding 1 above, as designed, conditioned, and approved by the City Geologist and City Geotechnical Engineer the project will not have any significant adverse impacts on public access or shoreline sand supply or other resources. The proposed structure is located as far landward as feasible while maintaining required setbacks.

Per LIP 10.5 (c) (page 184), all applications for proposed development on a beach or along a shoreline, including a shoreline protection structure, shall contain written evidence of review and determination from the California State Lands Commission (CSLC) relative to the proposed project's location to or impact upon the boundary between public tidelands and private property. The CDP application for the associated staff report contains the determination from the State Land Commission which indicates that "the CSLC presently asserts no claims that the project intrudes onto sovereign lands or that it would lie in an area that is subject to the public easement in navigable waters or that it falls within the LCP's ten-foot setback requirement."

Finally, the AOWTS requires further wastewater treatment than the systems of the adjacent existing properties. Therefore, the proposed project is the least environmentally damaging alternative.

In addition, the property owner will be required, as condition of approval, to record a deed restriction waiving any right to extend the seaward footprint of the onsite structures. The deed restriction shall state that no future repair or maintenance, enhancement, reinforcement or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235.

L. Public Access (LIP Chapter 12)

The subject site is located between the first public road and the sea, on the ocean side of PCH. The project involves the construction of a new restaurant on a previously developed lot. The project does not meet the definitions of exceptions to public access requirements identified in LIP Section 12.2.2; however, LIP Section 12.6 states that public access is not required when adequate access exists nearby and the findings addressing LIP Section 12.8.3 can be made. The following findings satisfy this requirement. Analyses required by LIP Section 12.8.2 are provided herein, and in geotechnical and coastal engineering reports referenced previously in this report. Bluff top, trail, and recreational accesses are not applicable. No issue of public prescriptive rights has been raised.

The subject parcel is located on or near a public beach. The project involves construction of a new restaurant. No on-site vertical access is provided currently. A lateral access easement will be provided prior to the issuance of building permits. Therefore, the project will not hinder public access either during short-term construction activities nor long-term operation. No modifications to the existing, approved seawall are permitted under this application.

Lateral Access

The project is on the shoreline. According to LIP Section 12.5, access is required for new development between the nearest public roadway and the sea. Standards for lateral public access are identified in LIP Section 12.7.1. As previously mentioned, the applicant must record a lateral access easement prior to the issuance of building permits.

A lateral public access easement provides public access and use along or parallel to the sea or shoreline. The applicant has agreed to provide an offer to dedicate a lateral access easement subject to project approval. Such Offer to Dedicate (OTD) shall include a site map that shows all easements, deed restrictions, or OTD and/or other dedications to public access and open space and provide documentation for said easement or dedication.

Due to the scope of the project, and that a lateral access easement must be recorded prior to the issuance of building permits, no potential project-related or cumulative impacts on lateral public access are anticipated. LIP Section 12.6 indicates that public access is not required when public access is inconsistent with public safety and the findings addressing LIP Section 12.8.3 can be made. The following findings apply.

Finding A. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the public safety concern, or the military facility which is the basis for the exception, as applicable.

Lateral access will be provided. No potential project-related or cumulative impact on public access is anticipated.

Finding B. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that fragile coastal resources, public safety, or military security, as applicable, are protected.

No mitigation measures to manage the type, character, intensity, hours, season or location of lateral access are available to protect public safety. Lateral access will be provided. In any case, no potential project-related or cumulative impact on public access is anticipated.

Finding C. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

The public, through another reasonable means, can reach the same area of public tidelands as would be made accessible by an access way on the subject land. Nonetheless, lateral access will be provided as a condition of approval. In any case, no potential project-related or cumulative impact on public access is anticipated.

Vertical Access

As discussed previously, the project is located between the shore and the first public road. Due to the scope of the project, no potential project-related or cumulative impact on vertical public access is anticipated. Furthermore, due to nearby vertical access, vertical access across the site is not deemed appropriate. The basis for the exception to the requirement for vertical access is associated with the availability of the Zonker Harris accessway nearby at Windsail, immediately next door.

Due to the scope of the project, no potential project-related or cumulative impact on vertical public access is anticipated. Nevertheless, the following findings and analysis were conducted in accordance with LIP Section 12.8.3 regarding vertical access. Due to these findings, LIP Section 12.8.1 is not applicable.

Finding A. The type of access potentially applicable to the site involved (vertical, lateral, blufftop, etc.) and its location in relation to the fragile coastal resource to be protected, the public safety concern, or the military facility which is the basis for the exception, as applicable.

Vertical access would not impact fragile coastal resources or have any impact on a military facility. The basis for the exception to the requirement for vertical access is associated with the availability of access nearby as described above. Due to the scope of the project, no potential project-related or cumulative impact on vertical public access is anticipated.

Finding B. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that fragile coastal resources, public safety, or military security, as applicable, are protected.

As discussed previously, no mitigation measures are available to manage the type, character, intensity, hours, season or location of a vertical access to public safety because of wave and tidal forces. No impacts to military security or to fragile coastal resource have been identified. Due to the scope of the project, no potential project-related or cumulative impact on vertical public access is anticipated.

Finding C. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

Due to the scope of the project, no potential project-related or cumulative impact on vertical public access is anticipated. The ability of the public to access nearby public coastal tidelands is available from the beaches located both east and west of the project site.

The project as proposed does not block or impede access to the ocean. Conditioning the project to provide a vertical public access would not provide additional access to coastal resources because adequate public access is provided in the vicinity. Since existing access to coastal resources is adequate, and the project site is located on a private street that is not accessible to the public, no legitimate governmental or public interest would be furthered by requiring access at the project site.

Bluff Top Access

The project is not located on a bluff top. Therefore, no potential project-related or cumulative impact on bluff top access is anticipated. The ability of the public to access nearby public coastal tidelands is available from the public beaches located both east and west of the project site. The project as proposed does not block or impede access to the ocean. Because existing access to coastal resources is adequate, no legitimate governmental or public interest would be furthered by requiring access at the project site. Due to the scope of the project, no potential project-related or cumulative impact on bluff top public access is anticipated and the findings in LIP Section 12.8.3 regarding bluff top access are not applicable.

Trail Access

The project site does not include any existing or planned trails as indicated in the LCP, the General Plan, or the Trails Master Plan. Therefore, no conditions or findings for trail access are required.
Recreational Access

The project site is not adjacent to, does not include, nor has any access ways to existing or planned public recreational areas. Therefore, no conditions or findings for recreational access are required.

M. Land Division (LIP Chapter 15)

This project does not involve a division of land as defined in LIP Section 15.1; however the proposed lot tie is subject to the requirements of Section 15.4, Merger of Parcels. The requirements for a voluntary merger (applicant requested) are identified as follows:

A. Contiguous parcels under common ownership may be voluntarily merged if:

1. Either a merger or lot tie is authorized or required pursuant to a term or condition of a coastal development permit; or

2. The City determines that the merger is not inconsistent with any policy or standard of the LCP that protects environmentally sensitive habitat areas and/or visual resources of the coastal zone.

The parcels are under common ownership and the application is for a Lot Tie Covenant and Agreement for the three adjoining parcels. The Planning Commission has determined in the Findings previously stated in this report that the proposed project, including the lot tie is not inconsistent with any policy or

standard of the LCP that protects environmentally sensitive habitat or visual resources of the coastal zone.

B. An instrument evidencing the merger shall be recorded. The recorded instrument shall contain a legal description of the contiguous parcels prior to the merger, and the new parcel that results after the merger. The instrument must be reviewed and approved by the City prior to recording. A copy of the recorded instrument shall be provided to the Los Angeles County Assessor's Office.

Said instrument is required as Condition of Approval No. 37 of Resolution No. 07-02. Upon submittal, the document shall be reviewed and approved by the City Engineer and forwarded to the Los Angeles County Recorder's office for recordation. In addition, Condition of Approval No. 38 requires that the applicant supply proof that the recorded document was submitted to the Los Angeles County Assessor's Office.

N. Onsite Wastewater Treatment System (LIP Chapter 18)

LIP Chapter 18 addresses AOWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes an AOWTS, which has been reviewed by the City Environmental Health Specialist and found to meet the minimum requirements of the Malibu Plumbing Code, the City of Malibu Municipal Code and the LCP. The subject system will meet all applicable requirements, and operating permits will be required from the City of Malibu's Environmental and Building Safety Division. An operation and maintenance contract and recorded covenant covering such shall be in compliance with the City of Malibu Environmental Health requirements. Nevertheless, conditions of approval have been included to require continued operation, maintenance and monitoring of on site facilities.

<u>Demolition Permit</u>

Pursuant to Section 17.70.060 of the IZO the following findings must be made in order for the review and approval body to approve a demolition permit application.

1. *The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impact.*

   Project Specific conditions and mitigation measures will ensure that the demolition will not create a significant adverse environmental impact.
2. *A development plan has been approved or the requirement waived by the city.*

   A demolition permit will only be approved as part of the approval all other development permits requested as part of this application.

Malibu Municipal Code Section 17.70 requires that demolition permits be issued for projects that result in the demolition of any building or structure. The project proposes to demolish onsite development. The required findings can be made since (1) the project will not result in potentially significant adverse environmental impacts, and (2) the project includes a replacement development.

Section 4. Conditions of Approval

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves Coastal Development Permit No. 05-192 and associated requests, subject to the conditions listed below:

1. The applicants and property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the project described herein.

   - Demolition of an existing 8,004 square foot vacant restaurant building;
   - Construction of a new, 7,100 square foot restaurant, and a new AOWTS;
   - Grading and landscaping;
   - Conditional Use Permit for the restaurant/bar use with the proposed hours of operation limited to 11:00 am to midnight, each day, and from 11:00 am to 2 am on Friday and Saturday, with no amplified music or outdoor speaker system permitted;
   - Joint Use and Common Parking Facilities Agreement to allow reciprocal parking. The agreement will contain requirements for an annual review by the City Planning Manager with authority to modify the agreement as necessary to maintain onsite parking arrangements; and
   - Lot Tie Covenant and Agreement for the three adjoining parcels

   Subsequent submittals for this project shall be in substantial compliance with the plans on-file with the Planning Division. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

3. Pursuant to LIP Section 13.18.2 (page 237), this permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 10 days of this decision and prior to issuance of any development permits.

4. This resolution and the referral sheets attached to the agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental and Building Safety Division for plan check and the City of Malibu Public Works/Engineering Services Department for an encroachment permit (as applicable).

5. The CDP shall be null and void if the project has not commenced within two (2) years after issuance of the permit. Extension to the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent at least two weeks prior to expiration of the two-year period and shall set forth the reasons for the request.

6. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Manager upon written request of such interpretation.

7. All structures shall conform to all requirements of the City of Malibu Environmental and Building Safety Division, City Geologist, City Environmental Health Specialist, City Biologist, Los Angeles County Water District No. 29, and Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

8. The applicant shall submit three (3) complete sets of plans to the Planning Division for consistency review and approval prior to the issuance of any building or development permit.

9. The applicant shall request a final planning inspection prior to final inspection by the City of Malibu Environmental and Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this Coastal Development Permit. A temporary certificate of occupancy may be granted at the discretion of the Planning Manager, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

10. In the event that potentially important cultural resources are found in the course of geologic testing, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Manager can review this information. Thereafter, the procedures contained in Chapter 11 of the LCP and those in Section 17.54.040(D)(4)(b) of the City of Malibu Municipal Code (M.M.C.) shall be followed.

11. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

12. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Manager, provided such changes achieve substantially the same results and the project is still in compliance with the Municipal Code and the Local Coastal Program. An application with all required materials and fees shall be required.

13. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights thereunder.

14. The CDP runs with the land and binds all future owners of the property.

15. Pursuant to LIP Section 13.20, development pursuant to an approved coastal development permit shall not commence until the coastal development permit is effective. The coastal development permit is not effective until all appeal, including those to the California Coastal Commission, have been exhausted. In the event that the California Coastal Commission denies the permit or

issues the permit on appeal, the coastal development permit approved by the City is void.

16. New development shall incorporate colors and exterior materials that are compatible with the surrounding landscape.

    a. Colors shall be compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

Lighting

17. Exterior lighting shall be minimized and restricted to low intensity features, shielded, and concealed so that no light source is directly visible from public viewing areas. Permitted lighting shall conform to the following standards:

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height that are directed downward, and use bulbs that do not exceed 60 watts or the equivalent.
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 60 watts or the equivalent.
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 60 watts or the equivalent.
    d. Lights at entrances in accordance with Building Codes shall be permitted provided that such lighting does not exceed 60 watts or the equivalent
    e. Site perimeter lighting shall be prohibited.
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.
    g. Night lighting for sports courts or other private recreational facilities in scenic areas designated for residential use shall be prohibited.
    h. Prior to issuance of the CDP, the applicant shall be required to execute and record a deed restriction reflecting the above restrictions.

18. The project applicant shall prepare a lighting plan prior to issuance of a building permit that demonstrates to the satisfaction of the Planning Manager and Building Official that all lighting for the site shall be confined to the project site.

Landscaping

19. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Planning Manager.

Geology

20. All recommendations of the consulting Certified Engineering Geologist (CEG) or Geotechnical Engineer (GE) and/or the City Geologist shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City Geologist prior to the issuance of a grading permit.

21. Final plans approved by the City Geologist shall be in substantial conformance with the approved Coastal Development Permit relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the Coastal Development Permit or a new Coastal Development Permit

Water Service Condition

22. Prior to the issuance of a building permit, the applicant shall submit a Will Serve letter from the Los Angeles County Waterworks District No. 29 indicating the ability of the project to receive adequate water service.

Water Quality

23. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in Chapter 17 of the Malibu LIP.

24. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the Malibu LCP and all other applicable ordinances and regulations.

25. A Water Quality Management Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be prepared in accordance with the Malibu LCP and all other applicable ordinances and regulations.

26. The design of the proposed project shall comply with the applicable provisions of the Water Quality Management Plan (WQMP), and if required by the WQMP, shall include structural or other measures to collect and treat the first 3/4 inch of stormwater runoff from the site, and control peak flow discharge.

27. In order to further reduce potentially significant impacts to surface water quality resulting from implementation of the proposed project, the following mitigation measures are recommended. Implementation of these measures would reduce all project impacts to less than significant levels.

28. The following conditions deal with temporary construction impacts.
    - Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    - Grading activities shall be planned during the southern California dry season (April through October).
    - During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    - Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within project sites.

Demolition/Solid Waste

29. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state and local regulations.

30. Applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

31. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide the City Public Works Department with a Final Waste Reduction and Recycling Report. This report shall designate all materials that were land filled and recycled, broken down into material types. The final report shall be approved by the City Public Works Department.

Hazards

32. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Onsite Wastewater Treatment System

33. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of the Chapter 18.9 of the LCP related to continued operation, maintenance and monitoring of onsite facilities.

Shoreline Protection

34. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

35. The property owner is required to acknowledge, by the recordation of a deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Division for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect existing structures located on the site, in their present condition and location, including the septic disposal system and that any future development on the subject site landward of the subject shoreline protection structure including changes to the foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new structure shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor in nature or otherwise do not affect the need for a shoreline protection structure. No modifications to the existing, approved seawall are permitted under this application. No new shoreline protective device is required for the proposed project.

36. Pursuant to LIP Section 10.4.C. Development on or near sandy beach or bluffs, including the construction of a shoreline protection device, shall include measures to insure that:
    1. No stockpiling of dirt or construction materials shall occur on the beach;
    2. All grading shall be properly covered and sandbags, ditches, or other Best Management Practices (BMPs) shall be used to prevent runoff and siltation;
    3. Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work;
    4. No machinery shall be allowed in the intertidal zone at any time unless authorized in the Coastal Development Permit;
    5. All construction debris shall be removed from the beach daily and at the completion of development.

37. In order to effectuate the property owner's offer to dedicate lateral access, prior to the issuance of any building, grading or other development permits, the property owner shall execute and record a document in a form and content acceptable to the Coastal Commission, an irrevocable offer to dedicate (or grant an easement) free of prior liens and any other encumbrances that may affect the interest being conveyed, an easement to a public agency or private association approved by the Coastal Commission, granting the public the permanent right of lateral public access for the right to pass and repass. The easement shall extend along the entire width of the property from the mean high tide line to the dripline of the most seaward projecting structure. The recorded document shall include legal descriptions and a map drawn to scale of both the subject parcel and

the easement area. The offer to dedicate or grant of easement shall run with the land in favor of the People of the State of California, binding all successors and assignees, and the offer shall be irrevocable for a period of 21 years, from the date of recordation.

Lot Tie and Covenant Agreement

38. An instrument evidencing the lot tie shall be recorded. The recorded instrument shall contain a legal description of the contiguous parcels prior to the merger, and the new parcel that results after the merger. The instrument must be reviewed and approved by the City Planning Department and City Engineer prior to recording.

39. The applicant shall supply proof that the recorded Lot Tie Covenant Agreement was provided to the Los Angeles County Assessor's Office.

Restaurant

40. The new restaurant at 22716 PCH shall serve as a donor site for 10 parking spaces for the adjacent restaurant at 22706 PCH. A legal agreement (Joint Use and Common Parking Facilities Agreement) between the City and the applicant is required as a condition of approval. The agreement will contain requirements for a <u>six month</u> review by the City Planning Manager with authority to modify the agreement as necessary to maintain onsite parking arrangements.

41. The proposed hours of operation are limited to 11:00 am to midnight, each day, and from 11:00 am to 2 am on Friday and Saturday.

42. No live entertainment or amplified sound will be permitted. Additionally, no outdoor speaker/pager system or shall be allowed.

43. No trash or recycling pick up is permitted between the hours of 10:00 pm and 8:00 am.

44. Valet parking shall be used for all uses associated with the project and during all hours of operation.

45. Once obtained, the applicant is required to provide to the Planning Division a copy of the California Department of Alcohol Beverage Control issued On-Premise Consumption License.

46. Violation of any of the conditions of approval shall be cause for revocation of the conditional use permit and termination of all rights contained therein.

<u>Other conditions</u>

47. No valet staging or valet parking of cars on PCH is permitted.

48. No Demolition permit shall be issued until the building permits are approved. For issuance demolition and start of reconstruction must take place within a six month period.

49. Dust control measures must be in place if construction does not commence within 30 days after demolition.

50. No lanes shall be closed on PCH during construction from 7-9 am or from 5-7 pm Monday-Friday and during summer peak hours (10 am-6 pm) on weekends. This condition shall be included on all encroachment permit.

51. Compact spaces shall be limited to 20 percent of overall site parking requirements.

52. The existing seawall shall be removed when the new onsite wastewater treatment system is installed.

Section 5. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 16th day of January 2007.

CAROL RANDALL, Planning Commission Chair

ATTEST:

ADRIENNE FURST, Recording Secretary

Local Appeal - Pursuant to Local Coastal Program Local Implementation (LIP) Section 13.20.1 (Local Appeals), a decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee of $655.00, as specified by the City Council. Appeal forms may be found online at www.ci.malibu.ca.us, in person at City Hall, or by calling (310) 456-2489 ext. 245 or ext. 256.

Coastal Commission Appeal – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 07-02 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 16th day of January 2007, by the following vote:

AYES:	4	Commissioners: House, Moss, Schaar and Randall
NOES:	0	
ABSTAIN:	0	
ABSENT:	1	Commissioner: Sibert

ADRIENNE FURST, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 13-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU APPROVING CONDITIONAL USE PERMIT AMENDMENT NO. 12-004, AMENDING PLANNING COMMISSION RESOLUTION NO. 07-03 (CONDITIONAL USE PERMIT NO. 06-010), TO EXTEND THE HOURS OF OPERATION FOR AN UNOCCUPIED, NEWLY CONSTRUCTED RESTAURANT TO COMMENCE OPERATION AT 7:00 A.M. INSTEAD OF 11:00 A.M. DAILY, LOCATED AT 22716 PACIFIC COAST HIGHWAY (MALIBU CANTINA, LLC)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On January 16, 2007, the Planning Commission adopted Resolution No. 07-03, approving Coastal Development Permit (CDP) No. 05-192, Variance Nos. 05-039 and 05-040, Conditional Use Permit No. 06-010, Demolition Permit No. 06-020, Initial Study No. 06-007 and Mitigated Negative Declaration (ND) No. 06-008, to allow for the construction of a new 7,100 square foot restaurant with liquor, beer and wine service, outdoor seating, associated development and installation of an alternative onsite wastewater treatment system at 22716 Pacific Coast Highway (PCH).

B. At the conclusion of the hearing, the Planning Commission adopted Planning Commission Resolution No. 07-03, approving the aforementioned application, including CUP No. 10-010 (Attachment 2). CUP No. 10-010 allowed for the operation of a restaurant from 11:00 a.m. to 12:00 a.m. midnight on Sundays through Thursdays and 11:00 a.m. to 2:00 a.m. on Fridays and Saturdays.

C. On December 7, 2012, a Certificate of Occupancy was issued for the new restaurant. Currently, the restaurant is unoccupied.

D. On December 18, 2012, the applicant, Severine Tatangelo on behalf of property owner, Malibu Cantina LLC, submitted Conditional Use Permit (CUPA) No. 12-004 requesting to extend the hours of operations permitted under CDP No. 06-010 to commence operation at 7:00 a.m. instead of 11:00 a.m. The closing times approved under CUP No. 06-010 will remain the same.

E. On February 1, 2013, the CUPA application was deemed complete.

F. On February 7, 2013, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500 foot radius of the subject property.

G. On March 4, 2013, the Planning Commission held a duly noticed public hearing on the subject amendment application, reviewed and considered the staff report, reviewed and considered written

ATTACHMENT 3

correspondence, public testimony, and other information in the record.

Section 2. Environmental Review.

When processing the original CDP to develop the property, the Planning Commission found that none of the categorical exemptions from California Environmental Quality Act (CEQA) applied because the project had the potential to have a significant adverse effect on biological, aesthetics, hazards and hazardous materials, air quality, land use and planning, hydrology/water quality, noise, transportation/traffic, and geology/soil resources. Accordingly, an Initial Study was prepared pursuant to CEQA Guidelines Section 15300.2(c). The Initial Study determined that the project would not have a significant impact on the environment with the incorporation of mitigation measures; subsequently, a Mitigated Negative Declaration (MND No. 06-008) was prepared pursuant to CEQA Guidelines Section 15070. The MND was circulated for the required public review period, then adopted by the Planning Commission and finally, a Notice of Determination was filed pursuant to CEQA Guidelines Section 15075(a).

The Planning Commission has found that the subject amendment application does not substantially alter the project that was considered in the MND. The extension of hours proposed does not meet the definition of a "substantial revision" under CEQA Guidelines Section 15073.5 and therefore no recirculation of the MND is required.

Section 3. Amendment of Conditional Use Permit.

Pursuant to Malibu Municipal Code (M.M.C.) Section 17.66.020, a CUP may be amended upon submittal of an application by the permittee. All required findings were made for the approval of original CUP No. 12-004. The proposed extension of hours affects 3 of the 11 CUP findings made in CUP No. 12-004. All other findings set forth in Planning Commission Resolution No. 07-03 are hereby incorporated by reference into this resolution and remain in full force and effect.

The CUP can be supported based on the revised findings below:

Finding 4. The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.

The proposed project consists of extending the hours of operation to commence at 7:00 a.m. instead of 11:00 a.m. The subject site is currently developed with an unoccupied restaurant and is surrounded by other commercial uses. Nobu Restaurant is located directly to the west and Malibu Casa Beach Inn is located directly to the east. The nearest residential structure is a multi-family condominium located approximately 340 feet west of the subject restaurant. The applicant anticipates a nominal amount of restaurant employees would start food preparation at 5:00 a.m. or 5:30 a.m. All food preparation would occur within the restaurant and minimal noise would occur in the early morning. The request to extend the hours of operation is compatible with the land uses presently on the subject property and in the surrounding neighborhood.

Finding 5. The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.

The proposed project consists of extending the hours of operation to commence at 7:00 a.m. instead of 11:00 a.m. CUP No. 06-010 approved alcohol service to commence at 11:00 a.m.; the applicant is not intending to change the approved hours of alcohol sales. The subject site is currently surrounded by other commercial uses with the nearest residential structure located approximately 340 feet away. The applicant anticipates a nominal amount of restaurant employees would start food preparation at 5:00 a.m. or 5:30 a.m. All food preparation would occur within the restaurant and minimal noise would occur in the early morning. The extended hours are not anticipated to generate any impacts that would be incompatible with uses permitted by the General Plan, Local Coastal Plan or Zoning Ordinance, or any uses in the vicinity.

Finding 6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.

A newly construction restaurant is located on the project site. There are adequate provisions for water, sanitation, and public utilities and services for the restaurant. Since the previous use was a restaurant, no significant impacts on City services are anticipated. The proposed extension of hours of operation would not be detrimental to public health and safety, impact solar access or adversely impact existing public and private views.

Section 4. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs arising from the City's actions in connection with this resolution, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this resolution. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this resolution.

2. The approved hours of operation are from 7:00 a.m. to 12:00 a.m. midnight on Sundays through Thursdays and 7 a.m. to 2 a.m. on Fridays and Saturdays. Alcohol sales shall not commence prior to 11:00 a.m.

3. Valet parking shall be used for all uses associated with the project and during all hours of operation, except 7:00 a.m. to 11:00 a.m. on weekdays during non-peak season (Labor Day through Memorial Day), excluding holidays. Valet parking shall be required as follows:

Days	Valet Required
Monday – Friday (non-peak season)	11:00 a.m. – close
Monday – Friday (peak season)	7:00 a.m. – close
Saturday – Sunday (all seasons)	7:00 a.m. – close
Holidays (all seasons)	7:00 a.m. – close

4. No use of trash cans and storage areas shall occur between 5:00 a.m. to 8:00 a.m.

5. Employees and patrons of the subject restaurant shall park in the parking lot within the subject parcel prior to 8:00 a.m.

6. No parking shall be permitted on 22706 PCH (Nobu Restaurant) prior to 8:00 a.m. and access shall be blocked off.

7. All valet parking shall be accommodated onsite.

8. A review of the extended hours of operation and self-parking hours shall be conducted by Planning staff and reported to the Planning Commission within six months of commencement of operations, at which time the Planning Commission may modify and/or revoke the extended hours of operation and may modify the hours valet parking as required.

9. All other conditions of Planning Commission No. 07-03 are incorporated herein by reference.

Section 5. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 4th day of March 2013.

JOHN MAZZA, Planning Commission Chair

ATTEST:

JESSICA BLAIR, Recording Secretary

LOCAL APPEAL - Pursuant to Malibu Municipal Code Section 17.04.220 (Appeal of Action), a decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 374.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 13-24 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 4th day of March 2013, by the following vote:

AYES: COMMISSIONERS: BROTMAN, PIERSON, STACK, AND JENNINGS
NOES: COMMISSIONERS: MAZZA
ABSTAIN:
ABSENT:

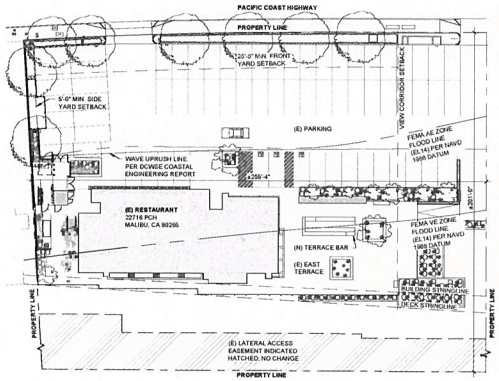
JESSICA BLAIR, Recording Secretary

LITTLE BEACH HOUSE MALIBU

22716 PACIFIC COAST HWY. I MALIBU, CALIFORNIA 90265

CUPA PLANNING SUBMITTAL
12.18.2015

PLOT PLAN
SCALE: 1" = 30' 0"



PROJECT INFORMATION

PROJECT ADDRESS
22716 PACIFIC COAST HIGHWAY
MALIBU, CALIFORNIA 90265

PROJECT DESCRIPTION
EXISTING ±6,889 SF, 2-STORY RESTAURANT TO REMAIN. PROJECT CONSISTS OF PROPOSED EXTERIOR BAR AND SERVER STATIONS AT EAST TERRACE.

APN
4452-004-070

APPLICANT NAME
DAVID MONTALBA, AIA
ALT JOSE DIAZ, MONTALBA ARCHITECTS, INC.

JURISDICTION
CITY OF MALIBU

ZONE
CC

LAND USE DESIGNATION
COMMUNITY COMMERCIAL

EXISTING PLANNING COMMISSION RESOLUTIONS
NO. 07-03
NO. 13-24

EXISTING CUP
CUP NO. 08-010
CUPA NO. 12-004

GROSS LOT AREA
±47,404 SF (NO CHANGE)

NET LOT AREA
±41,875 SF (GROSS LOT AREA MINUS LATERAL ACCESS EASEMENT) (NO CHANGE)

GRADING
NONE PROPOSED

EXISTING BUILDING AREA
1ST FLOOR ±4,589 SF (NO CHANGE)
2ND FLOOR ±2,300 SF (NO CHANGE)
TOTAL EXISTING: ±6,889 SF (NO CHANGE)

REQUIRED BUILDING SETBACKS
FRONT YARD 20'-0"
WEST SIDE YARD 5'-0"
EAST SIDE YARD VIEW CORRIDOR
REAR YARD BUILDING STRINGLINE / DECK STRINGLINE

ACTUAL BUILDING SETBACKS
FRONT YARD ± 84'-8" (NO CHANGE)
WEST SIDE YARD: ± 23'-0" (NO CHANGE)
EAST SIDE YARD: ±116'-8" (NO CHANGE)
REAR YARD BUILDING STRINGLINE (PER SURVEY BY TAIT DATED 03.14.2011) (NO CHANGE)

VIEW CORRIDOR
(20% OF LOT WIDTH)
LOCATED AT EAST SIDE YARD ±49'-8" (NO CHANGE)

VERTICAL DATUM
NAVD88

EXISTING BUILDING HEIGHT
24'-0" MAX HEIGHT FOR FLAT ROOF PER LCP 3.8.A.1.c
(NO CHANGE TO EXISTING)

NUMBER OF STORIES
2 (NO CHANGE)

(PROJECT INFORMATION CONTINUED)

EXISTING SEATING
226 (NO NET CHANGE)

EXISTING SERVICE AREA

1ST FLOOR	1,071 SF
EXTERIOR	879 SF
2ND FLOOR	1,009 SF
TOTAL EXISTING SERVICE AREA:	**2,959 SF** (NO CHANGE)

PARKING
EXISTING JOINT USE PARKING AGREEMENT (JUPA) WITH 22708 PCH PER PLANNING COMMISSION RESOLUTION NO. 07-03
- 22716 PCH SERVES AS A DONOR SITE FOR 10 SPACES FOR THE RESTAURANT AT 22708 PCH

VALET PARKING OPERATED PER CONDITIONS OF APPROVAL IN PLANNING COMMISSION RESOLUTION NO. 13-24

(1 SPACE FOR EACH 50 SF OF SERVICE AREA, LIP 3.12.3)

REQUIRED: 59 SPACES
EXISTING: 69 SPACES (NO CHANGE)
(10 SPACES RESERVED FOR 22708 PCH)

LANDSCAPE AREA
17% PER APPROVED VARIANCE - PLANNING COMMISSION RESOLUTION NO. 07-03 (NO CHANGE)

OPEN SPACE
34% OPEN SPACE (NO CHANGE)

IMPERMEABLE COVERAGE
NO CHANGE

APPLICABLE CODES
- MALIBU LIP
- 2013 CALIFORNIA BUILDING CODE
- 2012 INTERNATIONAL FIRE CODE & LA COUNTY AMENDMENTS
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA ENERGY CODES
- ALL APPLICABLE LOCAL, COUNTY, STATE, & FEDERAL CODES, LAWS, AND REGULATIONS
- ALL APPLICABLE COUNTY CODE RESOLUTIONS

PROJECT PARTICIPANTS

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SANTA ANA, CA 92705
(714) 560-8200 TEL

GENERAL CONTRACTOR
--
--
--
--
--

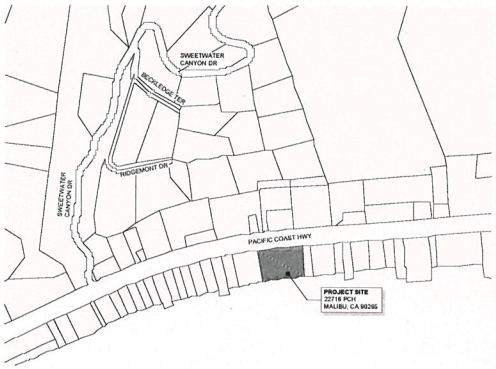
DRAWING SHEET INDEX

ARCHITECTURAL

A0.00 COVER
-- SURVEY (BY OTHERS)
A1.00 SITE PLAN
A1.01 ENLARGED TERRACE PLAN
A1.02 TERRACE FURNITURE PLAN
A1.12 FIRST FLOOR FURNITURE PLAN
A1.22 SECOND FLOOR FURNITURE PLAN
A2.00 SITE ELEVATIONS

RECEIVED
DEC 18 2015
PLANNING DEPT.

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

LEGAL DESCRIPTION REAL PROPERTY IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1
A PARCEL OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342 OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING SOUTH 03° 59' 00" EAST, 40 FEET AND NORTH 86° 01' 00" EAST, 36 FEET FROM THE ENGINEER'S CENTER LINE STATION 865 PLUS 86.77 AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED THEREIN AS NORTH 86° 01' 00" EAST 1365.39 FEET, THENCE ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP SOUTH 86° 01' 00" WEST 36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 2960 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE 24 FEET, THENCE SOUTH 04° 34' 52" EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN, THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE AND A LINE WHICH BEARS SOUTH 03° 59' 00" EAST FROM THE POINT OF BEGINNING, THENCE NORTH 03° 59' 00" WEST TO THE SAID POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES IN, ON, WITHIN AND UNDER SAID LAND AND EVERY PART THEREOF, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED BY MARBLEHEAD LAND COMPANY, IN DEED RECORDED MAY 17, 1944 IN BOOK 20989 PAGE 4, OFFICIAL RECORDS.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINE OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID LITTORAL RIGHTS.

PARCEL2:
A PARCEL OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING SOUTH 03° 59' 00" EAST, 40 FEET AND NORTH 86° 01' 00" EAST, 36 FEET FROM THE ENGINEER'S CENTER LINE STATION 865 PLUS 86.77 AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS NORTH 86° 01' 00" EAST 1365.39 FEET, SAID POINT OF BEGINNING BEING ALSO THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY TO ALEXANDER ALTOMARI AND WIFE, RECORDED IN BOOK 20989 PAGE 4, OFFICIAL RECORDS; THENCE NORTH 86° 01' 00" EAST 50 T ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP; THENCE SOUTH 03° 59' 00" EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE

(LEGAL DESCRIPTION CONTINUED)

PACIFIC OCEAN, THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF THE SAID TIDE LINE WITH A LINE BEARING SOUTH 03° 59' 00" EAST FROM THE POINT OF BEGINNING, SAID LAST MENTIONED LINE BEING ALSO THE EASTERLY BOUNDARY OF SAID ALTOMARI PARCEL HEREINABOVE MENTIONED, THENCE NORTH 03° 59' 00" WEST TO THE POINT OF BEGINNING. EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES IN, ON, WITHIN AND UNDER SAID LANDS AND EVERY PART THEREOF, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED BY MARBLEHEAD LAND COMPANY, IN DEED RECORDED SEPTEMBER 28, 1944 IN BOOK 21295 PAGE 325 OFFICIAL RECORDS. ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES. ALSO EXCEPT ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID LITTORAL RIGHTS.

PARCEL3:
A PARCEL OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING SOUTH 03° 59' 00" EAST, 40 FEET AND WESTERLY 24 FEET ALONG SAID SOUTHERLY LINE ON THE ARC OF A CURVE NORMAL TO SAID LAST MENTIONED COURSE AND CONCAVE SOUTHERLY WITH A RADIUS OF 2960 FEET FROM ENGINEER'S CENTER LINE STATION 865 PLUS 86.77 AT THE WESTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN SAID DEED AS NORTH 86° 01' 00" EAST 1365.39 FEET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP 150 FEET ON THE ARC OF SAID LAST MENTIONED CURVE; THENCE SOUTH 07° 21' 00" EAST TO A POINT IN THE ORDINATY HIGH TIDE LINE OF THE PACIFIC OCEAN, THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF THE SAID TIDE LINE AND A LINE WHICH BEARS SOUTH 04; 25' 52" EAST FROM THE POINT OF BEGINNING, THENCE NORTH 04° 25' 52" WEST TO SAID POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, AND WATER CONTAINED IN, ON, WITHIN AND UNDER SAID LANDS AND EVERY PART THEREOF, PROVIDED, HOWEVER, THAT THIS RESERVATION SHALL NEITHER RESERVE NOR SHALL IT BE CONSTRUED AS RESERVING TO GRANTOR, ITS SUCCESSORS IN INTEREST OR ASSIGNS, THE RIGHT TO GO UPON OR UNDER SAID LAND FOR THE PURPOSE OF EXTRACTING ANY OF SAID SUBSTANCES, AS RESERVED BY MARBLEHEAD LAND COMPANY, A DELAWARE CORPORATION, IN DEED RECORDED JULY 31, 1944 AS INSTRUMENT NO. 506 IN BOOK 21187 PAGE 99 OFFICIAL RECORDS.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINE OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID LITTORAL RIGHTS.

GRAPHIC SYMBOLS

ELEVATION BULLET
ROOM LABEL
EXISTING WALL
NEW WALL
N NORTH

ABBREVIATIONS

ABV.	ABOVE	JT.	JOINT
ADJ.	ADJACENT		
A F F	ABOVE FINISH FLOOR	LEV.	LEVEL
ALUM.	ALUMINUM	LOC.	LOCATION
ANOZ.	ANODIZED		
ATT.	ATTENTUATION	MAX.	MAXIMUM
@	AT	MECH.	MECHANICAL
		MEMB.	MEMBRANE
BD.	BOARD	MFR.	MANUFACTURER
BETW.	BETWEEN	MIN.	MINIMUM
BHND.	BEHIND	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTD.	MOUNTED
BLW.	BELOW	MTL.	METAL
BM.	BEAM	MOD.	MODULE
BSMT.	BASEMENT		
		N.I.C.	NOT IN CONTRACT
C	CHANNEL	NO.	NUMBER
CEM.	CEMENT	(N)	NEW
C J	CONTROL JOINT		
CL	CENTER LINE	OC	ON CENTER
CLG.	CEILING	OOS	OVERFLOW DOWNSPOUT
CLR.	CLEAR		
CMU	CONC. MASONRY UNIT	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE		
CONST.	CONSTRUCTION	PLT.	PLATE
CONT.	CONTINUOUS	PL	PROPERTY LINE
		PLAS.	PLASTER
DBL.	DOUBLE	PLAM.	PLASTIC LAMINATE
DIM.	DIMENSION	PLYWD.	PLYWOOD
DN.	DOWN	PT.	POINT
DR.	DOOR	PTD.	PAINTED
DS	DOWNSPOUT		
DTL.	DETAIL	RAD.	RADIUS
DWG.	DRAWING	REF.	REFER TO
EA.	EACH	RES.	RESISTANT
E J	EXPANSION JOINT	RESIL.	RESILIENT
EL.	ELEVATION	REQ'D	REQUIRED
ELEC.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATOR	R O	ROUGH OPENING
EQ.	EQUAL/ EQUAL TO		
EQUIP.	EQUIPMENT	S C	SOLID CORE
EXP.	EXPANSION	SCHED.	SCHEDULE
EXT.	EXTERIOR	SECT.	SECTION
(E)	EXISTING	SF	SQUARE FEET
		SHT.	SHEET
FFL	FINISHED FLOOR LEVEL	SIM.	SIMILAR
FLR.	FLOOR	SS	STAINLESS STEEL
FLUOR.	FLUORESCENT	STRUCT.	STRUCTURE
FIN.	FINISH	SUSP.	SUSPENDED
F O M	FACE OF MASONRY		
F O S	FACE OF STUD	THK.	THICK
F O W	FACE OF WALL	THRU	THROUGH
FURR.	FURRING	T O	TOP OF
		TYP.	TYPICAL
GA.	GAUGE		
GALV.	GALVANIZED	VEN.	VENEER
GLAZ.	GLAZING	VER.	VERIFY
G I	GALVANIZED IRON	V I F	VERIFY IN FIELD
GYP.	GYPSUM BOARD		
		W/	WITH
H C	HOLLOW CORE	WD.	WOOD
H M	HOLLOW METAL	W P	WATERPROOF
HT.	HEIGHT	W R	WATER RESISTANT
INS.	INSULATION		
INT.	INTERIOR		

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Consultant

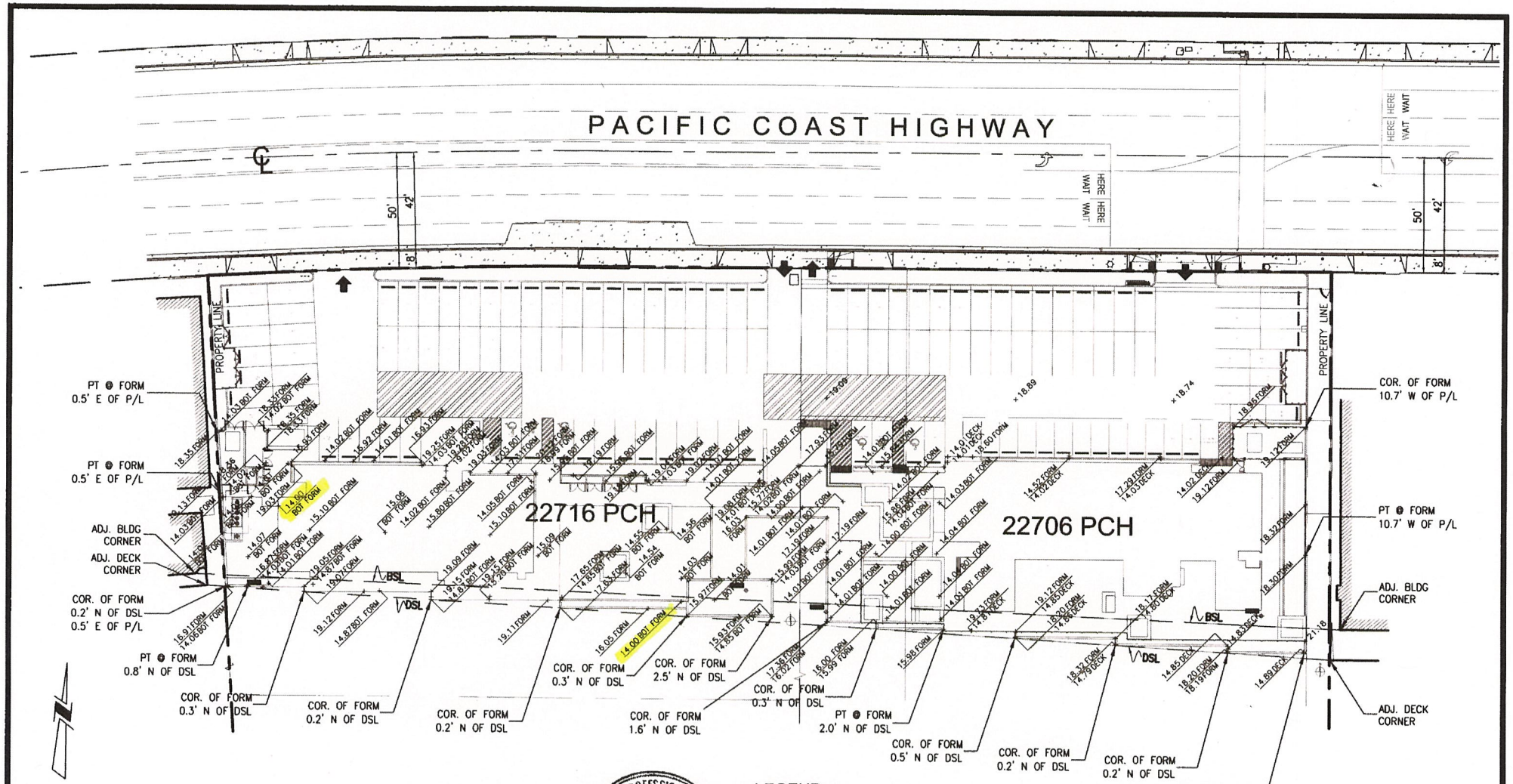
Project
MA 15_381 / DESIGN DEVELOPMENT

Revisions:
- 2015.07.27 / CLIENT RELEASE
- 2015.08.03 / CUPA SUBMITTAL
- 2015.09.17 / CUPA RESUBMITTAL
- 2015.12.18 / CUPA RESUBMITTAL

COVER

A0.00

ATTACHMENT 4



BENCHMARK:

BM NUMBER: Y 5388
DESCRIPTION: CSBM MON IN CB 1M N/O N CF PACIFIC COAST HWY & 5.5 M E/O SE COR BLDG #22775 2.1K W/O CARBON CYN RD MKD (BM 48-77A 1960)
ELEV: 17.31 FEET (NAVD 88 DATUM)
QUAD-YEAR: MALIBU 1998

ENGINEER'S STATEMENT:

THIS PLAT AND THE INFORMATION SHOWN HEREON WAS SURVEYED BY ME OR UNDER MY DIRECTION AND REPRESENTS ACTUAL FIELD CONDITIONS ON MARCH 11, 2011

REGISTERED PROFESSIONAL ENGINEER JACOB VANDERVIS No.046301 Exp. 12-31-12 CIVIL STATE OF CALIFORNIA

JACOB VANDERVIS, P.E. 046301 — DATE 3/14/11

LEGEND:

BSL - BUILDING STRING LINE
DSL - DECK STRING LINE

REF. PLANS: CDP05-193 Dated 07/10/2008

AS-BUILT BUILDING & DECK STRINGLINES AND SIDE YARD SETBACKS

22716 & 22706 Pacific Coast Highway
Malibu, CA 90265

PREPARED FOR:
Shawmut Design and Construction
Date: 03/11/2011

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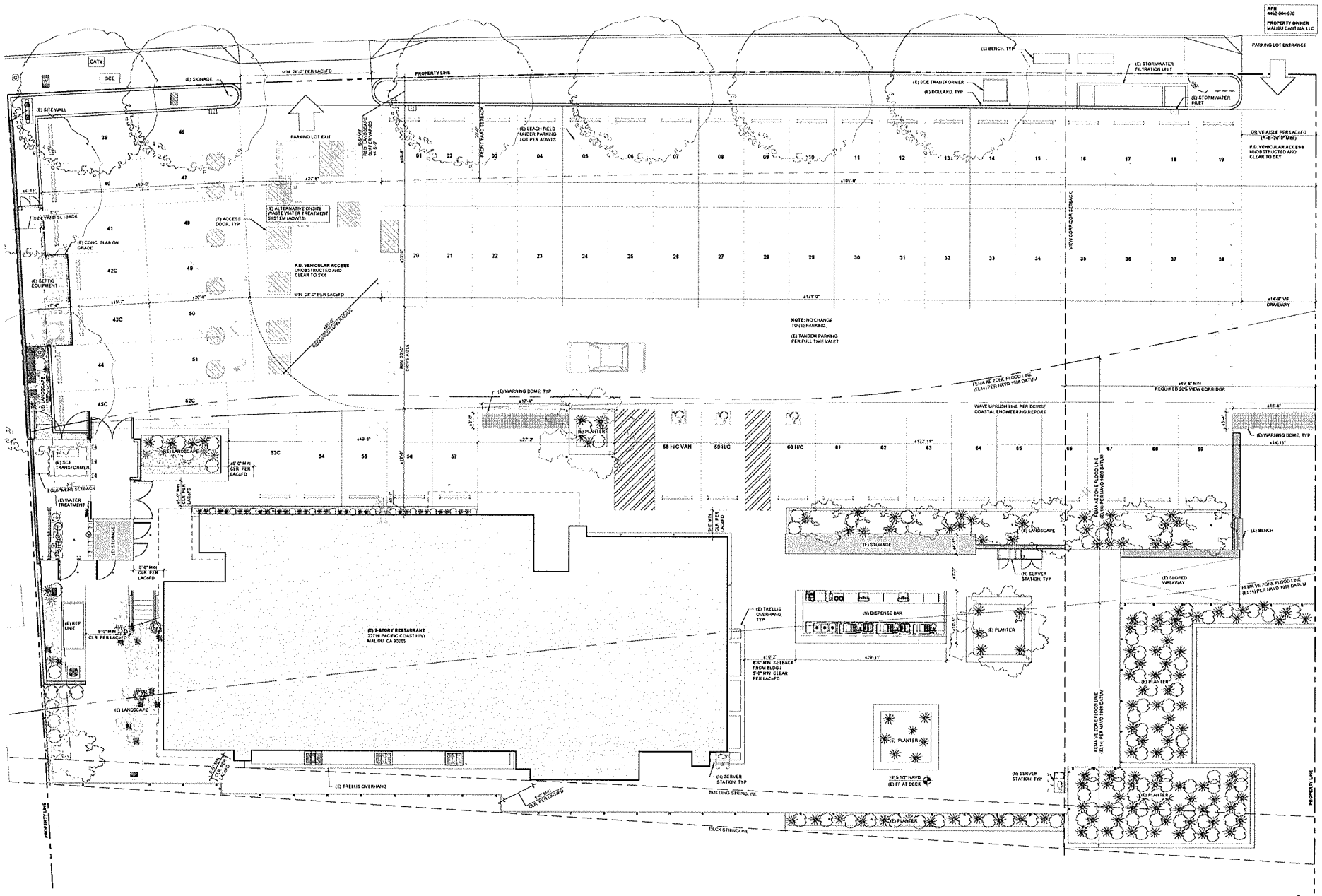
Since 1964
701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
www.tait.com
Los Angeles, Ontario, Sacramento, San Diego, San Francisco, Boise, Dallas, Denver, Phoenix, Portland



1 **SITE PLAN**
SCALE: 1/8" = 1'-0"

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Revisions:
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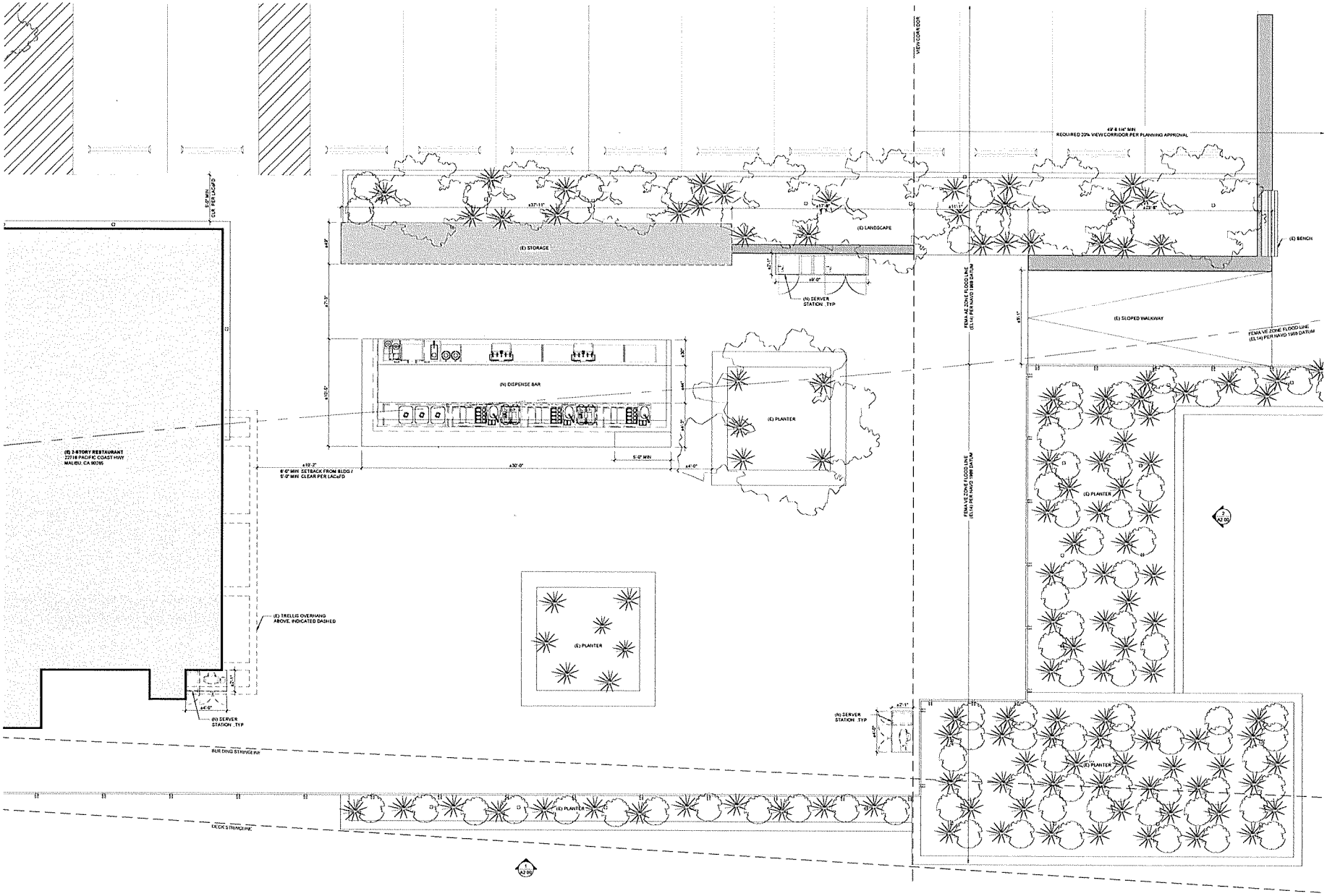
- 2015.08.03 / CUPA SUBMITTAL
- 2015.09.17 / CUPA RESUBMITTAL

SITE PLAN

A1.00



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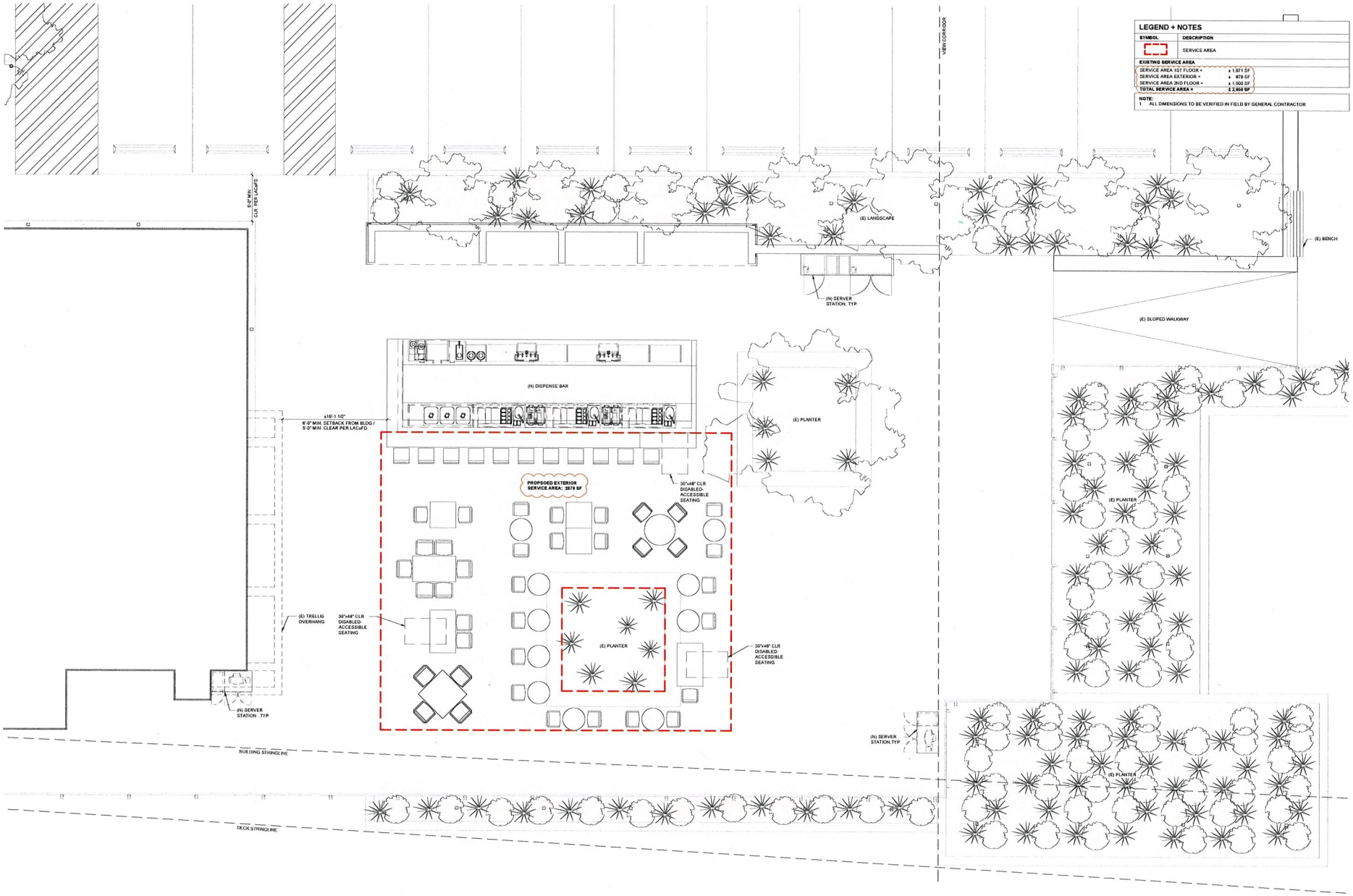
ENLARGED TERRACE PLAN

1 TERRACE PLAN
SCALE: 1/4" = 1'-0"

A1.01



LEGEND + NOTES

SYMBOL	DESCRIPTION
	SERVICE AREA

EXISTING SERVICE AREA	
SERVICE AREA 1ST FLOOR =	± 1,971 SF
SERVICE AREA EXTERIOR =	± 879 SF
SERVICE AREA 2ND FLOOR =	± 1,000 SF
TOTAL SERVICE AREA =	± 3,850 SF

NOTE:
1 ALL DIMENSIONS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR

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TERRACE FURNITURE PLAN

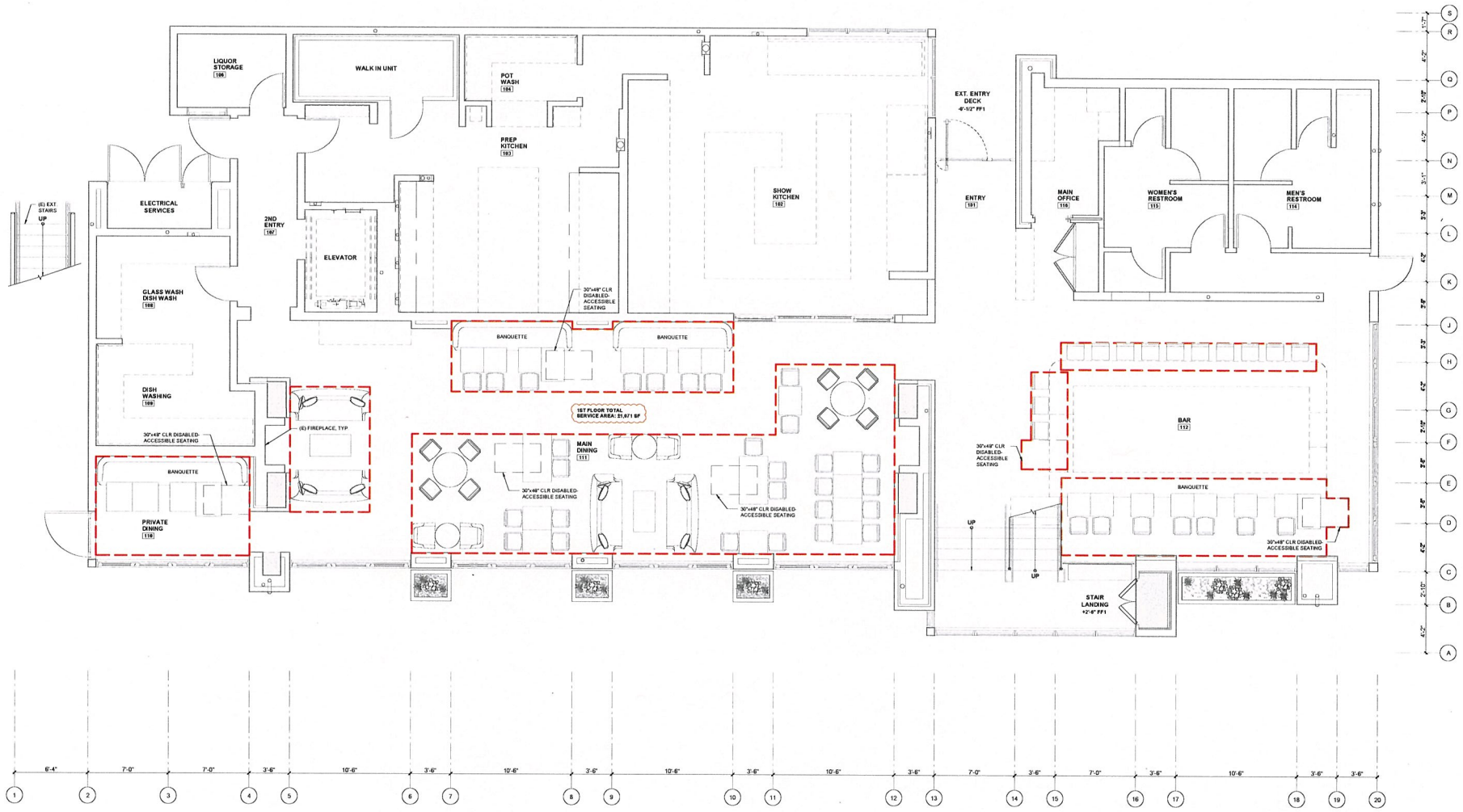
1 TERRACE FURNITURE PLAN
SCALE: 1/4" = 1'-0"

A1.02

LEGEND + NOTES	
SYMBOL	DESCRIPTION
	SERVICE AREA
EXISTING SERVICE AREA	
SERVICE AREA 1ST FLOOR =	± 1,071 SF
SERVICE AREA EXTERIOR =	± 878 SF
SERVICE AREA 2ND FLOOR =	± 1,000 SF
TOTAL SERVICE AREA =	± 2,949 SF

NOTE:
1 ALL DIMENSIONS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR

NOTE: INTERIOR REMODEL INDICATED DASHED, SHOWN FOR REFERENCE; UNDER SEPARATE PERMIT



1 FIRST FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"

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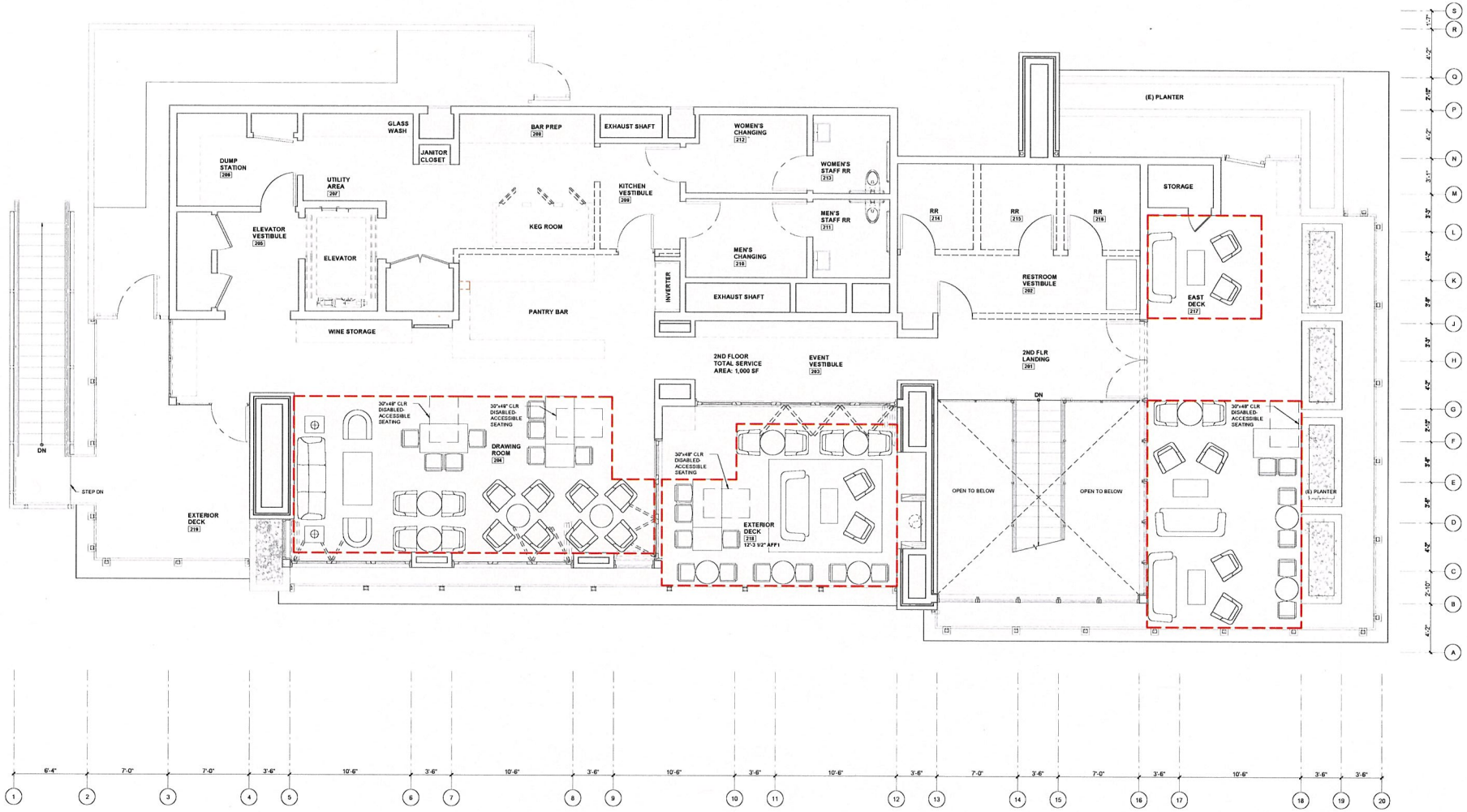
FIRST FLOOR FURNITURE PLAN

A1.12

LEGEND + NOTES	
SYMBOL	DESCRIPTION
	SERVICE AREA
EXISTING SERVICE AREA	
SERVICE AREA 1ST FLOOR =	± 1,071 SF
SERVICE AREA EXTERIOR =	± 879 SF
SERVICE AREA 2ND FLOOR =	± 1,000 SF
TOTAL SERVICE AREA =	± 2,950 SF

NOTE:
1 ALL DIMENSIONS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR

NOTE: INTERIOR REMODEL INDICATED DASHED, SHOWN FOR REFERENCE; UNDER SEPARATE PERMIT



1 **SECOND FLOOR FURNITURE PLAN**
SCALE: 1/4" = 1'-0"

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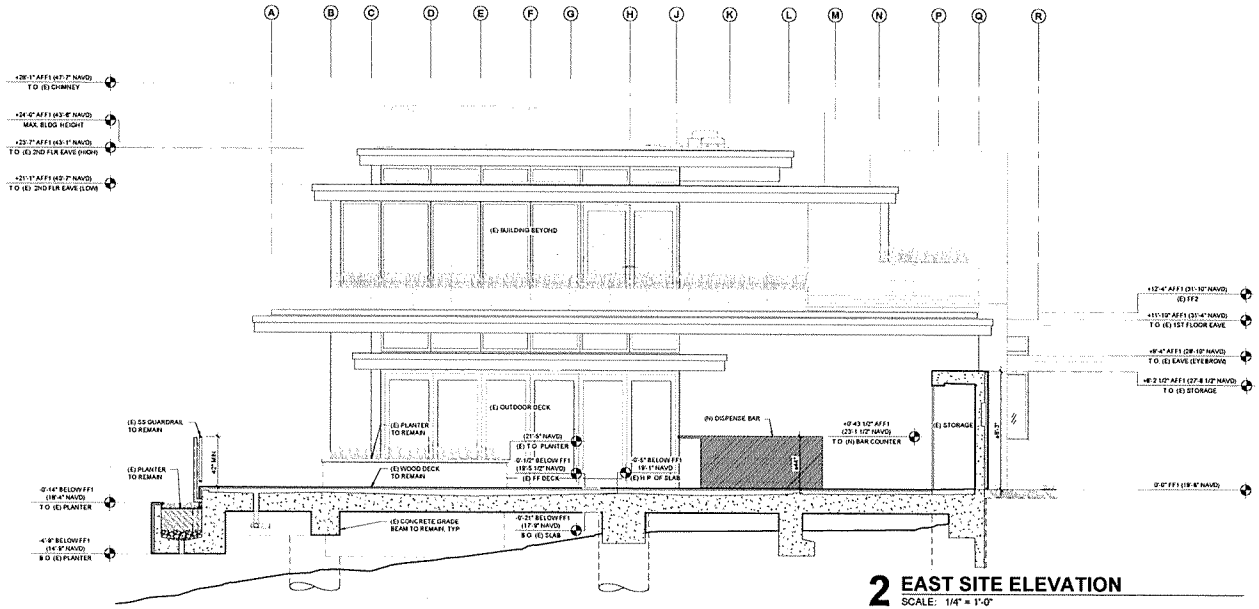
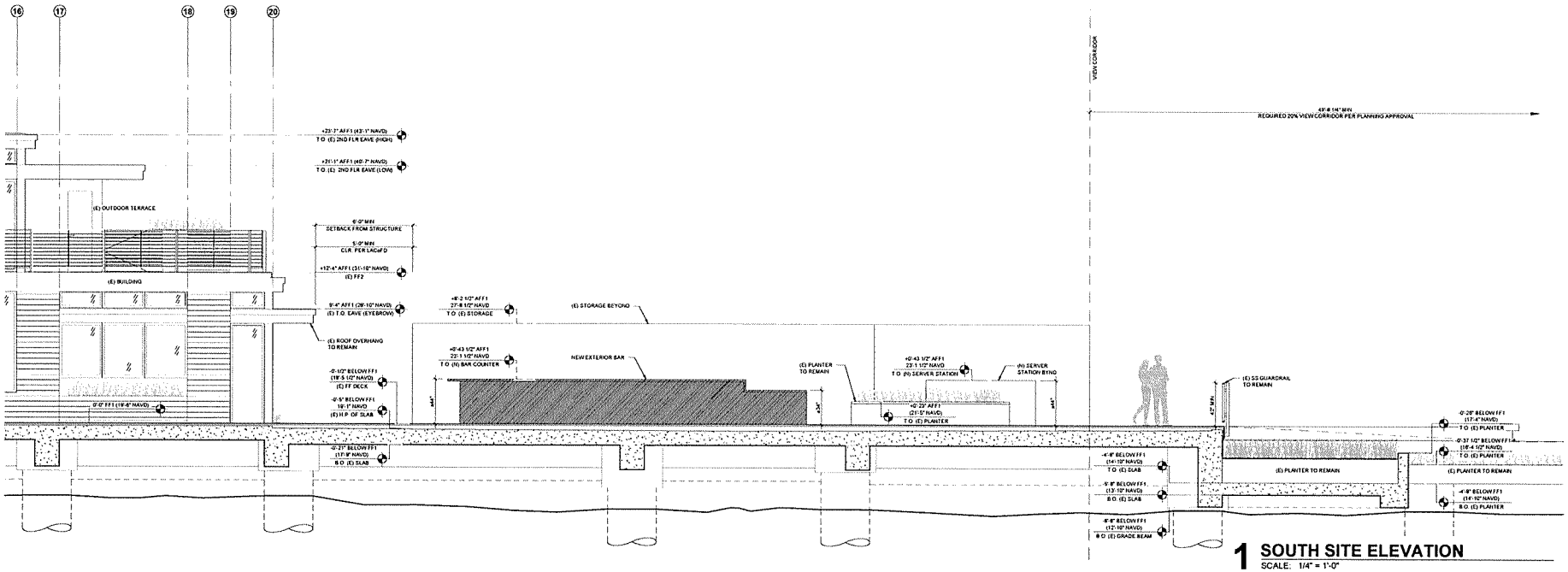
SECOND FLOOR FURNITURE PLAN

A1.22



2 EAST SITE ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH SITE ELEVATION
SCALE: 1/4" = 1'-0"

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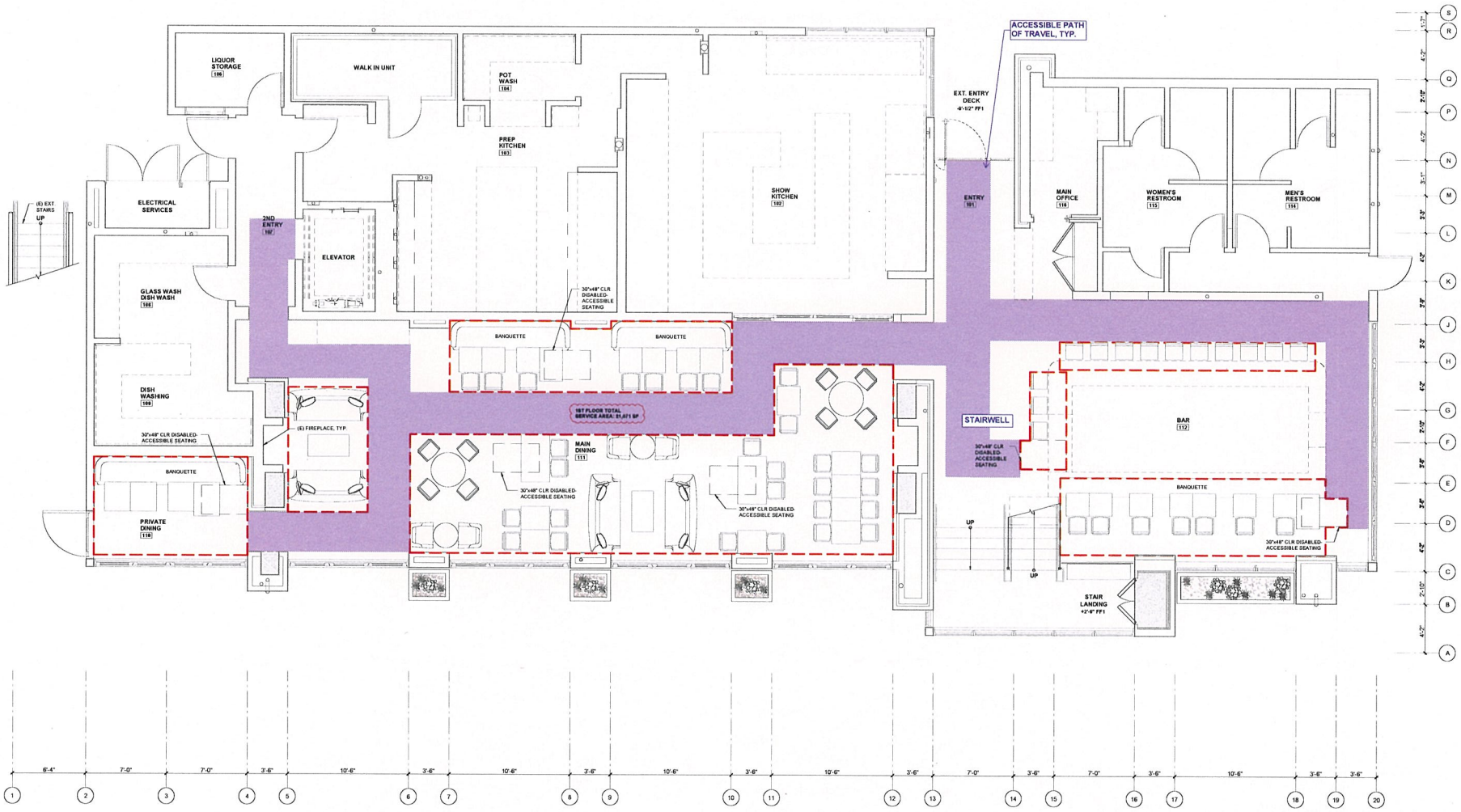
SITE ELEVATIONS

A2.00

LEGEND + NOTES	
SYMBOL	DESCRIPTION
	SERVICE AREA
EXISTING SERVICE AREA	
SERVICE AREA 1ST FLOOR =	± 1,971 SF
SERVICE AREA EXTERIOR =	± 979 SF
SERVICE AREA 2ND FLOOR =	± 1,000 SF
TOTAL SERVICE AREA =	± 2,950 SF

NOTE:
1 ALL DIMENSIONS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR

NOTE: INTERIOR REMODEL INDICATED DASHED, SHOWN FOR REFERENCE; UNDER SEPARATE PERMIT



1 FIRST FLOOR FURNITURE PLAN

SCALE: 1/4" = 1'-0"

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Revisions
- 2015.07.27 / CLIENT RELEASE
- 2015.08.03 / CUPA SUBMITTAL
- 2015.09.17 / CUPA RESUBMITTAL
- 2015.12.18 / CUPA RESUBMITTAL

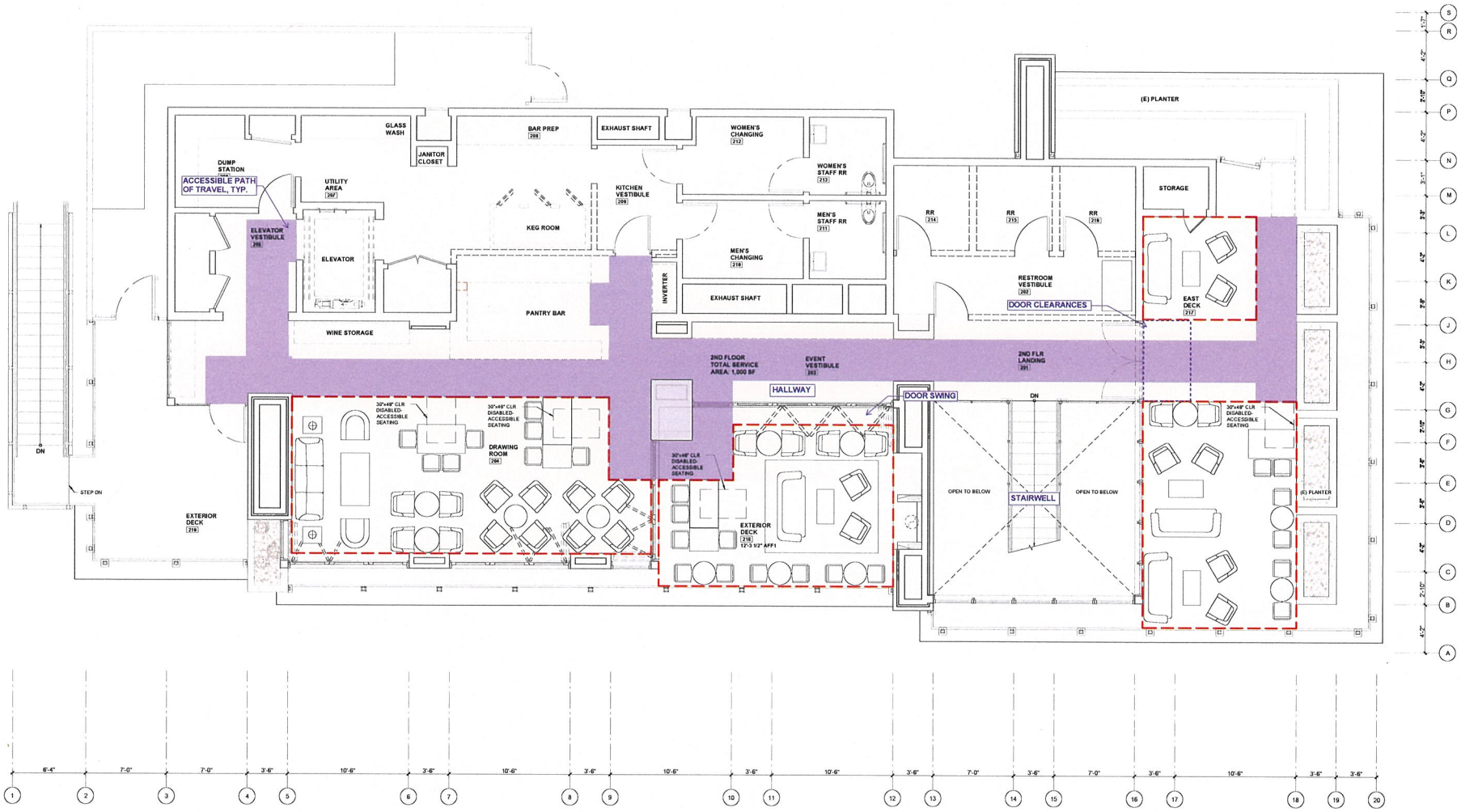
FIRST FLOOR FURNITURE PLAN

A1.12

LEGEND + NOTES	
SYMBOL	DESCRIPTION
	SERVICE AREA
EXISTING SERVICE AREA	
SERVICE AREA 1ST FLOOR =	± 1,071 SF
SERVICE AREA EXTERIOR =	± 878 SF
SERVICE AREA 2ND FLOOR =	± 1,000 SF
TOTAL SERVICE AREA =	≅ 2,950 SF

NOTE:
1 ALL DIMENSIONS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR

NOTE: INTERIOR REMODEL INDICATED DASHED, SHOWN FOR REFERENCE; UNDER SEPARATE PERMIT



1 SECOND FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"

SOHOMALIBU
22716 PACIFIC COAST HWY
MALIBU, CA. 90265

MONTALBA ARCHITECTS inc
www.montalbaarchitects.com
2925 Nilmington Avenue, Bldg 14
Santa Monica, CA 90404
tel (310) 829-3160
fax (310) 829-1160
info@montalbaarchitects.com

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Stamp

NOT FOR CONSTRUCTION

Consultant

Project
MA 15_381 / DESIGN DEVELOPMENT

Revisions
- 2015.07.27 / CLIENT RELEASE
- 2015.08.03 / CUPA SUBMITTAL
- 2015.09.17 / CUPA RESUBMITTAL
- 2015.12.18 / CUPA RESUBMITTAL

SECOND FLOOR FURNITURE PLAN

A1.22

California Department of Alcoholic Beverage Control

License Query System Summary as of 1/3/2016

License Information
License Number: 534700
Primary Owner: CLUB MALIBU 55 LLC
ABC Office of Application: 04 - LA/METRO
Business Name
Doing Business As: NIKITA
Business Address
Address: 22716-18-20-22 PACIFIC COAST HWY **Census Tract:** 8005.04
City: MALIBU **County:** LOS ANGELES
State: CA **Zip Code:** 90265
Licensee Information
Licensee: CLUB MALIBU 55 LLC
Company Information
OFFICER: CANTINA CORPORATION (MANAGER)
MEMBER: CANTINA TRUST THE
License Types
1) License Type: 47 - ON-SALE GENERAL EATING PLACE
License Type Status: SURRENDERED
Status Date: 26-OCT-2015 **Term:** 12 Month(s)
Original Issue Date: 21-AUG-2013 **Expiration Date:** 31-JUL-2016
Master: Y **Duplicate:** 0 **Fee Code:** P0
License Type was Transferred On: 21-AUG-2013 **FROM:** 47-408558
2) License Type: 58 - CATERER PERMIT
License Type Status: SURRENDERED
Status Date: 13-OCT-2015 **Term:** 12 Month(s)
Original Issue Date: 17-APR-2014 **Expiration Date:** 31-JUL-2016
Master: N **Duplicate:** 1 **Fee Code:** P0
License Type was Transferred On: 21-AUG-2013 **FROM:** 47-408558
Current Disciplinary Action
. . . No Active Disciplinary Action found . . .
Disciplinary History
. . . No Disciplinary History found . . .
Hold Information
. . . No Active Holds found . . .

Attachment 5

Escrow
. . . No Escrow found . . .

- - - End of Report - - -

For a definition of codes, view our glossary.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650
www.malibucity.org

CONDITIONAL USE PERMIT
REFERRAL SHEET

TO: Los Angeles County Sheriff - Malibu Lost Hills Station **DATE:** 8/3/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER: APR 15-067, CUPA 15-002

JOB ADDRESS: 22716 PACIFIC COAST HWY

APPLICANT / CONTACT: Jose Diaz, Montalba Architects

APPLICANT ADDRESS: 2525 Michigan Avenue T4
Santa Monica, CA 90404

APPLICANT PHONE #: (310) 828-1100

APPLICANT FAX #: (310) 828-1162

PROJECT DESCRIPTION: CUP Amendment to relocate interior restaurant service area to exterior bar service area and APR for new exterior bar.

This Approval Form (including detailed project description and plans) will be forwarded to:

Deputy Mike Woodard
27050 Agoura Road, Calabasas, CA 91302
(818) 878-1808 Fax (818) 880-5209
Hours: Monday – Thursday 9:00 a.m. – 5:00 p.m.

Planning Staff to send review packet to mrwoodar@lasd.org.

Separate applications and fees may be required by the Sheriff's Department. A CUP will not be issued until this form, signed by an authorized member of this agency, has been returned to the City of Malibu. Any conditions imposed by this agency will be included in the CUP.

☑ Approved ☐ Denied (reasons below) Conditions imposed: ☑ No ☐ Yes (see below)

MIKE WOODARD — 12/30/15
NAME — DATE

DEPUTY
SIGNATURE — TITLE

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

9/22/15

TO: City of Malibu Environmental Health Administrator **DATE:** ~~8/3/2015~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	APR 15-067, CUPA 15-002
JOB ADDRESS:	22716 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jose Diaz, Montabla Architects
APPLICANT ADDRESS:	2525 Michigan Avenue T4 Santa Monica, CA 90404
APPLICANT PHONE #:	(310) 828-1100
APPLICANT FAX #:	(310) 828-1162
APPLICANT EMAIL:	jose@montalbaarchitects.com
PROJECT DESCRIPTION:	CUP Amendment to relocate interior restaurant service area to exterior bar service area and new exterior bar.

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Plumbing Code (MPC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MPC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☑ NOT REQUIRED

☐ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Signature

OCTOBER 6, 2015
Date

Rev 141008

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Jose Diaz jose@montalbaarchitects.com		
Project Address:	**22716 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	APR 15-067, CUPA 15-002		
Project Description:	CUP Amendment to relocate interior restaurant service area to exterior bar service area and new exterior bar		
Date of Review:	October 6, 2015		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Architectural plans by Montalba Architects submitted to Planning 8-3-2015, 9-22-2015
Grading Plans:	
OWTS Plan:	
OWTS Report:	Flow allocation report by Ensitu dated 9-21-2015
Geology Report:	
Miscellaneous:	EH approval for new commercial building (restaurant) dated 7-7-2010
Previous Reviews:	8-18-2015

REVIEW FINDINGS

Planning Stage:	☒	CONFORMANCE REVIEW COMPLETE for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Plumbing Code (MPC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	CONFORMANCE REVIEW INCOMPLETE for the City of Malibu LIP and MPC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
Plan Check Stage:	☐	APPROVED
	☒	NOT APPROVED Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	☒	NOT REQUIRED
	☐	REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the project. In order to obtain Environmental Health final approval of the project

construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review

1) **Building Plans:** All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department DATE: ~~8/3/2015~~ 10/16/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	APR 15-067, CUPA 15-002
JOB ADDRESS:	22716 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jose Diaz, Montalba Architects
APPLICANT ADDRESS:	2525 Michigan Avenue T4 Santa Monica, CA 90404
APPLICANT PHONE #:	(310) 828-1100
APPLICANT FAX #:	(310) 828-1162
APPLICANT EMAIL:	jose@montalbaarchitects.com
PROJECT DESCRIPTION:	CUP Amendment to relocate interior restaurant service area to exterior bar service area and APR for new exterior bar.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

/ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE DATE 10/27/15

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: October 27, 2015

Re: Proposed Conditions of Approval for 22716 PCH APR 15-067

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

STORMWATER

1. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

MISCELLANOUS

2. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

3. Prior to the approval of any permits, the applicant shall first obtain approval and clearance from the Planning Department for CUPA 15-002.

SH

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

APR 15-067

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff **DATE:** 8/18/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER: APR 15-067 / CUPA 15-002

JOB ADDRESS: 22716 PACIFIC COAST HWY

APPLICANT / CONTACT: Jose Diaz, Montabla Architects

APPLICANT ADDRESS: 2525 Michigan Avenue T4
Santa Monica, CA 90404

APPLICANT PHONE #: (310) 828-1100

APPLICANT FAX #: (310) 828-1162

APPLICANT EMAIL: jose@montalbaarchitects.com

PROJECT DESCRIPTION: New exterior bar.

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.** *

____ **The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.**

SIGNATURE DATE 8/31/15

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 307.

* Project is confined to existing deck and structural platform — no new foundations, no changes to OWTS.

FILE SH

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist **DATE:** 8/3/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER: CUPA 15-002 / APR15-067

JOB ADDRESS: 22716 PACIFIC COAST HWY

APPLICANT / CONTACT: Jose Diaz, Montabla Architects

APPLICANT ADDRESS: 2525 Michigan Avenue T4
Santa Monica, CA 90404

APPLICANT PHONE #: (310) 828-1100

APPLICANT FAX #: (310) 828-1162

APPLICANT EMAIL: jose@montalbaarchitects.com

PROJECT DESCRIPTION: CUP Amendment for exterior bar

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

____ **The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X **The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

SIGNATURE [signature] DATE 9/9/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 22716 Pacific Coast Highway
Applicant/Phone: Jose Diaz/ 310.828.1100
Project Type: New outdoor bar area
Project Number: CUPA 15-002
Project Planner: Stephanie Hawner

REFERENCES: Site plans

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. The proposed changes to the Conditional Use at this location are not anticipated to result in any new biological impacts.

Reviewed By: _____ Date: 9/9/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

RECEIVED
AUG 04 2015
PLANNING DEPT.

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 8/3/2015
FROM: City of Malibu Planning Department
PROJECT NUMBER: CUPA 15-002 / APR 15-067
JOB ADDRESS: 22716 PACIFIC COAST HWY
APPLICANT / CONTACT: Jose Diaz, Montabla Architects
APPLICANT ADDRESS: 2525 Michigan Avenue T4
Santa Monica, CA 90404
APPLICANT PHONE #: (310) 828-1100
APPLICANT FAX #: (310) 828-1162
PROJECT DESCRIPTION: CUP Amendment for exterior bar

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	____
The required fire flow for this project is _____ gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)	____
The project is required to have an interior automatic fire sprinkler system.	____
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	____

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	____	____
Required and/or proposed Fire Department Vehicular Turnaround	____	____
Required 5 foot wide Fire Department Walking Access (including grade %)	____	____
Width of proposed driveway/access roadway gates	____	____

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

M. Bonner
SIGNATURE

8/4/15
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Stephanie Hawner

From: Exec Prod <execmalibu@earthlink.net>
Sent: Monday, October 05, 2015 12:34 PM
To: Stephanie Hawner
Cc: John Barthell
Subject: 22716 PCH CUP Modification

Stephanie,Richard,Ha,

Re: 22716 PCH CUP Modification for an Outside Bar.

In mid 2013 (July-Oct) the 22 homeowners from the Corona Del Malibu association sent numerous letters and emails in OPPOSITION to the request by the owners of Nikita for a CUP modification. Our homes are located directly across the street from the restaurant and the noise generated by large groups that would be partying every night until 11PM and on weekends until 2PM at an Outside Bar would be extremely offensive and intolerable.

Once again we are in opposition to any modification of the CUP that would generate any additional noise or lights.

Please let all of us know if there are going to be meetings at the City of Malibu related the the CUP modification request.

Sincerely
Jeff Mohr

Stephanie Hawner

From: John Barthell <jbarthell@sbcglobal.net>
Sent: Thursday, October 08, 2015 1:32 PM
To: Stephanie Hawner
Cc: Exec Prod; Jannette Frazier
Subject: Opposition to 22716 PCH CUP Modification

Dear Ms. Hawner:This e mail serves as our opposition to the 22716 PCH CUP Modification.

Our home is located at 3650 Sweetwater Canyon Drive in Malibu and is part of the Corona del Malibu Improvement Association (CDMIA). The homes in CDMIA are across the street and at up the hill from 22716 PCH. The topography of the hill provides/ creates a "sound bowl" so any music played or noise coming from 22716 PCH comes directly across and is very audible to the CDMIA homes. The former Nakita restaurant played outdoor music in violation of the CUP and it was like living next door to a 'rock festival.' We not only heard the music but also the "hoops and hollers" of the crowd of people attending.

It is my understanding that there is no precedent for allowing a "nightclub-like" environment with such a noise nuisance to intrude on a residential neighborhood in Malibu. There are obviously severe negative impacts on the quiet enjoyment and quality of life of the residents of CDMIA by any music being allowed outdoors at 22716 PCH. The impact on home values in CDMIA may also be many negative millions of dollars because of this noise nuisance.

The owner 22716 PCH bought the property subject to the CUP, wherein, in item #42, it states that there are NO outdoor music or speaker systems. There is a reason why this provision is in the CUP and it must be honored.

This proposed modification may set a precedent by the City of Malibu that can be exploited by other commercial establishments to showcase outdoor music, much to the detriment of residential neighbors and the community at large. As such, the proposed modification may also change the nature and character of the City, negatively impacting the quality of life, property values and the quiet enjoyment of our homes in Malibu.

Accordingly, please deny the CUP modification for 22176 PCH.

Sincerely,
John Barthell

Stephanie Hawner

From: David Nagel <dnagel@Decron.com>
Sent: Wednesday, October 14, 2015 5:50 PM
To: Stephanie Hawner
Cc: David Nagel; execmalibu@earthlink.net
Subject: 22716 Pacific Coast Highway CUP

Stephanie Hawner
SHawner@malibucity.org

Ref: 22716 Pacific Coast Highway

Dear Stephanie;

I hope this email finds you well. My name is David Nagel and I recently purchased a home in Malibu at 3952 Ridgemont Drive. It has come to my attention that the SoHo House (formerly Nikita) has requested a modification of the CUP associated with its property at 22716 Pacific Coast Highway to allow an outside bar with Live Music to be operated until 11PM on weekdays and 2AM on the weekends as part of their Restaurant. I oppose this request as do the other CDMIA homeowners in my neighborhood.

We enjoy the peace of living in Malibu and the sounds of live music would echo through the neighborhood and disturb the peace. I am not opposed to a Restaurant in this location but Live Music outdoors is unacceptable.

Please entertain this denial in conjunction with my neighbors and do not allow this modification of the CUP.

Regards,

David Nagel

From: David Nagel [mailto:dnagel@Decron.com]
Sent: Monday, October 19, 2015 1:04 AM
To: Stephanie Hawner
Subject: Re: 22716 Pacific Coast Highway CUP

Does this mean it would very much operate the same as Nobu?

If yes Why then is there a need for any modification to the in place CUP?

David J Nagel
President & CEO
Decron Properties Corp
6222 Wilshire Blvd
Suite 400
Los Angeles, Calif 90048
DNagel@decronproperties.com
323 556-6600 phone
323 556-6621 fax

On Oct 15, 2015, at 8:08 AM, Stephanie Hawner <SHawner@malibucity.org> wrote:

Mr. Nagel,

Thank you for your email. Please note that the applicant is only requesting an exterior bar seating area. No exterior music and no live music is proposed.

Do you have the same concerns regarding an exterior bar seating area only?

The project application and plans are available at the Planning Counter at City Hall to review at your convenience.

Regards,
Stephanie

Stephanie Hawner | Associate Planner | City of Malibu | (310) 456-2489 ext. 276 |

Connect with the City of Malibu!

<image001.png> <image007.png>

From: David Nagel [mailto:dnagel@Decron.com]
Sent: Wednesday, October 14, 2015 5:50 PM
To: Stephanie Hawner
Cc: David Nagel; execmalibu@earthlink.net
Subject: 22716 Pacific Coast Highway CUP

Stephanie Hawner
SHawner@malibucity.org

Ref: 22716 Pacific Coast Highway

Stephanie Hawner

From: David Nagel <dnagel@Decron.com>
Sent: Sunday, October 25, 2015 2:50 PM
To: Stephanie Hawner
Subject: Re: 22716 Pacific Coast Highway CUP

Thanks for clarifying this

I feel most comfortable with the service area not being expanded into the patio area.

I would also like to clarify I am not comfortable with the bar area being expanded to be included in the outdoor patio

Thank you for your consideration

David J Nagel
President & CEO
Decron Properties Corp
6222 Wilshire Blvd
Suite 400
Los Angeles, Calif 90048
DNagel@decronproperties.com
323 556-6600 phone
323 556-6621 fax

On Oct 21, 2015, at 3:50 PM, Stephanie Hawner <SHawner@malibucity.org> wrote:

> The Conditional Use Permit (CUP) that was issued for Nikita did not include service area on the patio, while the patio may have been used for casual seating. The City regulates service area to check conformance with environmental health and parking requirements, so any changes in service area have to approved by the Planning Commission.
>
> The new applicant would like to take a portion of the approved interior service area and relocate it to the outside patio. That is why this project requires a CUP amendment. In addition to relocating service area, the applicant is proposing the construction of an exterior bar for service.
>
> Please let me know if I can provide any further clarification.
>
> Regards,
> Stephanie
>
> Stephanie Hawner | Associate Planner | City of Malibu | (310) 456-2489 ext. 276 |
>
> **Connect with the City of Malibu!**
>
> <image005.png>

Notice Continued...

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Carlos Contreras, Associate Planner, at (310) 456-2489, extension 265.**

Date: December 31, 2015

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 8

Notice of Public Hearing

City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **WEDNESDAY, January 27, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

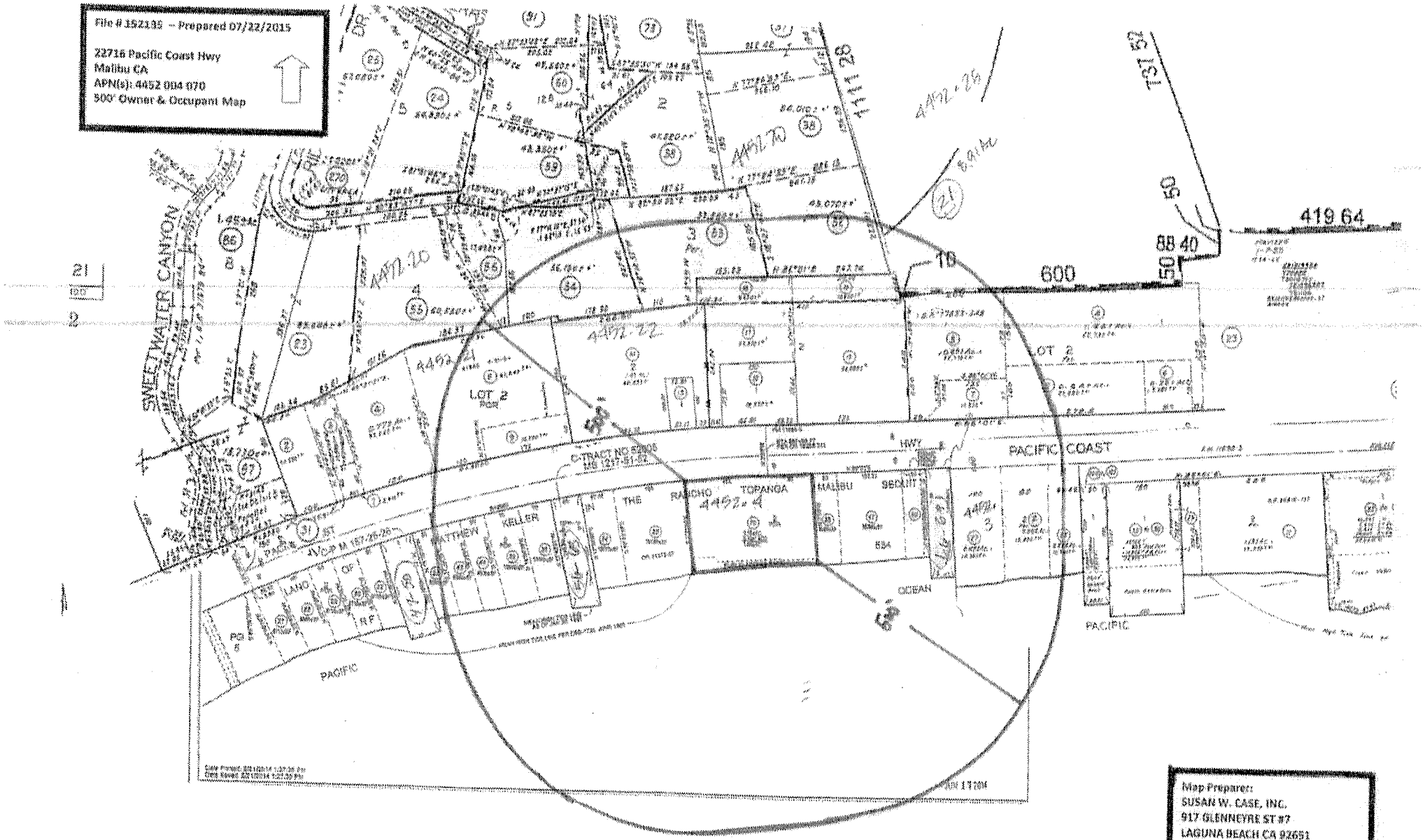
CONDITIONAL USE PERMIT AMENDMENT NO. 15–002 AND ADMINISTRATIVE PLAN REVIEW NO. 15–067 – An application to amend Conditional Use Permit No. 12-004 for a 7,100 square-foot restaurant with indoor and outdoor seating and alcohol sales to add a bar within the existing outdoor dining area with no increase in overall service area, change the liquor license from Type 47 (On-Sale General Eating Place) to Type 57 (Special On-Sale General) which authorizes the sale of beer, wine, and distilled spirits to members only and authorize the Planning Director to submit a Letter of Convenience or Necessity to the Department of Alcoholic Beverage Control for the use

LOCATION:	22716 Pacific Coast Highway
APN:	4452-004-037
ZONING:	Community Commercial (CC)
APPLICANT:	Montalba Architects
OWNER:	Malibu Cantina LLC
APPLICATION FILED:	August 3, 2015
CASE PLANNER:	Carlos Contreras Associate Planner (310) 456-2489, ext. 265 ccontreras@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 — Existing Facilities. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

File # 152135 – Prepared 07/22/2015

22716 Pacific Coast Hwy
Malibu CA
APN(s): 4452 004 070
500' Owner & Occupant Map



Map Prepared:
SUSAN W. CASE, INC.
917 GLENNEYRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
orders@susancaseinc.com

Commission Agenda Report

Planning Commission Meeting
01-27-16
Item 5.C.

To: Chair Stack and Members of the Planning Commission

Prepared by: Jessica Colvard, Assistant Planner

Reviewed: Bonnie Blue, AICP, Planning Director BB

Date prepared: January 20, 2016 Meeting date: January 27, 2016

Subject: Sign Permit No. 14-022, Minor Modification No. 15-001, and Variance No. 15-003 - An application for the approval of two signs on a commercial building (Hertz) that exceed the allowable square footage pursuant to the sign code

Location:	22853 Pacific Coast Highway
APN:	4452-020-031
Zoning:	Community Commercial (CC)
Applicant:	Robert May
Tenant:	Hertz Rental Car
Owner:	James Davidson
Application Filed:	May 22, 2014

RECOMMENDED ACTION: Adopt Resolution No. 16-11 (Attachment 1), determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Sign Permit (SP) No. 14-022 to allow for the approval of two signs on a commercial building including Minor Modification (MM) No. 15-001 to allow for the placement of two signs and Variance No. 15-003 for an increase in the allowable square footage of the signs in the Community Commercial (CC) zoning district located at 22853 Pacific Coast Highway (Davidson).

DISCUSSION: This agenda report provides an overview of the project including a summary of the surrounding land use, description of the proposed project and a summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Municipal Code (MMC) and the CEQA. The discussion and analysis demonstrate the project is consistent with the MMC.

Project Overview

The scope of work for the proposed project includes the approval of two signs located on the east and west side of the existing Hertz Rental Car facility located at 22853 Pacific Coast Highway that exceed the allowable square footage pursuant to the MMC sign code[1] (Attachment 2 – Project Plans). Hertz received a Tenant Improvement approval from the Planning Department on February 14, 2014, taking over the facility from the previous tenant, Budget Rental Car. Hertz has placed temporary banner signs on the fence along Pacific Coast Highway and on one side of the building. The signage for Budget Rental Car was non-conforming with regards to the number and size of the signs. The project includes a minor modification to allow for two signs in the same location as the previous Budget Rental Car signs and a variance for an increase in the allowed square footage of the signs. Pursuant to MMC Section 17.72.040, variance requests require a public hearing before the Planning Commission.

Figure 1

[1] MMC Chapter 17.52

As shown on Figure 1, the subject property is located on the north side of Pacific Coast Highway. The existing architectural feature facing Pacific Coast Highway, known as a Surfer's Cross, shown in Figure 2a and Figure 2b, creates an unusual circumstance with regards to sign placement on the front of the structure as the sign code prohibits projecting signs.

Projecting signs are defined in the MMC Chapter 17.52 as: "A sign other than a wall sign suspended from or supported by a building or structure and projecting outward more than six inches therefrom." The facets created by the Surfer's Cross make it difficult for a sign to be flush-mounted (without projecting) on the building facing Pacific Coast Highway and without angling up or down.

Figure 2a

Figure 2a shows the current signage traveling northbound on Pacific Coast Highway.

Figure 2b

Figure 2b shows the current signage traveling southbound on Pacific Coast Highway.

Surrounding Land Uses and Project Setting

As outlined in Table 1, the surrounding land use consists of a combination of single-family, multi-family residential homes and commercial development within the Rural Residential-One Acre (RR-1), Multi-Family (MF) and CC zoning districts.

Table 1 – Surrounding Land Uses				
Direction	**Address/ Parcel No.**	**Size**	**Zoning**	**Land Use**
North	APN: 4452020097	20,434 sq. ft.	CC	Vacant
South	22844 Pacific Coast Hwy	9,439 sq. ft.	MF	Residential
	22852 Pacific Coast Hwy	8,399 sq. ft.	MF	Residential
	22860 Pacific Coast Hwy	14,819 sq. ft.	MF	Residential
East	22837 Pacific Coast Hwy	20,523 sq. ft.	CC	Commercial
West	APN: 445220101	7.64 acres	RR-1	Vacant

The project site is adjacent to a designated Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA Overlay Map. The proposed development, however, is expected to have no impacts on ESHA. Furthermore, the LCP Local Implementation Plan (LIP) Section 13.4 provides a coastal development permit exemption for certain projects which do not involve a risk of adverse environmental impact. The proposed project is consistent with LIP Section 13.4.3, "Other Improvements." Additionally, the proposed development is not listed among the classes of development in LIP Section 13.4.3(B) for which a coastal development permit exemption does not apply.

Project Description

The proposed project includes the following:

1. Two illuminated signs measuring nine feet long by two feet, ten inches high (25.5 square feet per sign). The two signs will result in a total of 51 square feet of sign area.

<u>*Discretionary requests:*</u>

2. MM No. 15-001 for the placement of two signs; and
3. VAR No. 15-003 for an increase in the allowable square footage of the signs.

A. MMC Conformance Analysis

Pursuant to the MMC Section 17.52.070(2)(a) (Basic Sign Entitlement), each business shall be limited to one primary sign. Accessory signs shall be used to improve the effectiveness of the sign program in relationship to the mass of the building. The total aggregate area of a primary sign and accessory signs for any business located within 100 feet of any public or private right-of-way shall not exceed one square foot of sign area for each linear foot of building frontage. The correlation between linear footage of building frontage and sign area ensures a measure of proportionality between the size of signs and the buildings they are placed on.

Building Frontage:

Section 17.02.060 (Definitions):

> "Building Frontage" means the exterior building wall of a ground floor business establishment on the side or sides of the building fronting and/or oriented toward a public street or highway. Building frontage shall be measured continuously along the building wall of the entire length of the building establishment, including any portion thereof which is other than parallel to the remainder of the wall.

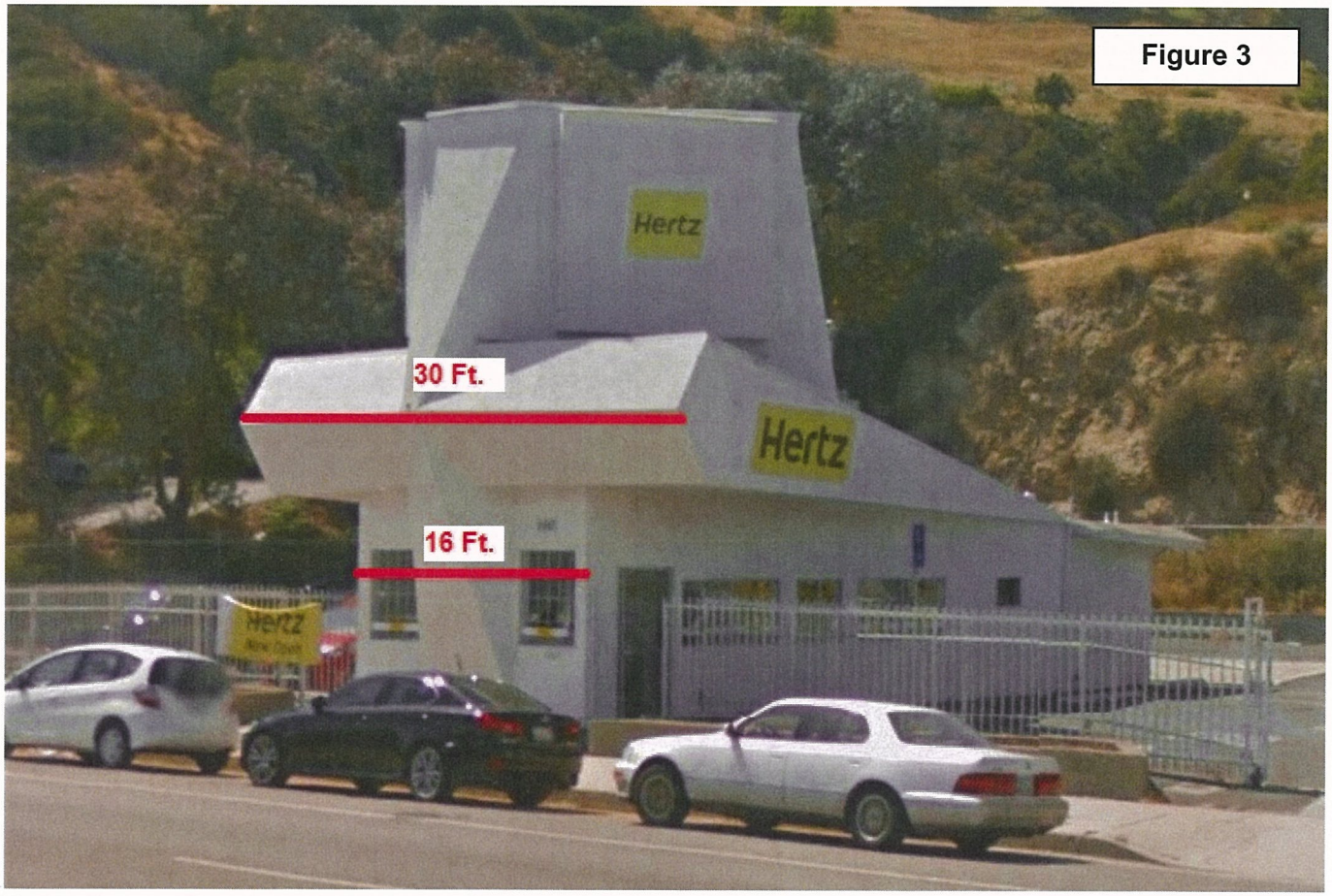


Figure 3

As previously stated, the existing structure contains a unique architectural feature, known as a Surfer's Cross. Typically frontage would be measured along the building footprint, which is 16 feet in this case. Here, the widest feature is above ground level; the horizontal portion of the Surfer's Cross. As shown in Figure 3, this architectural feature extends an additional 14 feet beyond the 16 foot frontage of the structure. Given the unusual proportions of the building where the upper portion is wider than the ground level, staff believes using the 30 foot building frontage width to determine the sign area is justified.

The structure also contains two large square areas on the top of the building that appear to have been integrated into the building design for the purposes of signage, and, as such, have been used historically by previous tenants. The squares are each estimated to be 100 square feet. The previous non-conforming Budget Rental Car signage completely occupied each of these areas.

The Planning Commission has the authority to approve a minor modification for an increase in the square footage of a sign not to exceed 30 percent of that allow based on the linear footage of the building frontage. Using the full 30 linear feet of the structure as the building frontage, a minor modification could be approved for sign area measuring up to 39 square feet (30 square feet x .30 = 9 additional square feet).[2]

The total square footage of the sign area proposed with this project is a cumulative 51 square feet between two signs. Therefore, the project, as proposed would require a variance for an increase in sign area; however, each sign individually would be less than 30 square feet allowed for a primary sign.

Planning Department staff recommends approval of both the minor modification and variance requests due to the unique architectural feature of the structure, the Surfer's Cross, as well as the existence of the two large square areas historically used as sign boxes. The findings for each request are discussed below.

B. Minor Modification for an increase in the number of signs (MMC Section 17.52.080)

Pursuant to the MMC Section 17.52.080(C), the Planning Commission may approve minor modifications to the sign regulations relating to size, height, number and location of new or existing signs after a public hearing.

MMC Chapter 17.52 requires that the City make three findings in consideration and approval of a minor modification to increase the number of signs. The project proposes

[2] If the 16 foot lower portion of the building is used as the building frontage, a minor modification for a sign up to 20 feet, nine inches could be approved (16 square feet x .30 = 4.8 additional square feet).

two signs, one on both the east and west sides of the building, angled toward Pacific Coast Highway, rather than a single primary sign parallel to the highway. Based on evidence in the record, the findings in support of MM No. 15-001 are made herein.

Finding B1. The sign is or will be integrated into the architecture of the building.

The building contains an architectural feature, referred to as a Surfer's Cross, which is made of angled facets that project from the front and sides of the structure. The Surfer's Cross limits the ability of the tenant to place a sign on the front of building in a manner which would be integrated into the overall design of the building. The building also contains two existing features, attached to the top of the structure that were previously utilized as sign boxes. The project proposes to use the two sign boxes which would provide visibility for the business for traffic traveling both northbound and southbound along Pacific Coast Highway. Therefore, the signs will be integrated into the existing architecture of the building.

Finding B2. The sign is or will not be detrimental to surrounding uses or properties or the community in general.

The alternative to installing two signs on either side of the structure is to install one on the front of the building. An illuminated sign on the front of the structure could potentially impact the residential properties along the south side of Pacific Coast Highway introducing glare or night lighting into the properties. Therefore, the proposed project, which results in the signs being angled toward Pacific Coast Highway, is likely to be less detrimental to the neighboring properties.

Finding B3. The approval of such modification is consistent with the purposes of the general plan and this chapter.

MMC Chapter 17.52 seeks to preserve and enhance the unique character and visual appearance of the City while promoting fairness in competition. The project proposes to utilize the existing sign boxes on a structure with unique architectural characteristics that limit standard signage design options. Approval of MM No. 15-001 will promote fairness in competition by ensuring visibility for both northbound and southbound traffic along Pacific Coast Highway. The project is consistent with the General Plan and Chapter 17.52.

C. Variance for an increase in the allowable sign area (MMC Section 17.72.060)

MMC Chapter 17.52 requires that the City make eight findings in consideration and approval of a variance to increase the allowable square footage of a sign by more than 30 percent of what is allowed in the sign code. With the approval of MM No. 15-001, allowing the structure to have two signs, the cumulative square footage of the two

proposed signs will exceed the allowable sign area per the MMC sign code. Both signs measure 25.5 square feet for a cumulative square footage of 51 square feet. Based on evidence in the record, the findings in support of VAR No. 15-003 are made herein.

Finding C1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, topography, location or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

As previously stated in Finding B1, the existing structure contains a unique architectural feature which limits the property owner from placing the sign on the primary building frontage in a manner consistent with the prohibition against projecting signs and in a manner that is visible to motorists. The facets of the Surfer's Cross would result in a flush-mounted sign angling up or down and being more difficult for motorists to read. The existing sign boxes, located on the top of the structure are angled to only allow visibility from one direction of Pacific Coast Highway, resulting in the need for two signs. Due to the limitations caused by the architectural feature, strict application of the sign code would require that the size of the signs be limited to no more than 15 square feet each, based on the 30 foot frontage of the building. Given the height of the sign boxes, this reduced size would deprive the tenant of privileges enjoyed by other properties in the vicinity, specifically, signage that can be easily read by motorists. The cumulative increase in sign area to two signs of 25.5 square feet each would allow signs in proportion to the building size.

Finding C2. The granting of such variance or modification will not be detrimental to the public interest, safety, health or welfare and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The project is conditioned to conform to all requirements of the City of Malibu Environmental Sustainability Department and, as such, will not be detrimental to the public interest, safety, health or welfare of the property or residences.

Finding C3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The majority of commercial businesses along Pacific Coast Highway contain structures which are amenable to the placement of one sign equal in square footage to the linear footage of the building frontage. As previously stated, the existing architectural design of the subject structure limits this ability. Other properties in the area, such as V's Restaurant, have similar unusual architectural features that dictated signage placement and size. Therefore, the cumulative increase in sign area between the two signs in keeping with the proportions of the building is not a special privilege for the applicant.

Finding C4. The granting of such variance or modification will not be contrary to or in conflict with the general purposes and intent of this chapter, nor to the goals, objectives and policies or the general plan.

As previously stated in Finding B3, the proposed project is consistent with the purposes of the General Plan and Chapter 17.52 and will result in signage that is integrated into the building design. The signage proposed is smaller than what has historically existed on the building.

Finding C5. The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.

The subject property is located in the CC zoning district which supports resident serving needs. The proposed variance is consistent with the purpose of the zone as the business supports the needs of residents and visitors.

Finding C6. The subject site is physically suitable for the proposed variance or modification.

As previously stated in Finding C1, the building contains two existing sign boxes located at the top of the structure. These sign boxes have historically been utilized for signs by the previous tenants. Given the precedence set forth by previous tenants, the site is physically suitable for the proposed variance.

Finding C7. The variance or modification permit complies with all requirements of state and local law.

As conditioned, the proposed project complies with all requirements of state and local law.

Finding C8. All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.

As previously stated in Finding C2, the proposed project will not be detrimental to the health, safety or welfare of the city.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(g) – New Copy on Existing Signs and 15311(a) – Accessory Structures, On-Premises Signs. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: To date, staff has received no correspondence regarding this project.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on December 31, 2015 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 3).

SUMMARY: The required findings can be made that the project complies with the MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-11. The project has been reviewed and conditionally approved for conformance with the MMC by Planning Department.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-11
2. Project Plans
3. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING SIGN PERMIT NO. 14-022 TO ALLOW FOR THE APPROVAL OF TWO SIGNS ON A COMMERCIAL BUILDING (HERTZ) WITH MINOR MODIFICTION NO. 15-001 TO ALLOW FOR THE PLACEMENT OF TWO SIGNS AND VARIANCE NO. 15-003 FOR AN INCREASE IN THE ALLOWABLE SQUARE FOOTAGE OF THE SIGNS IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT LOCATED AT 22853 PACIFIC COAST HIGHWAY (DAVIDSON/HERTZ RENTAL CAR)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On May 22, 2014, an application for Sign Permit (SP) No. 14-022 was submitted to the Planning Department by the applicant, Robert May, on behalf of the property owner, James Davidson.

B. On January 26, 2015, an application for Minor Modification (MM) No. 15-001 for the placement of two signs and Variance (VAR) No. 15-003 for an increase in the square footage of the signs was submitted to the Planning Department by the applicant, Robert May, on behalf of the property owner, James Davidson.

C. On April 21, 2015, the applicant submitted revised plans which reduced the overall square footage of the proposed signs. The reduced square footage of the proposed signs still exceeded the allowable size pursuant to the Malibu Municipal Code (MMC) Sign Code Chapter 17.52. Therefore, the application for VAR No. 15-003 remained.

D. On December 31, 2015, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On January 19, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(g) – New Copy on Existing Signs and 15311 – Accessory Structures, On-Premises Signs. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Malibu Municipal Code Sign Permit Findings.

Based on substantial evidence contained within the record and pursuant to MMC Chapter 17.52 the Planning Commission adopts the analysis in the agenda report, incorporated herein, and the findings of fact below, for SP No. 14-022 to allow for signage on a commercial building which includes MM No. 15-001 for the placement of two signs and VAR No. 15-003 for an increase in the allowable sign square footage in the Community Commercial (CC) zoning district located at 22853 Pacific Coast Highway.

Pursuant to the MMC Section 17.52.070(2)(a), (Basic Sign Entitlement), each business shall be limited to one primary sign. Accessory signs shall be used to improve the effectiveness of the sign program in the relationship to the mass of the building. The total aggregate area of a primary sign and accessory signs for any business located within 100 feet of any public or private right-of-way shall not exceed one square foot for sign area for each linear foot of building frontage.

With the inclusion of the proposed variance and minor modification, the project, as conditioned, has been determined to be consistent with all applicable MMC codes, standards, goals, and policies. The required findings are made herein.

B. Minor Modifications Findings for an increase in the number of signs (MMC Section 17.52.080)

1. The building contains an architectural feature, known as a Surfer's Cross, which projects from the front and sides of the structure and limits the ability of the tenant to place a sign on the primary building frontage. The building also contains two existing sign boxes which were used by the previous tenant, located on the top of the structure. The project proposes to use the existing sign boxes which would provide visibility for the business from traffic traveling both northbound and southbound along Pacific Coast Highway. Therefore the signs will be integrated into the existing architecture of the building.

2. The proposed signs, which are angled toward Pacific Coast Highway, are less detrimental to the neighboring properties to the south as they reduce the amount of glare or night lighting introduced onto neighboring residential properties. There are no properties in the immediate vicinity which are expected to experience detrimental effects from the proposed signs.

3. The proposed project seeks to utilize the existing sign boxes on a structure with a unique architectural characteristic that limits standard design and placement of a sign. Approval of MM No. 15-001 will promote fairness in competition by ensuring visibility from both northbound and southbound traffic along Pacific Coast Highway. Therefore, approval of the minor modification is consistent with the purposes of the General Plan and MMC Chapter 17.52.

C. Variance for an increase in the allowable sign size (MMC Section 17.72.060)

1. The existing structure contains a unique architectural feature which limits the property owner from placing the sign on the primary building frontage. The facets of the Surfer's Cross would result in a flush-mounted sign angling up or down and being more difficult for motorists to read. The existing sign boxes, located on the top of the structure are angled to only allow visibility from one direction of Pacific Coast Highway, resulting in the need for two signs. Due to the limitations caused by the architectural feature, strict application of the sign code would require the signs be limited to no more than 15 square feet each, and given the height of the sign boxes, this reduced size would deprive the tenant of the privilege of easily legible signage which is enjoyed by other property owners. The cumulative increase in sign area to two signs of 25.5 square feet each would allow signs in proportion to the building size.

2. The project is conditioned to conform to all requirements of the City of Malibu Environmental Sustainability Department and, as such, will not be detrimental to the public interest, safety, health or welfare of the property or residences.

3. The majority of commercial businesses along Pacific Coast Highway contain structures which are amenable to the placement of one sign equal in square footage to the linear footage of the building frontage. As previously stated, the existing architectural design of the subject structure, limits this ability. Other properties in the area, such as V's Restaurant, have similar unusual architectural features that dictated signage placement and size. Therefore, the cumulative increase in sign area between the two signs in keeping with the proportions of the building is not a special privilege to the applicant.

4. The proposed project is consistent with the purposes of the General Plan and MMC Chapter 17.52, consisting of signage that is integrated into the building design and smaller than what has historically existed on the building.

5. The subject property is located in the CC zoning district which supports resident and visitor serving needs. The proposed variance is consistent with the purpose of the zone.

6. As previously stated in Finding C1, the building contains two existing sign boxes located at the top of the structure designed to be seen from one direction of Pacific Coast Highway. These sign boxes have historically been utilized for signs by the previous tenants. Given the precedence set forth by previous tenants, the site is physically suitable for the proposed variance.

7. As conditioned, the proposed project complies with all requirements of state and local law.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves SP No. 14-022, MM No. 15-001 and VAR No. 15-003 subject to the following conditions.

Section 5. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the following:

   a. Two illuminated signs measuring nine feet long by two feet, ten inches high (25.5 square feet per sign). The two signs will result in a total of 51 square feet in sign area.

   Discretionary requests:

   b. MM No. 15-001 for the placement of two signs; and
   c. VAR No. 15-003 for an increase in the allowable square footage of the signs.

3. The permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 days of this decision and/or prior to issuance of any development permits.

4. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

5. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the January 27, 2016 Planning Commission agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.

6. This SP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause.

Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

10. All banner signs are required to be removed upon installation of the approved signs.

Construction/Framing

11. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

12. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires will be rinsed off prior to leaving the property.

Fixed Conditions

13. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of January 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____

KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-11 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 27th day of January 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

KATHLEEN STECKO, Recording Secretary

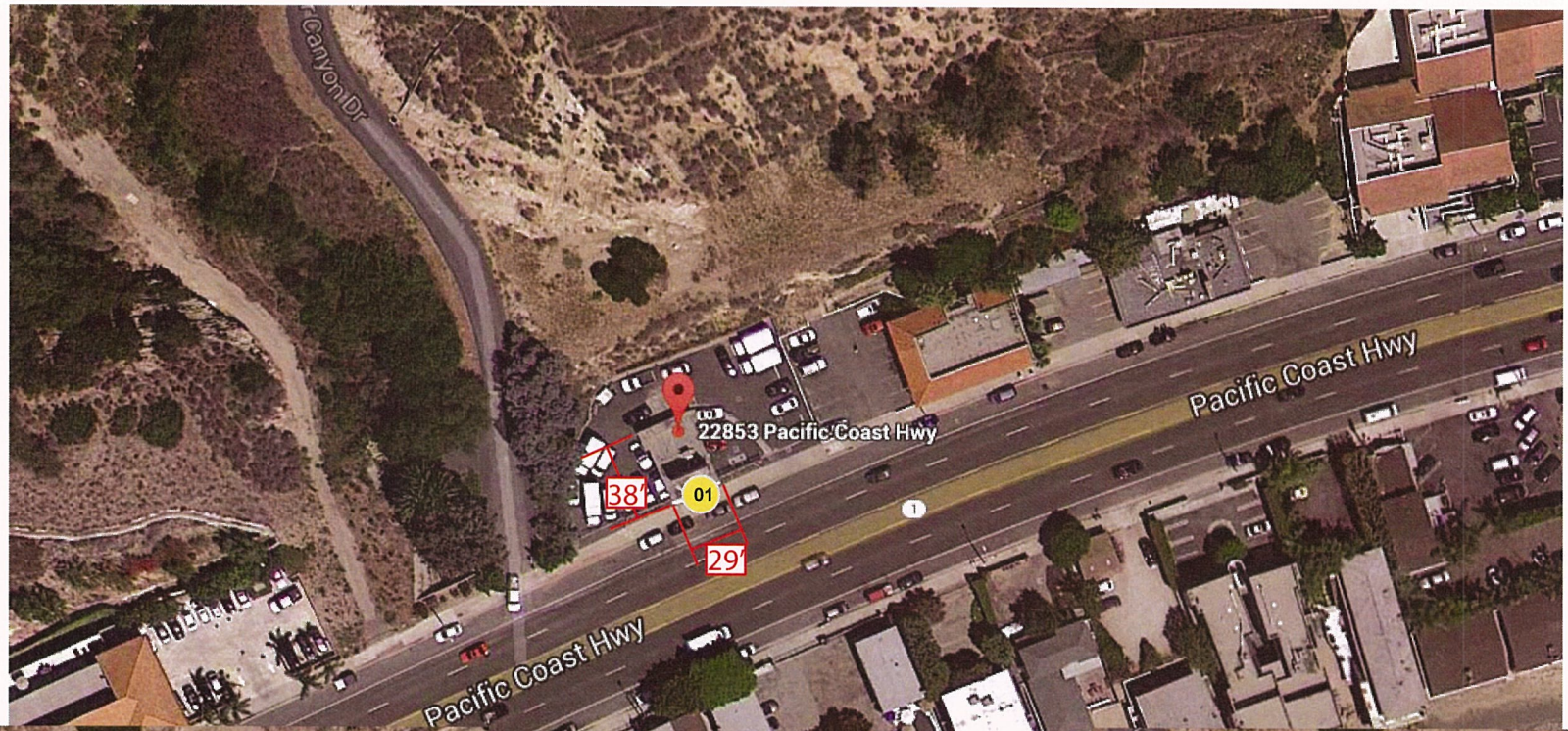
Hertz

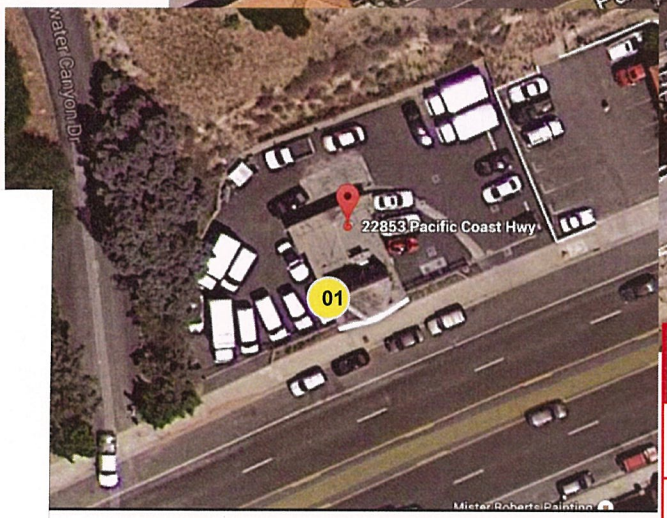
22853 PCH Malibu Ca, 90265

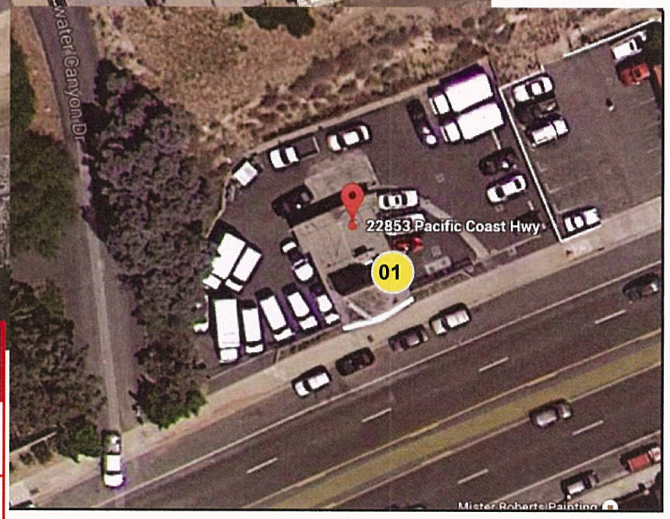
Aerial

Site Plan

01 Install 2 Wall Cabinets Qty. 2







Flourescent Lamp Illuminated wall signs		
East	1 wall sign	25.5 sq.ft.
West	1 wall sign	25.5 sq.ft.

ATTACHMENT 2

Hertz

Location: Hertz Malibu	AGI Rep: C.M.	Drawn by: MAH
Survey ID:	Project Title:	
Site ID:	Scale: NTS	
Date: 4/15/15	Date Revised:	

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Architectural Graphics, Inc.
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

Hertz

Location: Hertz Malibu	AGI Rep: C.M.	Drawn by: MAH
Survey ID:	Project Title:	
Site ID:	Scale: NTS	
Date: 4/15/15	Date Revised:	

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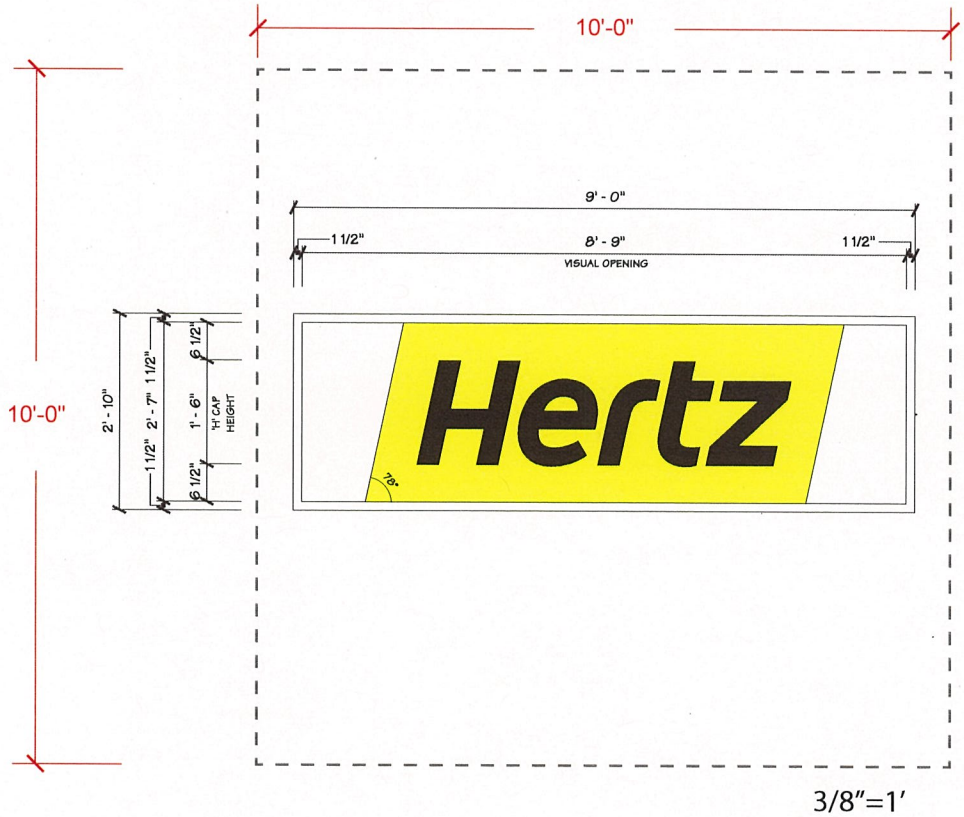
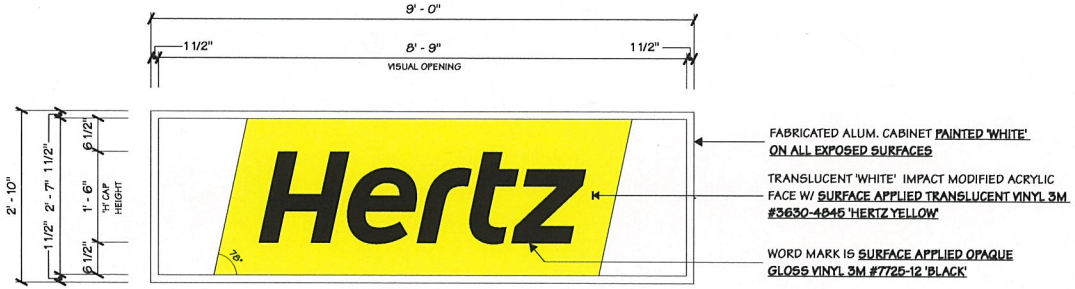
01



3/8″=1′

Cabinet

Typical Usage:
- brand identification
- external use



1/1 FRONT ELEVATION
1/2" = 1' - 0"

2/1 SIDE ELEVATION
1/2" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Project Title
HERTZ

Date 03.31.15

AGI EoR J. MEYER
Lead Drafter
Drawn By RAA
Project Mgr. C. MATHES

General Sign Specifications
- ☐ Interior ■ Exterior
- ■ Single Faced ☐ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  120 Volts _____ Amps(+/-)

Location MALIBU,CA
Windload _____

Drawing Revisions		
Drawn By	Date	Change

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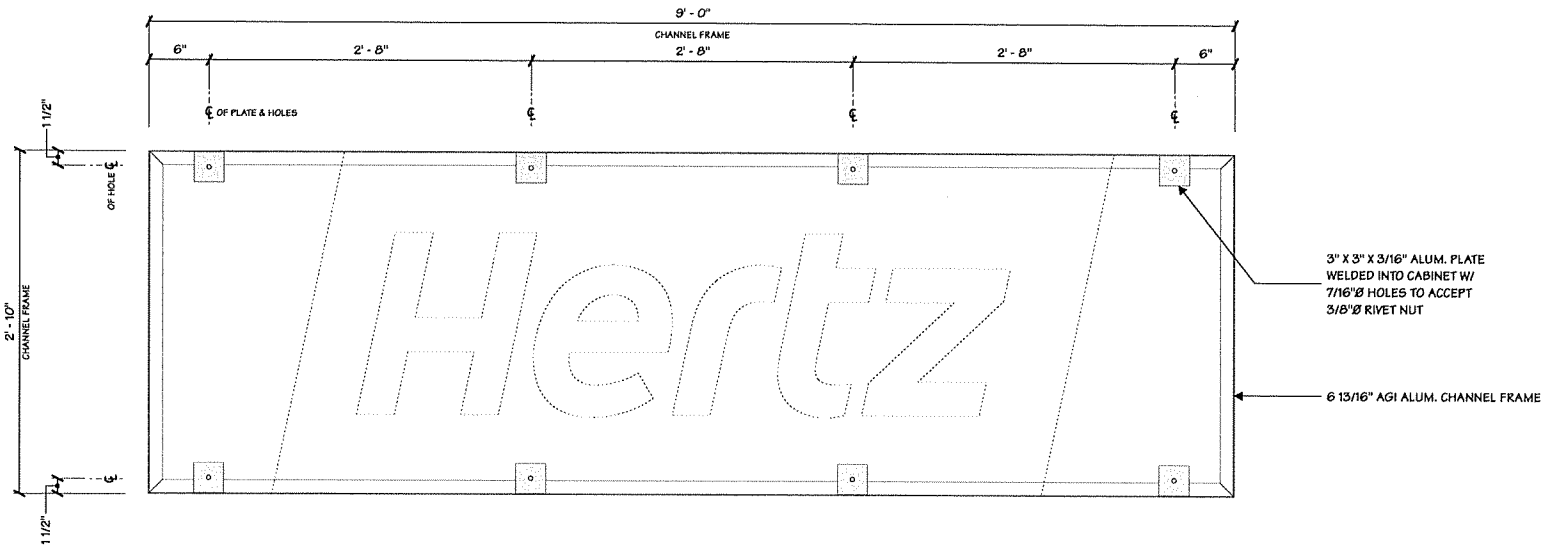
Code 6546
Type C
Sign Type EXBS-18
PG #: 1



1/2 STRUCTURAL ELEVATION
1" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Project Title
HERTZ

Date 03.31.15

AGI EoR J. MEYER
Lead Drafter
Drawn By RAA
Project Mgr. C. MATHES

General Sign Specifications
- ☐ Interior
- ■ Exterior
- ■ Single Faced
- ☐ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated

120 Volts _____ Amps(+/-)
Location MALIBU,CA
Windload _____

Drawing Revisions		
Drawn By	Date	Change

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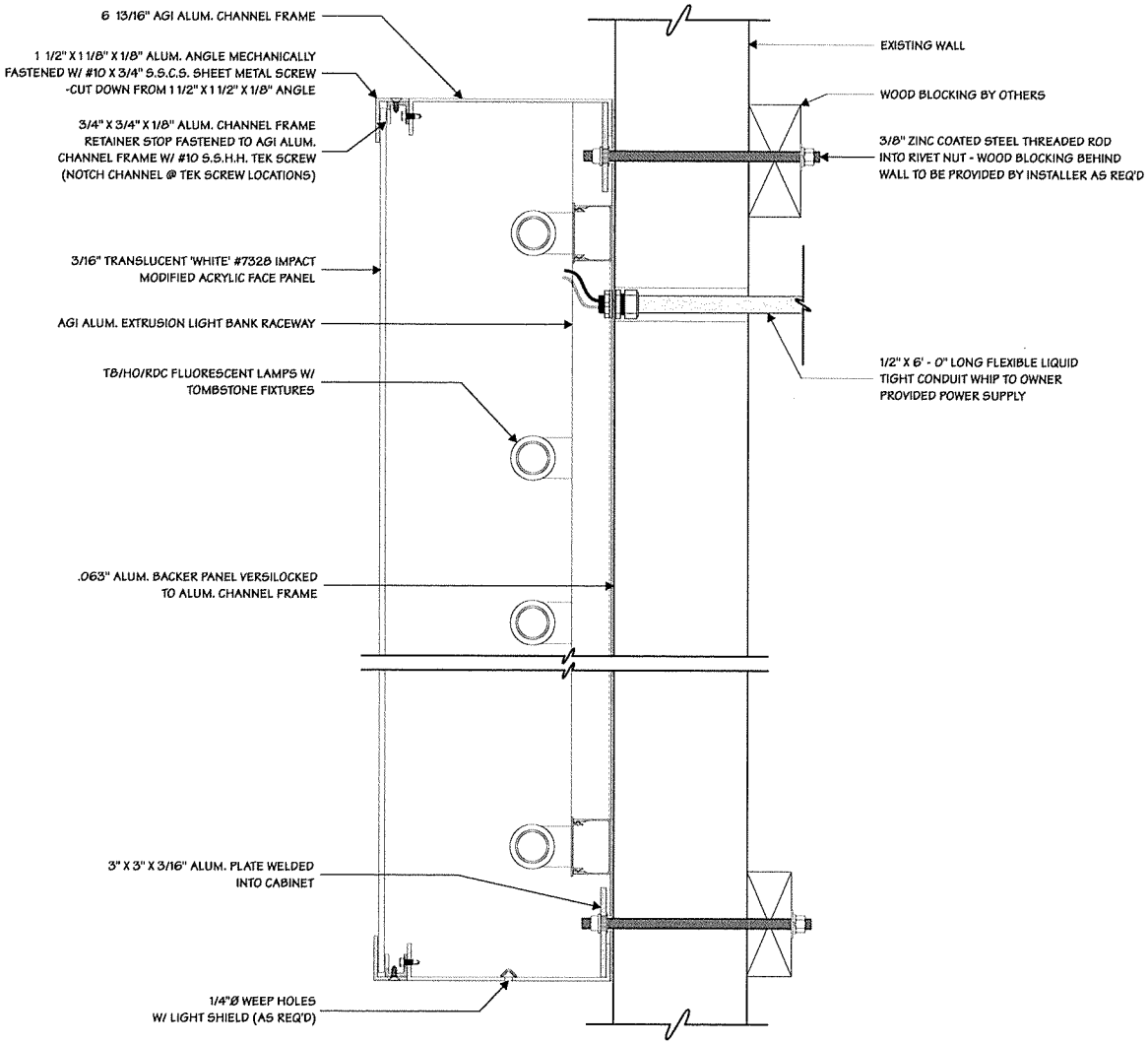
Code	Type
6546	C

Sign Type	PG #:
EXBS-18	2



1/3 SECTION VIEW
1/4" = 1"

MOUNTING HARDWARE CHART	MASONRY	WOOD	METAL
3/8" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●
3/8" LAGS WITH SHIELDS	●		
3/8" LAG BOLTS		●	
3/8" TOGGLE BOLTS			●

NOTE:
1.) THREADED ROD WILL BE PROVIDED STANDARD - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.

Architectural Graphics Incorporated
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Project Title
HERTZ

Date 03.31.15

AGI EoR J. MEYER
Lead Drafter
Drawn By RAA
Project Mgr. C. MATHES

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐ _____
☐ Non-Illuminated
■ Illuminated
120 Volts _____ Amps(+/-)
Location MALIBU,CA
Windload _____

Drawing Revisions

Drawn By	Date	Change

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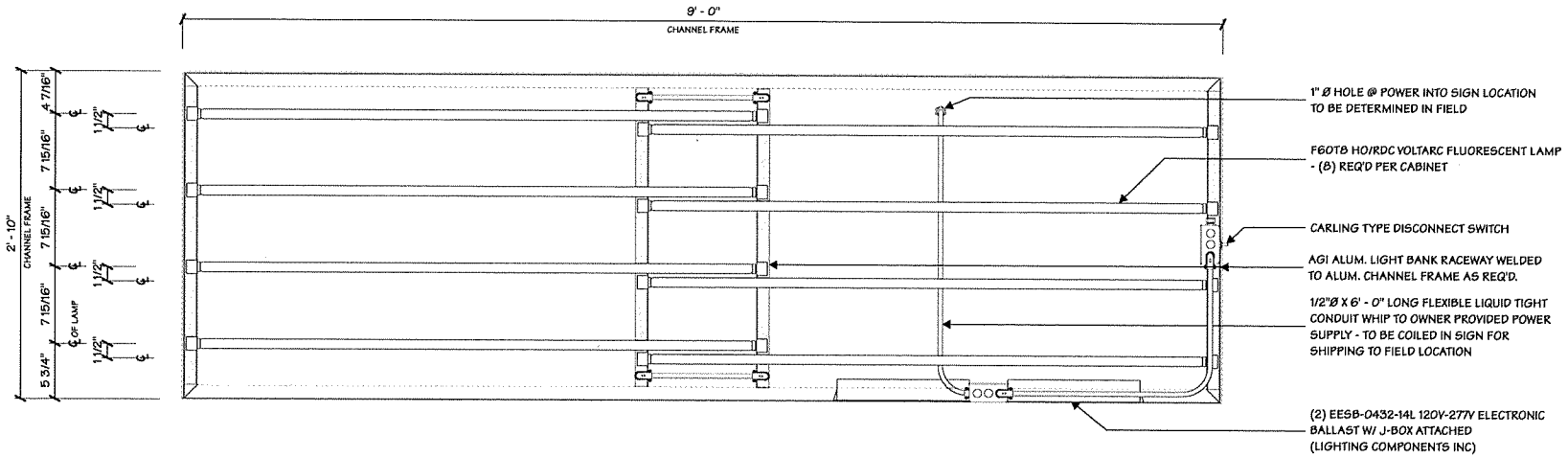
Code 6546
Type C
Sign Type EXBS-18
PG #: 3



1/4 ELECTRICAL DETAIL
1" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Project Title
HERTZ

Date 03.31.15

AGI EoR J. MEYER
Lead Drafter
Drawn By RAA
Project Mgr. C. MATHES

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐ _____
☐ Non-Illuminated
■ Illuminated
120 Volts _____ Amps(+/-)
Location MALIBU,CA
Windload _____

Drawing Revisions		
Drawn By	Date	Change

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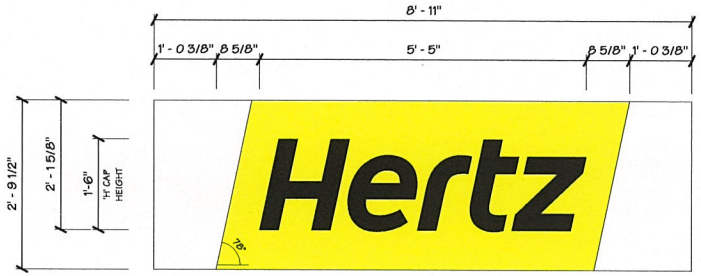
Code 6546
Type C
Sign Type EXBS-18
PG #: 4



1/5 GRAPHICS LAYOUT
1/2" = 1' - 0"

Architectural Graphics Incorporated
2855 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Project Title
HERTZ

Date 03.31.15

AGI EoR J. MEYER
Lead Drafter
Drawn By RAA
Project Mgr. C. MATHES

General Sign Specifications
☐ Interior ■ Exterior
■ Single Faced ☐ Double Faced
☐ _____
☐ Non-Illuminated
■ Illuminated
120 Volts _____ Amps(+/-)
Location MALIBU,CA
Windload _____

Drawing Revisions		
Drawn By	Date	Change
A		
A		
A		
A		
A		
A		
A		
A		
A		
A		
A		

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Code 6546
Type C
Sign Type EXBS-18
PG #: 5

YOUR IMAGE. OUR PRIORITY.

Hertz

Owner's Authorization For
Sign and Construction Permit Applications

Property Address: 22853 Pacific Coast Hwy, Malibu, CA 90265

BLOCK_____ **LOT(s)**_____

Landlord/Owner Name: James Davidson

Landlord Contact: 17455 Calvert St., Encino, CA 91316

Telephone Number: 310 990 7285

I am a duly authorized representative of James Davidson, the Landlord/Owner at the referenced leased premises.

In my capacity as Landlord's official representative, I hereby authorize and consent to AGI(the "Agent") acting as the agent of the owner, to submit applications for and obtain construction permits, sign permits and any and all other construction authorization, documents ,inspections or other actions needed to be undertaken in connection with the renovation, repair, improvements or construction with respect to the property by and on behalf of the Owner and without any further action or consent of the Owner

Landlord/Owner:

By:_____

Print Name: James Davidson

Date: 4/22/14

Signed and sworn before me

This 22 day of April, 2014

Anik Drmandjian

Notary Public

ANIK DRMANDJIAN
Commission # 1919552
Notary Public - California
Los Angeles County
My Comm. Expires Dec 31, 2014

Notice Continued...

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Jessica Colvard-Botts, Assistant Planner, at (310) 456-2489, extension 234.**

Date: December 31, 2015

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 3

Notice of Public Hearing

City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

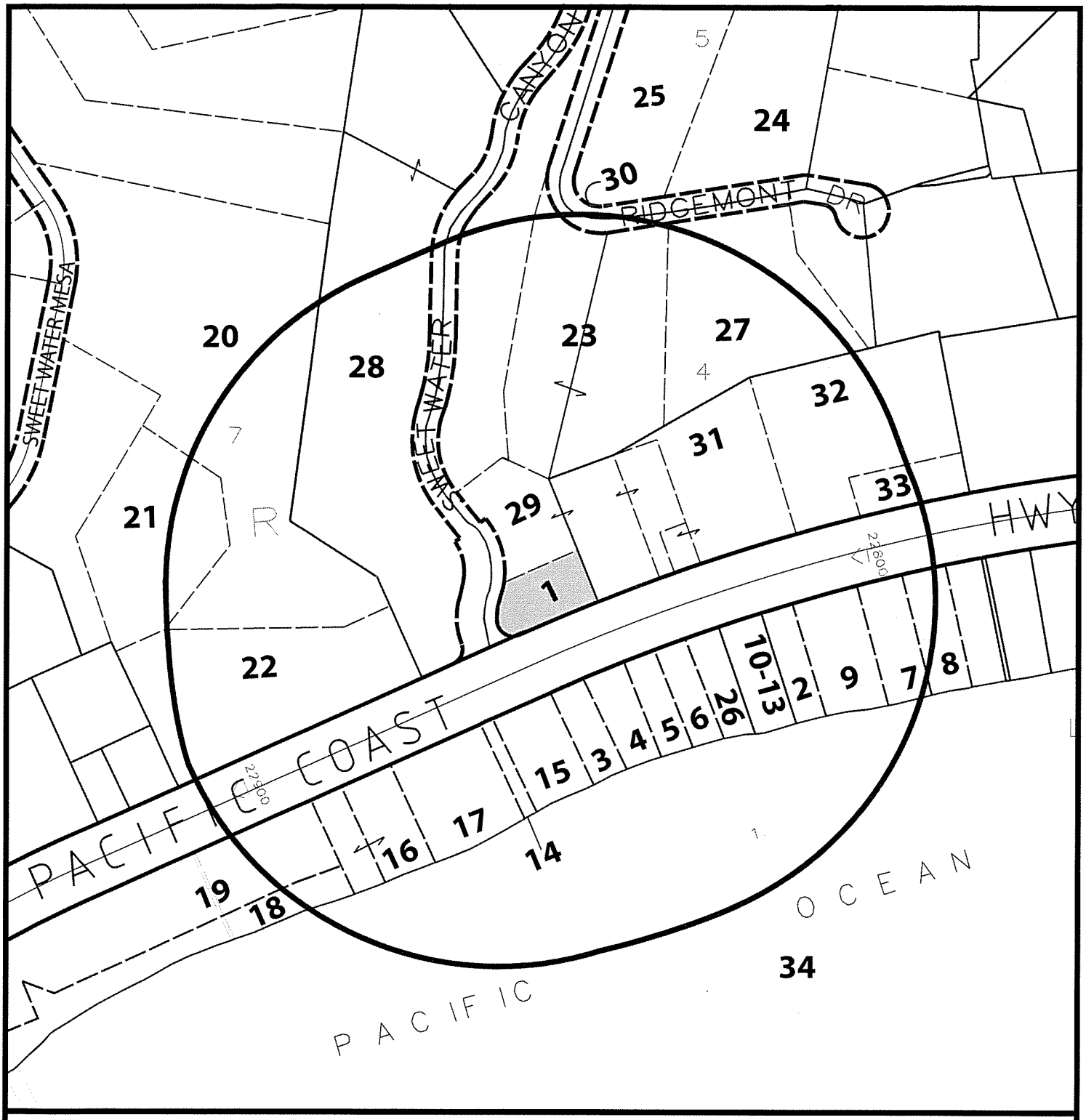
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **WEDNESDAY, January 27, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

SIGN PERMIT NO. 14-022, VARIANCE NO. 15-003, AND MINOR MODIFICATION NO. 15-001 – An application for the approval of two signs on a commercial building with Minor Modification No. 15-001 to allow for the placement of two signs and Variance No. 15-003 for an increase in the allowable square footage of the signs

LOCATION:	22853 Pacific Coast Highway
APN:	4452-020-031
ZONING:	Community Commercial (CC)
TENANT:	Hertz Car Rental
APPLICANTS:	Daniel Belling and Robert May
OWNER:	James Davidson
APPLICATION FILED:	May 22, 2014
CASE PLANNER:	Jessica Colvard-Botts Assistant Planner (310) 456-2489, ext. 234 jcolvard-botts@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301(g) — Existing Facilities (New Copy on Existing Signs) and 15311(a) Accessory Structures (On-Premise Signs). The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



500 FT RADIUS MAP

ADDRESS: 22853 PACIFIC COAST HWY

QMS Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

CASE NO:
DATE: 08-20-15
SCALE: 1" = 200'

NORTH

QMS 15-262

Planning Commission Meeting
01-27-16
Item 5.D.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, AICP, Senior Planner

Reviewed: Bonnie Blue, AICP, Planning Director BB

Date prepared: January 19, 2016 Meeting date: January 27, 2016

Subject: Coastal Development Permit No. 14-005, Variance No. 15-048 and Site Plan Review No. 14-006 - An application for the construction of a new single-family residence and associated development

Location:	33355 Pacific Coast Highway, not within the appealable coastal zone
APN:	4473-003-015
Zoning:	Rural Residential Two-Acre (RR-2)
Applicant:	Burdge and Associates
Owner:	Jake Lingo
Application Filed:	February 4, 2014

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-20 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 14-005 to allow for the construction of a new 6,705 square foot single-family residence, garage, and basement, 560 square foot second residential unit above a detached 857 square foot work room and garage, swimming pool, spa, alternative onsite wastewater treatment system (AOWTS), gates, fencing, hardscape and landscaping, including Variance (VAR) No. 15-048 to allow for retaining walls in excess of six feet in height, and a Site Plan Review (SPR) No. 14-006 for construction in excess of 18 feet in height, located in the Rural Residential Two-Acre (RR-2) Zoning District at 33355 Pacific Coast Highway (PCH) (Lingo).

DISCUSSION: This agenda report provides an overview of the project, summary of the surrounding land uses, description of the proposed project and a summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and the CEQA. The analysis and findings discussed herein demonstrate that the project is consistent with the LCP.

Project Overview

The scope of the proposed project includes the construction of a new single-family residence which includes a basement and attached garage, detached second residential unit with a garage, new AOWTS, retaining walls, pool and spa, hardscaping, including a driveway, and landscaping. The project also includes a variance request for retaining walls in excess of six feet in height. The proposed retaining walls that are located behind the proposed residence are nine feet in height at their highest point, resulting in a combination of walls that is 18 feet in height. The property contains a slope that extends from the base of the slope at the rear of the property to Pacific Coast Highway (PCH). The majority of the slope is less than 3 to 1. A combination of shorter walls would result in development that would stretch further north and would not be shielded from view by the proposed residence as the proposed walls are. In addition, this would result in development closer to the onsite Environmentally Sensitive Habitat Area (ESHA). In addition, the proposed buildings are in excess of 18 feet in height and therefore require a site plan review to all for development that is 28 feet in height.

The scope of work would typically be processed with an administrative coastal development permit, however, since the project contains a variance, a public hearing is required.

Surrounding Land Uses and Project Setting

As outlined in Table 1, the surrounding land uses consists of single-family residential homes within the RR-2 zoning district and an open space lot. The residentially developed lots predominantly have two-story homes.

Table 1 – Surrounding Land Uses

Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
North	4473-004-901	328.8 acres	RR40	Open Space
East	33325 PCH	1.01 acres	RR2	Residential
	33339 PCH	1.2 acres	RR2	Residential
South	33344 PCH	1.3 acres	RR2	Residential
	33350 PCH	0.65 acres	RR2	Residential
	33640 PCH	0.61 acres	RR2	Residential
West	33419 PCH	2.41 acres	RR2	Residential
	33363 PCH	3.01 acres	RR2	Residential

The project site is not located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. However, the subject parcel does contain Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA and Marine Resources Map.

Pursuant to LCP Land Use Plan (LUP) Policy 5.5 and LCP Local Implementation Plan (LIP) Section 13.7(C), the application is subject to review by the Environmental Review Board (ERB) because the proposed development has potential to impact ESHA. Recommendations by the ERB are later discussed in Finding A4 of this agenda report.

In the case of the subject application, the ERB provided comments regarding the extent of the onsite ESHA. The project applicant has submitted two biological assessments, one by Edith Read, dated December 2013, and the second by Andy Forde, dated June 2014. While both of these reports agree that there is mapped ESHA onsite and that the mapped ESHA is correct, the report completed by Edith Read identifies additional ESHA habitat to the south of the LCP mapped ESHA. According to the report completed by Andy Forde, the vegetation to the south of the mapped ESHA, does not meet the definition of ESHA.

Through the use of aerial photos contained in Google Earth, the City Biologist has determined that the vegetation to the south of the mapped ESHA meets the definition of ESHA. In addition, the City Biologist also conducted a site visit, however; upon arrival it was observed that the site had been illegally recently cleared of the additional vegetation up to the area of the mapped ESHA. A full 200-foot fuel modification zone would impact this additional ESHA area.

Based on the ERB's recommendations, the project proposal includes a row of oak trees to serve as a fire break which will allow for a reduced fuel modification zone. The reduced fuel modification zone eliminates impacts into the onsite ESHA as delineated in the report completed by Edith Read. The LACFD has approved the use oak trees and therefore no development will encroach into the onsite ESHA. If the development were subject to the 10,000 square foot development limitation, the same project could be built, however it would be moved closer to PCH. Since there are no ESHA impacts based on the modified fuel modification area the project has not been designed to adhere to a 10,000 square foot development area.

Project Description

The proposed project includes the following work:

- Construction of a new 6,705 square foot, two-story, single-family residence with an attached garage
  - 1,886 square foot first floor
  - 588 square foot garage
  - 2,216 square foot second floor
  - 1,561 square foot basement
  - 1,734 square foot covered porch
- Two-story detached accessory structure
  - 857 square foot ground floor garage and workshop
  - 560 square foot second story, second residential structure
- AOWTS;
- Driveway;
- Planters and landscaping;
- Wood deck;
- Swimming Pool;
- Spa;
- Mechanical equipment area;
- Outdoor barbeque area;
- Retaining walls up to nine feet in height; and
- Installation of oaks trees to serve as a fire break.

The following discretionary requests are included:

1. VAR No. 15-048 for construction of retaining walls in excess of six feet in height, up to nine feet in height (18 feet in combination); and
2. SPR No. 14-006 for construction in excess of 18 feet in height to allow for a pitched roof that is 28 feet in height.

LCP Analysis

The LCP consists of the LUP and an LIP. The LUP contains programs and policies to implement the Coastal Act in the City of Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a coastal development permit must adhere.

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Onsite Wastewater Treatment System (OWTS) and are discussed under the

Conformance Analysis section. The nine remaining LIP sections include: 1) Coastal Development Permit findings; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit (including the variance and site plan review findings), Scenic, Visual and Hillside Resource Protection and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access and Land Division findings are not applicable or required for the project for the reasons described herein.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Reviewer, City geotechnical staff, and the City Public Works Department for conformance with the LCP, as well as the Los Angeles County Fire Department (LACFD). The Department Review Sheets are attached hereto as Attachment 3. The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies with the inclusion of the variance and site plan review.

Zoning (LIP Chapter 3)

As shown in Table 2, the proposed project complies with LIP Sections 3.5 and 3.6 concerning residential non-beachfront development standards.

Table 2 – LCP Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front yard setback	65 ft.	232.9 ft.	Complies
Rear yard setback	88.5 ft.	300.8 ft.	Complies
Side yard setback (min. 25% Total)	50 ft.	50 ft.	Complies
Side yard setback (min. 10%)	20 ft.	20 ft.	Complies
CONSTRUCTION ON SLOPES	3:1 or flatter	3:1 or flatter	Complies
HEIGHT	*18 ft.*	*28 ft.*	*Site Plan Review*
TOTAL DEVELOPMENT	9,175 sq. ft.	8,122 sq. ft.	Complies

Table 2 – LCP Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SQUARE FOOTAGE			
Two-Thirds Calculation – Main Residence	2,805 sq. ft.	2,216 sq. ft.	Complies
Two-Thirds Calculation – Accessory Structure	571 sq. ft.	560 sq. ft.	Complies
Impermeable Coverage	25,000 sq. ft.	15,617 sq. ft.	Complies
PARKING SPACES	2 enclosed 2 unenclosed	4 enclosed 2 unenclosed	Complies
Second Unit	900 sq. ft.	560 sq. ft.	Complies
Retaining Walls	*6 ft. (12 in feet combination)*	*9 ft. (18 feet in combination)*	*Variance*
Fences and Gates			
Front	6 feet (42 inches solid, 30 inches permeable)	6 feet (42 inches solid, 30 inches permeable)	Complies
Side(s)	6 feet	6 feet	Complies
Rear	6 feet	6 feet	Complies

The proposed main residence and accessory structure as demonstrated in the above table will comply with the applicable non-beachfront residential development standards with the inclusion of the associated variance and site plan review. As discussed throughout this report, the proposed development has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

Grading (LIP Chapter 8)

The project proposes a total of 9,130 cubic yards of grading. Of that, 942 cubic yards meet the definition of non-exempt grading. The majority of the grading is safety grading and understructure cut for the building pad and access to the site. Since the project does not propose non-exempt grading beyond the 1,000 cubic yards permitted, the project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for residential development. Quantities for site preparation are detailed in Table 3.

Table 3 – LCP Grading Conformance						
	Exempt**			Non-Exempt	Remedial	Total
	*R&R**	*Understructure*	*Safety****			
Cut	0	1,484	2,676	817	0	4,977
Fill	0	270	3,758	125	0	4,153
Total	0	1,754	6,434	942	0	9,130
Import	0	0	1,082	0	0	0
Export	0	1,214	0	692	0	824

All quantities listed in cubic yards unless otherwise noted
*R&R= Removal and Re-compaction
**Exempt grading includes all R&R, understructure and safety grading.
***Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, and turnarounds and any other increases in driveway width above 15 feet required by the LACFD).

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. In July 2012, a Phase I Archaeological Study of the project site was completed by Robert J. Wlodarski of HEART, Inc. The results of that study yielded no visible prehistoric or historic archaeological resources within the subject parcel and it was not expected that the subject project would impact any archaeological resources. Accordingly, staff has determined that no further study is required.

Nonetheless, conditions of approval have been included in Planning Commission Resolution No. 16-20 pertaining to the protection of cultural resources. However, as discussed later in this report, the ERB recommended that a cultural resources monitor be onsite during grading activities. The submitted archeological report did not recommend the presence of an onsite monitor. However, the report did recommend that should anything be uncovered during the course of construction, that all activity be stopped until further evaluation could be completed.

The resolution contains conditions of approval that require all work to immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources which are uncovered, and until the Planning Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department has reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval require that prior to grading permit issuance, final grading and drainage plans incorporating construction-phase erosion control and storm water pollution prevention, as well as post-construction storm water management must be approved by the City Public Works Department. With the implementation of these

conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes a new AOWTS, which has been reviewed by the City Environmental Health Reviewer and found to meet the minimum requirements of the Malibu Plumbing Code, the MMC, and the LCP. This system will consist of a MicroSepTec ES12 EnviroServer treatment tank with an UV disinfection unit. Secondary and tertiary treatment will be required. An operation and maintenance contract and recorded covenant covering such shall be in compliance with the City Environmental Health requirements. Conditions of approval have been included in Planning Commission Resolution No. 16-XX to require continued operation, maintenance and monitoring of onsite facilities.

LIP Findings

A. General Coastal Development Permit (LIP Chapter 13)

LIP Section 13.9 requires that the following four findings be made for all CDPs.

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The project has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City Environmental Health Reviewer, City geotechnical staff and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned and with the approval of the variance and site plan review, conforms to the LCP in that it meets all applicable residential development standards.

Finding A2. The project is located between the first public road and the sea. The project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is not located between the first public road and the sea. Furthermore, there are no mapped trails on the subject property. Therefore this finding does not apply.

Finding A3. The project is the least environmentally damaging alternative.

1. No Project – The no project alternative would avoid any changes to the subject parcel, leaving it vacant. The project site is designated for rural single-family development. The no project alternative would not accomplish any of the project

objectives, and the property is currently designated as a parcel for development of a single-family residence.

2. Alternative Design – The project objective is for the construction of a single-family residence on a lot that is currently vacant. The applicant could have proposed a smaller single-story residence; however, the proposed project does not impact ESHA or views from neighboring properties. The applicant could have proposed a single-story residence; however, given the surrounding development a single-story residence would not offer significant visual advantages. The variance request is not associated with the size of the home, but rather the size of the combination of the two retaining walls which is in response to the site's topography. Given the slope that dominates the site, any development is likely to require a retaining wall at the rear of the structure to allow for the creation of a flat building pad. Given that the impacts on the site would be the same as the proposed project, the alternative design does not offer any environmental advantages.

3. Proposed Project – The proposed project will allow for the construction of a new single-family residence with associated development that includes a swimming pool, a detached accessory structure that includes a second residential unit, hardscaping and landscaping. To avoid impacts to the ESHA that is located to rear of the site of development, a row of native oak trees will be planted to create a fire break and reduce the size of the required fuel modification zones. The variance that is requested is the result of the site's sloping topography that dominates the subject parcel. In order to develop the parcel, a flat building pad needs to be cut into the slope and at the rear of that cut retaining walls are required. The proposed design results in retaining walls that will have the least impact to views from PCH. The project as conditioned will comply with all applicable requirements of State and local law.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

On July 29, 2015, the ERB made the following recommendations:

Archeological Monitoring
Alan Salazar, Native American Cultural Resource Specialist, recommended that a condition be attached to the project that requires an Archaeological Monitor to be onsite and monitor all earth moving activities.

In response to this comment, the project resolution includes conditions that require work to stop should any cultural resources be found on onsite. Based on the submitted cultural resources

report, the subject parcel is not part of any known archeological site nor was there evidence that a site may be present.

> ***Removal of Non-Native Vegetation***
> Suzanne Goode, Biologist, recommended that all non-native plant species be removed from the site.

In response to this comment, the project resolution includes a condition to require that all non-native plant species be removed from the site.

> ***Use of the Oak Trees as Fire Break***
> The ERB as a group recommended the use of oak trees as a fire break on the north side of the proposed structure. The use of oak trees would result in a reduced fuel modification distance from the proposed structure, thereby eliminating the encroachment of the fuel modification zones into the onsite ESHA. It was recommended that the applicant revise the fuel modification plan to include the row of Oak Trees and seek approval from the LACFD prior to the public hearing for the Coastal Development Permit.

The proposed project includes the use of oak trees as a fire break. In addition, the applicant had the proposed row of oak trees reviewed by the LACFD which determined that the row of oak trees created a sufficient fire break and the required fuel modification zones could be reduced. The project now has a fuel modification plan that does not result in impacts to ESHA.

B. Variance Findings for a the Height of a Single Retaining Wall and the Combination of Retaining Walls in Excess of 12 Feet (LIP Section 13.26)

LIP Section 3.5.3(A)(4) states that retaining walls shall not exceed six feet in height for any one wall, nor 12 feet for any combination of walls (including required freeboard), and which shall be separated by at least three feet. VAR No. 15-048 is proposed to allow for a combination of walls that at some points will exceed 12 feet in height, to a maximum height of 18 feet. The applicant has proposed a combination of walls along the rear of the building pad that will stabilize the slope while maintaining the aesthetics of the natural topography of the subject property. At its tallest point, a combination of two nine foot tall retaining walls is proposed. The applicant's proposal will provide the slope stability necessary to protect the proposed residence while shielding the wall from view by placing development and landscaping in front of them. The findings required by LIP Section 13.26 are made below.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

There are special circumstances and exceptional characteristics such that strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification. The site is dominated by a slope that begins at PCH and ascends to the base of the hillside at the rear of the property. Any development on the site would require a cut and retaining walls at the rear of the building pad. The proposed design places the retaining walls directly to the rear of the home and the two walls are placed closed together to minimize visual impacts from PCH. The higher retaining walls minimize the grading footprint of the project. The variance will allow for the stabilization of the building pad located on the subject property and allow for residential development on a previously approved building pad, similar to surrounding properties.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The proposed variance will allow the property to be developed in a way that provides for the safety of the proposed residence. In addition, the stabilization of the building pad will result in the creation of a fire department turnaround that complies with the requirements of the LACFD. Stabilization of the site with retaining walls is necessary to develop the site according to its zoning classification. The project will be consistent with surrounding land uses. The project has been reviewed and approved by City geotechnical staff, City Biologist, City Environmental Health Review, City Public Works Department, and the LACFD for consistency with all applicable regulations and policies. Therefore, the granting of the variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

Stabilization of the building pad with retaining walls that exceed the height permitted by the LCP and MMC is necessary to develop the site according to its zoning classification, minimize the development footprint, and comply with building and safety requirements. The project proposes development similar to other development in the vicinity. The granting of the variance will not constitute a special privilege to the applicant or the property owner.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

As discussed throughout this report, with the inclusion of the subject variance and SPR, the project is consistent with the LCP. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals,

objectives, and policies of the LCP. Stabilization of the hillside located at the rear of the residence will allow for development.

Finding B5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

As revised, the proposed project will not result in any impacts on ESHA or reduced the required ESHA buffer. Therefore; this finding does not apply.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The proposed variance is not for a deviation of stringline standards; therefore, this finding is not applicable.

Finding B7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The proposed project is for a single-family residence, which is an allowed use in the RR-2 zoning district in which the project is located. The proposed variance is to allow for retaining walls in excess of the height permitted by the LCP and MMC. This variance does not authorize a use or activity that is not expressly authorized by the zoning regulations for the subject property.

Finding B8. The subject site is physically suitable for the proposed variance.

The granting of the variance will allow for construction of a residence that is compatible with the surrounding built environment. The project's geotechnical engineer as well as the City geotechnical staff and City Public Works Department have reviewed the geotechnical reports and project plans and have determined that the proposed combination of retaining walls is suitable for the subject property. Furthermore, the proposed combination of retaining walls will allow the applicant to develop the property in a way the results in the least amount of visual impacts. Therefore, the subject site is physically suitable for the proposed variance.

Finding B9. The variance complies with all requirements of state and local law.

The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City departments and agencies.

Finding B10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The proposed project does not include any reduction or elimination of public parking for access to the beach, public trails or parklands.

C. Site Plan Review for Construction in Excess of 18 Feet in Height (LIP Section 13.27.5)

LIP Section 13.27.5(A) requires that the City makes four findings in the consideration and approval of a site plan review for construction in excess of 18 feet in height up to a maximum of 28 feet with a pitched roof. Two additional findings are required pursuant to MMC Section 17.62.050. The applicant has proposed to build a new two-story single-family residence and two-story detached accessory structure that will be 28 feet above existing grade at its highest point with a pitched roof. Based on the evidence in the record, the findings of fact for SPR No. 14-006 are made as follows.

Finding C1. The project is consistent with policies and provisions of the Malibu LCP.

As discussed herein, the project has been reviewed for all relevant policies and provisions of the LCP.

Finding C2. The project does not adversely affect neighborhood character.

The project site is located along the inland side of PCH, which is a public highway. Story poles were installed in October 2015 to demonstrate that the project is compatible with the rural nature of the surrounding development. The residences surrounding the subject parcel are developed as a mix of single and two-story residential structures with accessory development and setbacks similar to those proposed in the project. The project complies with all development standards. Therefore, the project is not anticipated to adversely affect neighborhood character.

Finding C3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

The project is visible from PCH which is a scenic highway. However, the development will be sighted in-line with existing residential development that is located to the west and east of the site. Given the site's topography and surrounding development and landscaping, the proposed development does not obstruct public views of the ocean. While the structure will be visible from PCH, it will be seen in the foreground of the mountains located behind similar to the surrounding development. Due to the location and design of the project and the implementation of standard conditions of approval, the project is expected to have less than significant impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

Finding C4. The proposed project complies with all applicable requirements of state and local law.

The proposed project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies, such as the LACFD.

Finding C5. The project is consistent with the City's general plan and local coastal program.

As discussed previously in Finding A1, the proposed project with the inclusion of the variance and site plan review is consistent with the LCP in that the proposed project is located in an area that has been identified for residential use. The goals and policies of the General Plan are intended to maintain rural character in this area, and the project is consistent with these goals. The proposed project is consistent with the LCP in that it conforms to the residential land use designation and all applicable development standards.

Finding C6. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

Based on the visual impact analysis (story pole placement), staff determined that the proposed development will not result in impacts to neighboring residences' bluewater views. The proposed residence will be in-line with neighboring development to the east and west. Views of the surrounding properties are oriented to the south. Based on the visual analysis, as well as site inspections, it is expected that the project will not obstruct visually impressive scenes of the ocean from primary viewing areas of surrounding residences.

D. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

According to the LCP ESHA Overlay Map, ESHA is located on the rear of the subject parcel. The project applicant has submitted two biological assessments, one by Edith Read (2013) and the second by Andy Forde (2014). While both of these reports agree that there is ESHA onsite and that the LCP's ESHA map is correct, the report completed by Edith Read identifies additional ESHA habitat to the south of the mapped ESHA. According to the report completed by Andy Forde, the vegetation to the south of the mapped ESHA does not meet the definition of ESHA. However, with the implementation of the row of oak trees, the reduced fuel modification zones will not encroach into the most conservative ESHA delineation. Accordingly, the supplemental findings set forth in LIP Section 4.7.6 are not applicable because no development is located within an ESHA buffer.

E. Native Tree Protection (LIP Chapter 5)

No protected native trees exist within the project area. Therefore, the findings in LIP Chapter 5 do not apply.

F. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The project site is adjacent to PCH, which is an LUP-identified scenic area. The subject parcel is located between two developed parcels that share a similar topography. The site's topography ascends from PCH to the base of the hillside located at the rear of the property. When viewing the story poles from PCH, the proposed residence is sited among existing development and therefore is not expected to significantly adversely affect views from PCH. As the project has potential to be visible from PCH, the findings set forth in LIP Section 6.4 are enumerated herein.

Finding F1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

There is no feasible development site location on the proposed project site where development would not have potential to be visible from PCH, a scenic road; therefore, the project has been designed to minimize any adverse or scenic impacts. While the project includes a variance for the construction of a combination of retaining walls in excess of the height allotted by the LIP, the wall will be screened from view by the proposed development as well as landscaping. As conditioned, the veneer of the proposed walls will blend with the color of the surrounding environment. Therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

Finding F2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As discussed in Finding F1, as conditioned, the project will not have significant adverse scenic or visual impacts.

Finding F3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project, as conditioned, is the least environmentally damaging feasible alternative.

Finding F4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As discussed in Finding F1, the project, as conditioned, will result in a less than significant impact on scenic and visual resources.

Finding F5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding F1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

G. Transfer of Development Credit (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credits applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development. Therefore, the findings in LIP Chapter 7 do not apply.

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by City geotechnical staff, City Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC.

Finding H1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity and the Public Works Department determined the project is not in a flood hazard area. Based on review of the reports by consulting geologist, Donald B. Kowalewsky, dated July 11, 2002, November 30, 2013, December 10, 2014, and April 14, 2015, in addition to the project plans and City geotechnical staff and the City Public Works Department approvals, the proposed project, as conditioned, does not have an adverse impact on the subject site or surrounding properties.

The reports conclude that the proposed development is suitable for the site and, if their recommendations are followed, the development will be safe from geologic hazard. Based on review of the project and associated technical submittals, on July 8, 2015, City geotechnical staff approved the project, subject to conditions. All recommendations of

the consulting Certified Engineering Geologist or Geotechnical Engineer and/or City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal and drainage. Final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of a grading permit.

Fire Hazard

The entire city limits of Malibu are located within a high fire hazard area. The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD.

Nonetheless, a condition of approval has been included in the resolution which requires that the property owner indemnify and hold the City harmless from hazards associated with wildfire. The project, as conditioned, will incorporate all recommendations of City geotechnical staff, City Public Works Department and the LACFD.

Finding H2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding H1, the project as designed, conditioned, and approved by City geotechnical staff and City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

Finding H3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project as designed and conditioned is the least environmentally damaging alternative.

Finding H4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding H1, the project as designed, and conditioned, and approved by City geotechnical staff and City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

Finding H5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding H1, no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

LIP Section 10.3 requires that shoreline and bluff development findings be made if the project is anticipated to result in potentially significant adverse impacts on coastal resources, including public access and shoreline sand supply. The project is not located along the shoreline or on a bluff; therefore, these findings do not apply.

J. Public Access (LIP Chapter 12)

The subject parcel is not located between the first road and the sea. Given the location of the project site, there are no opportunities for direct lateral or vertical access to the beach, bluff-top viewing areas, or recreational access. Therefore, complies with the provisions of Chapter 12 and no findings are required.

K. Land Division (LIP Chapter 15)

This project does not include a land division; therefore, the findings in LIP Chapter 15 do not apply.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) – New Construction and 15303(e) – new construction of accessory structures. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: To date, staff has not received any comments on the subject application.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on December 24, 2015 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 4).

SUMMARY: The required findings can be made that the project complies with the LCP. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-20. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-20
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 14-005 TO ALLOW FOR THE CONSTRUCTION OF A NEW 6,705 SQUARE FOOT SINGLE-FAMILY RESIDENCE, GARAGE, AND BASEMENT, 560 SQUARE FOOT SECOND RESIDENTIAL UNIT ABOVE A DETACHED 857 SQUARE FOOT WORK ROOM AND GARAGE, SWIMMING POOL, SPA, ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM, GATES, FENCING, HARDSCAPE AND LANDSCAPING, INCLUDING VARIANCE NO. 15-048 TO ALLOW FOR RETAINING WALLS IN EXCESS OF SIX FEET IN HEIGHT, AND A SITE PLAN REVIEW NO. 14-006 FOR CONSTRUCTION IN EXCESS OF 18 FEET IN HEIGHT, LOCATED IN THE RURAL RESIDENTIAL TWO-ACRE ZONING DISTRICT AT 33355 PACIFIC COAST HIGHWAY (LINGO).

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On February 4, 2014, an application for Coastal Development Permit (CDP) No. 14-005, Variance (VAR) No. 15-048 and Site Plan Review (SPR) No. 14-006 was submitted to the Planning Department by applicant, Burdge and Associates, on behalf of the property owner Jake Lingo. The application was routed to the City geotechnical staff, City Environmental Health Reviewer, City Biologist, the City Public Works Department, and the Los Angeles County Fire Department (LACFD) for review.

B. On June 9, 2015, a Notice of Coastal Development Permit Application was posted on the subject property.

C. On July 29, 2015, the Environmental Review Board (ERB) reviewed and considered the subject application, written reports, and provided recommendations to staff regarding the project and provided recommendations.

D. On December 23, 2015, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On January 27, 2015, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to 15303(a) – new construction and 15303(e) – new construction of accessory structures. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to LIP Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below and approves, CDP No. 14-005 to allow for the construction of a new 6,705 square foot single-family residence, garage, and basement, 560 square foot second residential unit above a detached 857 square foot work room and garage, pool and spa, new alternative onsite wastewater treatment system (AOWTS), new gate and fencing, hardscape and landscaping, and VAR No. 15-048 for retaining walls in excess of six feet in height and SPR No. 14-006 to allow for construction in excess of 18 feet in height, located in the Rural Residential Two-Acre (RR-2) Zoning District located at 33355 Pacific Coast Highway (PCH).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and onsite wastewater treatment requirements. With the inclusion of the proposed variance and site plan review, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project is for the construction of a new single-family residence and associated development and has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City Environmental Health Reviewer, City geotechnical staff, the City Public Works Department and LACFD. Based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned and with the approval of the variance and site plan review, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that as conditioned, the project will not result in biological impacts and has been designed to minimize site disturbance. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

3. The project was reviewed by the ERB on July 29, 2015 and it was determined that with the inclusion of the oak trees as a fire break, the required fuel modification zones would not impact environmental sensitive habitat area (ESHA). In addition, the other recommendations of the ERB have been included as conditions of this Resolution. The project has been designed to conform with the recommendations of the ERB with the exception of cultural resource monitoring, to the maximum extent feasible.

B. Variance Findings for a Combination of Retaining Walls in Excess of Six Feet (LIP Section 13.26)

1. There are special circumstances and exceptional characteristics such that strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification. The site is dominated by a slope that begins at PCH and ascends to the base of the hillside at the rear of the property. Any development on the site would require a cut and retaining walls at the rear of the building pad. The proposed design places the retaining walls directly to the rear of the home and the two walls are placed closed together to minimize visual impacts from PCH. The higher retaining walls minimize the grading footprint of the project. The variance will allow for the stabilization of the building pad located on the subject property and allow for residential development on a previously approved building pad, similar to surrounding properties.

2. The proposed variance will allow the property to be developed in a way that provides for the safety of the proposed residence. In addition, the stabilization of the building pad will result in the creation of a fire department turnaround that complies with the requirements of the LACFD. Stabilization of the site with retaining walls is necessary to develop the site according to its zoning classification. The project will be consistent with surrounding land uses. The project has been reviewed and approved by City geotechnical staff, City Biologist, City Environmental Health Review, City Public Works Department, and the LACFD for consistency with all applicable regulations and policies. Therefore, the granting of the variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

3. Stabilization of the building pad with retaining walls that exceed the height permitted by the LCP and MMC is necessary to develop the site according to its zoning classification, minimize the development footprint, and comply with building and safety requirements. The project proposes development similar to other development in the vicinity. The granting of the variance will not constitute a special privilege to the applicant or the property owner.

4. As discussed throughout this report, with the inclusion of the subject variance and SPR, the project is consistent with the LCP. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals, objectives, and policies of the LCP. Stabilization of the hillside located at the rear of the residence will allow for development.

5. The proposed project is for a single-family residence, which is an allowed use in the RR-2 zoning district in which the project is located. The proposed variance is to allow for retaining walls in excess of the height permitted by the LCP and MMC. This variance does not authorize a use or activity that is not expressly authorized by the zoning regulations for the subject property.

6. The granting of the variance will allow for construction of a residence that is compatible with the surrounding built environment. The project's geotechnical engineer as well as the City geotechnical staff and City Public Works Department have reviewed the geotechnical reports and project plans and have determined that the proposed combination of retaining walls is suitable for the subject property. Furthermore, the proposed combination of retaining walls will allow the applicant to develop the property in a way the results in the least amount of visual impacts. Therefore, the subject site is physically suitable for the proposed variance.

7. The variance complies with all requirements of state and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City departments and agencies.

C. Site Plan Review for Construction in Excess of 18 Feet in Height (LIP Section 13.27.5)

The project requests an SPR for the construction of a pitched roof that is 28 feet tall at its highest point, pursuant to LIP Section 3.6(E)(2).

1. The project site is located along the inland side of PCH, which is a public highway. Story poles were installed in October 2015 to demonstrate that the project is compatible with the rural nature of the surrounding development. The residences surrounding the subject parcel are developed as a mix of single and two-story residential structures with accessory development and setbacks similar to those proposed in the project. The project complies with all development standards. Therefore, the project is not anticipated to adversely affect neighborhood character.

2. The project is visible from PCH which is a scenic highway. However, the development will be sighted in-line with existing residential development that is located to the west and east of the site. Given the site's topography and surrounding development and landscaping, the proposed development does not obstruct public views of the ocean. While the structure will be visible from PCH, it will be seen in the foreground of the mountains located behind similar to the surrounding development. Due to the location and design of the project and the implementation of standard conditions of approval, the project is expected to have less than significant impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

3. The proposed project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies, such as the LACFD.

4. The proposed project with the inclusion of the variance and site plan review is consistent with the LCP in that the proposed project is located in an area that has been identified for residential use. The goals and policies of the General Plan are intended to maintain rural character in this area, and the project is consistent with these goals. The proposed project is consistent with the LCP in that it conforms to the residential land use designation and all applicable development standards

5. Based on the visual impact analysis (story pole placement), staff determined that the proposed development will not result in impacts to neighboring residences' bluewater views. The proposed residence will be in-line with neighboring development to the east and west. Views of the surrounding properties are oriented to the south. Based on the visual analysis, as well as site inspections, it is expected that the project will not obstruct visually impressive scenes of the ocean from primary viewing areas of surrounding residences.

D. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

1. The project site is adjacent to PCH, which is an LUP-identified scenic area. The subject parcel is located between two developed parcels that share a similar topography. The site's topography ascends from PCH to the base of the hillside located at the rear of the property. When viewing the story poles from PCH, the home will be sited among existing development and therefore is not expected to affect views from PCH.

2. There is no feasible development site location on the proposed project site where development would not have potential to be visible from PCH, a scenic road; therefore, the project has been designed to minimize any adverse or scenic impacts. While the project includes a variance for the construction of a combination of retaining walls in excess of the height allotted by the LIP, the wall will be screened from view by the proposed development as well as landscaping. As conditioned, the veneer of the proposed walls will blend with the color of the surrounding environment. Therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

3. The project will not have significant adverse scenic or visual impacts.

4. The project, as conditioned, is the least environmentally damaging feasible alternative.

5. The project, as conditioned, will result in a less than significant impact on scenic and visual resources.

6. As conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

E. Hazards (LIP Chapter 9)

1. The project consists of the construction of a new single-family residence and associated development. The project will not result in potential adverse impacts on site stability or structural integrity. However; the record concludes the entire city limits of Malibu are located within a high fire hazard area. As such, a condition is included in Section 5 of this resolution that requires the property owner to indemnify and hold the City harmless the City for damage or destruction from wildfire. In addition, the record demonstrates that the project as proposed and conditioned will not increase stability of the site or structure integrity from geologic hazards.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 14-005, VAR No. 15-048, and SPR No. 14-006, subject to the following conditions.

Section 5. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the following:

   a. Construction of a new 6,705 square foot, two-story, single-family residence with an attached garage
      i. 1,886 square foot first floor
      ii. 588 square foot garage
      iii. 2,216 square foot second floor
      iv. 1,561 square foot basement
      v. 1,734 square foot covered porch
   b. Two-story detached accessory structure
      i. 857 square foot ground floor garage and workshop
      ii. 560 square foot second story, second residential structure
   c. AOWTS;
   d. Driveway;
   e. Planters and landscaping;
   f. Wood deck;
   g. Swimming Pool;
   h. Spa;
   i. Mechanical equipment area;
   j. Outdoor barbeque area;
   k. Retaining walls up to nine feet in height; and
   l. Installation of oaks trees to serve as a fire break.
   m. VAR No. 15-048 for construction of retaining walls in excess of six feet in height, up to nine feet in height; and
   n. SPR No. 14-006 for construction in excess of 18 feet in height to allow for a pitched roof that is 28 feet in height.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **July 22, 2015**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 days of this decision and/or prior to issuance of any development permits.

5. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the January 27, 2016 Planning Commission agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.

7. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

8. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.

9. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City geotechnical staff, City Biologist, City Public Works Department, LACFD, and City Environmental Health Administrator, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in M.M.C. Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Geology

15. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City Geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City Geotechnical staff prior to the issuance of a grading permit.

16. Final plans approved by the City Geotechnical staff shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the CDP or a new CDP.

Grading / Drainage

17. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

18. A Grading and Drainage Plan containing the following information shall be reviewed and approved by the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    c. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
    d. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
    e. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

19. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-constuction BMPs shall be submitted to the Public Works Department prior to the issuance of building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private streets, and any drainage easements.

20. A Wet Weather Erosion and Sediment Control Plan is required, and shall be submitted to the Public Works Department prior to the issuance of grading permits as grading or construction activity is anticipated to occur during the rainy season. The following elements shall be included in this plan:
    a. Locations where concentrated runoff will occur;
    b. Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures;
    c. Location and sizing criteria for silt basins, sandbag barriers and silt fencing; and
    d. Stabilized construction entrance and a monitoring program for the sweeping of material tracked offsite.

21. A local Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Public Works Department prior to issuance of grading/building permits. This plan shall include:
    a. Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff;
    b. Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset; and
    c. Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    d. Specific BMPs to prevent erosion and BMPs for sediment control prior to discharge from the property.

Construction/Framing

22. A construction staging plan shall be submitted for review and approval by the Planning Department and Building Safety Division prior to permit issuance.

23. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

24. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires will be rinsed off prior to leaving the property.

25. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and the Planning Department for review and sign off on framing.

26. Construction debris and sediment shall be properly contained and secured on site with BMPs to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking.

Lighting

27. Exterior lighting shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

28. Night lighting for sports courts or other private recreational facilities shall be prohibited.

29. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property shall not produce an illumination level greater than one foot candle.

30. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

Colors and Materials

31. The project is visible from scenic roads or public viewing areas, and therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Planning Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

32. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Planning Director and clearly indicated on all grading, improvement and/or building plans.

Onsite Wastewater Treatment System

33. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of the AOWTS.

34. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS and must fit onto an 11 inch by 17 inch sheet leaving a five inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

36. A final design and system specifications shall be submitted as to all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed AOWTS. For all AOWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design. The final AOWTS design drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp.

37. Any above-ground equipment associated with the installation of the AOWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

38. The final design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture equivalents, and/or the subsurface effluent dispersal system acceptance rate. The fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    c. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit

subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak AOWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and

d. All final design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by the Environmental Health Division). Note: For AOWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Department.

e. H20 Traffic Rated Slab: Submit plans and structural calculations for review and approval by the Building Safety Division prior to Environmental Health final approval.

39. A covenant running with the land shall be executed by the property owner and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department.

40. Proof of ownership of subject property shall be submitted to the City Environmental Health Administrator.

41. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Administrator. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.

42. Prior to final Environmental Health approval, a maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS after construction shall be submitted. Only original wet signature documents are acceptable and shall be submitted to the City Environmental Health Administrator.

43. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the City of MPC, Appendix K, Section 10). Said covenant shall be provided by the City of Malibu Environmental Health Administrator and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.

44. The City Geotechnical staff and Geotechnical Engineer's final approval shall be submitted to the City Environmental Health Administrator.

45. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit.

Biology/Landscaping

46. The Maximum Applied Water Allowance (MAWA) for this project totals 530,793 gallons per year (after corrections following the State mandated change of ETAF from 0.7 to 0.55). The Estimated Applied Water Use (EAWU) totals 328,295 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

47. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

48. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

49. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

50. Invasive plant species, as determined by the City of Malibu, are prohibited.

51. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

52. No non-native plant species shall be approved greater than 50 feet from the residential structure.

53. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.

54. Grading should be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 –March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

55. Grading scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

56. Construction fencing shall be placed no less than 25 feet south of the ESHA boundaries identified in the Read Assessment. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

57. The landscape and fuel modification plans have been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the final approved landscape and fuel modification plans. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

58. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.

59. Necessary boundary fencing of any single area exceeding one half (1/2) acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

60. Non-native vegetation shall be removed from the site per the ERB's recommendation.

61. The applicant shall use a row of oak trees as a fire break to eliminate the encroachment of fuel modification zones into ESHA.

62. Prior to issuing a certificate of occupancy, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Water Quality/ Water Service

63. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve letter from Los Angeles County Waterworks District No. 29 to the Planning Department indicating the ability of the property to receive adequate water service.

Deed Restrictions

64. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final Planning approval.

65. Prior to final planning approval, the applicant shall be required to execute and record a deed restriction reflecting Lighting conditions. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final planning approval for issuance of grading permits.

Prior to Occupancy

66. Prior to Final Building inspection, the applicant shall provide the Environmental Sustainability Department with a Final Waste Reduction and Recycling Summary Report (Summary Report). The Final Summary Report shall designate all material that were land filled or recycled, broken down by material types. The Environmental Sustainability Department shall approve the final Summary Report.

67. The applicant shall request a final planning inspection prior to final inspection by the City's Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Department has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Planning Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

68. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Fixed Conditions

69. This coastal development permit shall run with the land and bind all future owners of the property.

70. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of January 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-20 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 27th day of January 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

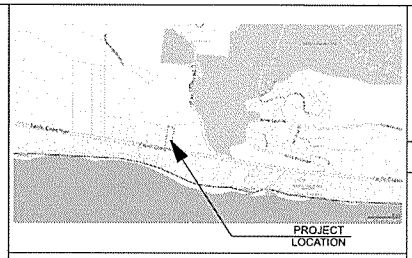
LINGO RESIDENCE

NOVEMBER, 2014

ADDITIONAL	ADD'L	JOINT	JT
ADJUSTABLE	ADJ.		
ABOVE FINISHED FLOOR	A.F.F.	MANUFACTURE	MFR.
ABOVE RAISED FLOOR	A.R.F	MANUFACTURER'S	MFR'S
AIR CONDITIONING	A/C	MATERIAL	MATL
ALTERNATE	ALT	MAXIMUM	MAX.
ARCHITECT (URAL)	ARCH	MECHANICAL	MECH
AREA DRAIN	A.D.	METAL	MTL.
		MINIMUM	MIN.
BLOCKING	BLKG.	MISCELLANEOUS	MISC.
BOARD	BD.		
BUILDING	BLDG.	NORTH	N
		NOT IN CONTRACT	N I C
CABINET	CAB	NOT TO SCALE	N T S
CEILING	CLG.	NUMBER	NO. OR X
CENTER	CTR.		
CENTER LINE	C L	ON CENTER	O C
CERAMIC TILE	C.T.	OUTSIDE DIAMETER	O.D.
CLEAR	CLR.	OPENING	OPG.
CONCRETE	CONC.		
CONCRETE MASONRY UNIT	C.M.U.	PAIR	PR.
CONSTRUCTION	CONST.	PERFORATE(ED)	PERF.
CONTINUOUS	CONT.	PIECE/PIECES	PC./PCS
CONTROL JOINT	C.J.	PLANTER AREA	P.A.
DIAMETER	D I A.	QUANTITY	QTY.
DIMENSION	DIM.		
DOUBLE	DBL	RADIUS	RAD
DOUBLE HUNG	D H	REFERENCE	REF
DOWN	DN.	REFRIGERATOR	REFRIG.
DRAWING	DWG.	REINFORCE/REINFORCING	REINF.
		REQUIRED	REQ.
ELECTRIC	ELECT	RETURN AIR	R.A.
ELECTRIC PANEL	ELECT PNL	ROUGH OPENING	R O
ELEVATOR	ELEV.		
ENCLOSURE	ENCL	SHEET	SHT
ENGINEER	ENGR.	SIMILAR	SIM
EQUAL	EQ.	SOUTH	S
EQUIPMENT	EQUIP	SMOKE DETECTOR	S.D.
EXISTING	EXIST.	SPEAKER	SPKR.
EXTRUDE OR EXTRUSION	EXTR.	SPECIFICATIONS	SPECS.
		SPRINKLER HEAD	S.H.
FABRICATE(ED)	FAB.	SQUARE	SQ.
FINISH	FIN	STAINLESS STEEL	S S
FIXTURE	FIXT	STANDARD	STD.
FLOOR	FL	STEEL	STL.
FLUORESCENT	FLUOR	STRUCTURAL	STRUCT.
FOOT	FT		
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEPHONE	TEL
FURNISH(ED)	FURN	TELEVISION	TV
FURRING	FUR.	TEMPORARY	TEMP
		TONGUE AND GROOVE	T. & G.
GALVANIZED	GALV.	TYPICAL	TYP.
GAUGE	GA.		
GROUND	GRND	UNLESS OTHERWISE NOTED	U O N
GYPSUM BOARD	GYP. BD		
		VERTICAL	VERT
HEIGHT	HT	VINYL COMPOSITION TILE	V.C.T
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ	WITH	W/
HOT WATER	H.W.	WITHOUT	W/O
		WOOD	WD.
INSIDE DIAMETER	I.D		

ABBREVIATIONS

SYMBOL LEGEND



VICINITY MAP

•Architect:
Douglas W. Burdge, A.I.A.
Burdge & Associates Architects, Inc.
21235 Pacific Coast Hwy
Malibu, CA 90265
Tel. (310) 456-5905
Fax. (310) 456-2467

•Owner:
Jake & Amy Lingo
3650 Alta Mesa Dr.
Studio City, CA 91604
Tel. 818-974-2966

•Surveyor:
Chris Nelson & Assoc, Inc.
31238 Via Colinas, Ste. C
Westlake V., CA 91362
Tel. (818) 991-1040
Fax. (818) 991-0614

•Civil Engineer:
Matt Walsh
BLH Construction Co.
5951 Variel Ave.
Woodland Hills, CA 91367
Tel. (818) 905-2430
Fax.(805) 441-4899

•Septic/ Perc Test Consultant:
Barton Slutske
630 Roosevelt Ct.
Simi Valley, CA 93065
Tel. (805) 581-3981
Fax. (805) 581-3931

•Geology & Soils:
Donald Kowalewskly
27101 Old Chimney Rd.
Malibu, CA 90265
Tel. (310) 457-2456
Fax. (310) 457-4721

•Biologist:
E Read & Associates, Inc.
368 South Grand Street
Orange, CA 92866
Tel. 714-366-8857

PROJECT TEAM

•2013 County of Los Angeles Building Code
•2013 County of Los Angeles Mechanical Code
•2013 County of Los Angeles Plumbing Code
•2013 County of Los Angeles Electrical Code
•2013 California Energy Code
•2013 California Residential Code
•2008 Residential Building Energy Efficiency Standards

•APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE (RESIDENTIAL, PLUMBING, MECHANICAL AND ELECTRICAL CODES) / 2013 L.A. COUNTY BUILDING CODE & 2013 L.A. COUNTY AMENDMENTS TO THE 2013 CALIFORNIA CODES LISTED ABOVE.

APPLICABLE CODES

•ADDRESS: 33355 Pacific Coast Highway
Malibu, CA 90265

•OWNER: Jake Lingo
3650 Alta Mesa Dr.
Studio City, CA 91604

•LEGAL DESCR.: See Survey

•A.P.N 4473-003-015

OCCUPANCY GROUP: R-3/U

•TYPE OF CONSTRUCTION: V-B

•NUMBER OF STORIES: 2 +Basement (Main Residence)
2 (Second Dwelling Unit)

•FIRE ZONE: VHFHSZ

•SPRINKLERED: YES (Sprinklered per LACo. Fire Departments Requirement)

•SCOPE OF WORK:
- Proposed Two-Story, Single Family Residence w/Attached Garage & Basement
-Detached Garage with second dwelling unit above. New pool & Spa. New O.W.T.S. & Associated Site Development.

MAX. IMPERMEABLE COVERAGE:
118,000 x 30% = 35,400 Sq.Ft. ≥ 25,000 Sq.Ft. Max Allowed

PROPOSED IMPERMEABLE COVERAGE:
House Footprint..... 2,283 Sq.Ft.
Pavilion..... 857 Sq.Ft.
Covered Patio..... 1,734 Sq.Ft.
Paved Driveway..... 8,284 Sq.Ft.
Pool Deck..... 907 Sq.Ft.
Entry Patio/Courtyard 986 Sq.Ft.
Misc Hardscape..... 566 Sq.Ft.

TOTAL..... 15,617 Sq.Ft.

BULK AREA TABULATION: (2/3's RULE)
MAIN RESIDENCE:
Area Below 18' = 4,208 Sq.Ft.
Maximum Area Allowed Over 18' = (4,208 x 2/3) = 2,805.33 Sq.Ft.
Area Over 18' = 2,216 Sq.Ft. < 2,805.33 Sq.Ft.

SECOND DWELLING UNIT:
Area Below 18' = 857 Sq.Ft.
Maximum Area Allowed Over 18' = (857 x 2/3) = 571.33 Sq.Ft.
Area Over 18' = 560 Sq.Ft. < 571.33 Sq.Ft.

•LOT INFO.:
Area:
Gross. 118,000 Sq.Ft.
Net: 118,000 Sq.Ft.

Width/Depth:
Width: 200.00'
Depth: 590.00'

Setbacks:	Required	Proposed
Front:	65.00'	232.91' (Residence)
		265.83' (Second Dwelling Unit)
Side:	20.00'	20.00'
Side:	30.00'	30.00'
Rear.	65.00'	300.83'

Parking:
Enclosed. Four (4)

MAX. ALLOWABLE SQUARE FOOTAGE:
21,780 x .177 = 3,855 + 1000 = 4,855 Sq.Ft.
43,560 - 21,780 = 21,780 x .10 = 2,178 Sq.Ft.
65,340 - 43,560 = 21,780 x .05 = 1,089 Sq.Ft.
118,000 - 65,340 = 52,660 x .02 = 1,053.2 Sq.Ft.

T.D.S.F. = 9,175.2 Sq.Ft.

PROPOSED SQUARE FOOTAGE TABULATION:
MAIN RESIDENCE:
First Floor..... 1,886 Sq.Ft.
Second Floor ..... 2,216 Sq.Ft.
Attached Garage..... 588 Sq.Ft.
Covered Porches..... 1,734 Sq.Ft.
Subtotal..... 6,424 Sq.Ft.

Basement ..... 1,561 (-1000) = 561 x 50% = 281 Sq.Ft.

Total..... 6,705 Sq.Ft.

SECOND DWELLING UNIT:
Garage/ Work Room.... 857 Sq.Ft.
Second Floor Plan..... 560 Sq.Ft.
Total..... 1,417 Sq.Ft.

T.D.S.F..... 8,122 Sq.Ft.

PROJECT DATA

GENERAL

T-1.1 COVER SHEET/ PROJECT INDEX
T-1.2 SURVEY

ARCHITECTURAL

A-0.1 SITE PLAN
A-0.2 PARTIAL SITE PLAN

A-1.1 PROPOSED BASEMENT PLAN
A-1.2 PROPOSED FIRTS FLOOR PLAN
A-1.3 PROPOSED SECOND FLOOR PLAN
A-1.4 PROPOSED ROOF PLAN
A-1.5 PROPOSED SECOND DWELLING UNIT PLANS

A-2.1 PROPOSED MAIN RESIDENCE ELEVATIONS
A-2.2 PROPOSED SECOND DWELLING UNIT ELEVATIONS

A-3.1 PROPOSED SECTIONS
A-3.2 PROPOSED SITE SECTIONS

SHEET INDEX

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

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	12-13-13	PLANING DEPT. SUBMITTAL
	02-26-14	FIRE DEPT. SUBMITTAL
	08-19-14	PLANING DEPT. RE-SUBMITTAL
	09-03-14	FIRE DEPT. SUBMITTAL RE-SUBMITTAL
	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

33355 PACIFIC COAST HWY.
MALIBU, CA 90265

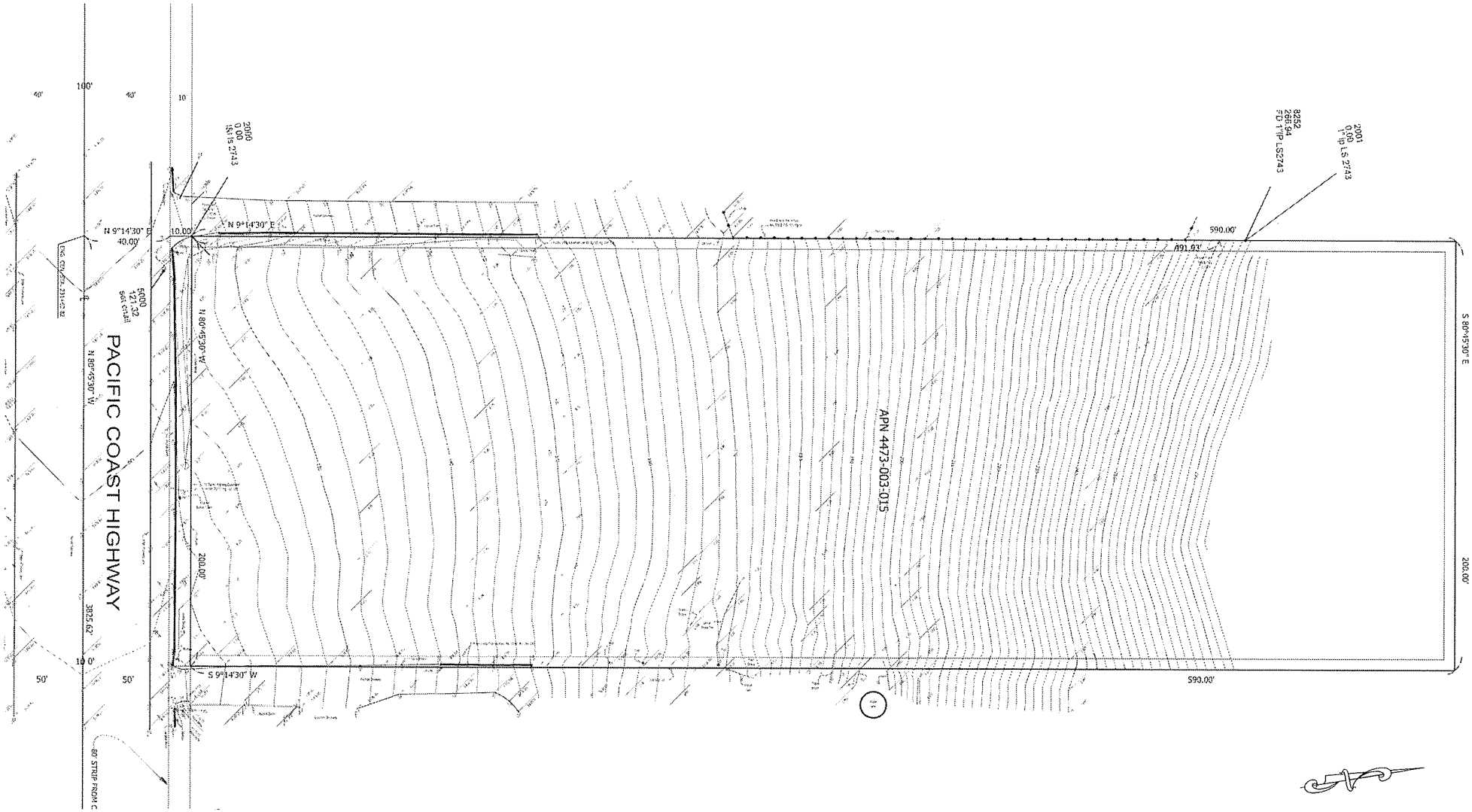
BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21235 PACIFIC COAST HWY MALIBU, CA 90265 TEL: 310 456 5905
480 WASHINGTON AVE. SUITE 204 D KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION: COVER SHEET/ PROJECT INDEX

DRAWING NO. T-1.1

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE:	

ATTACHMENT 2



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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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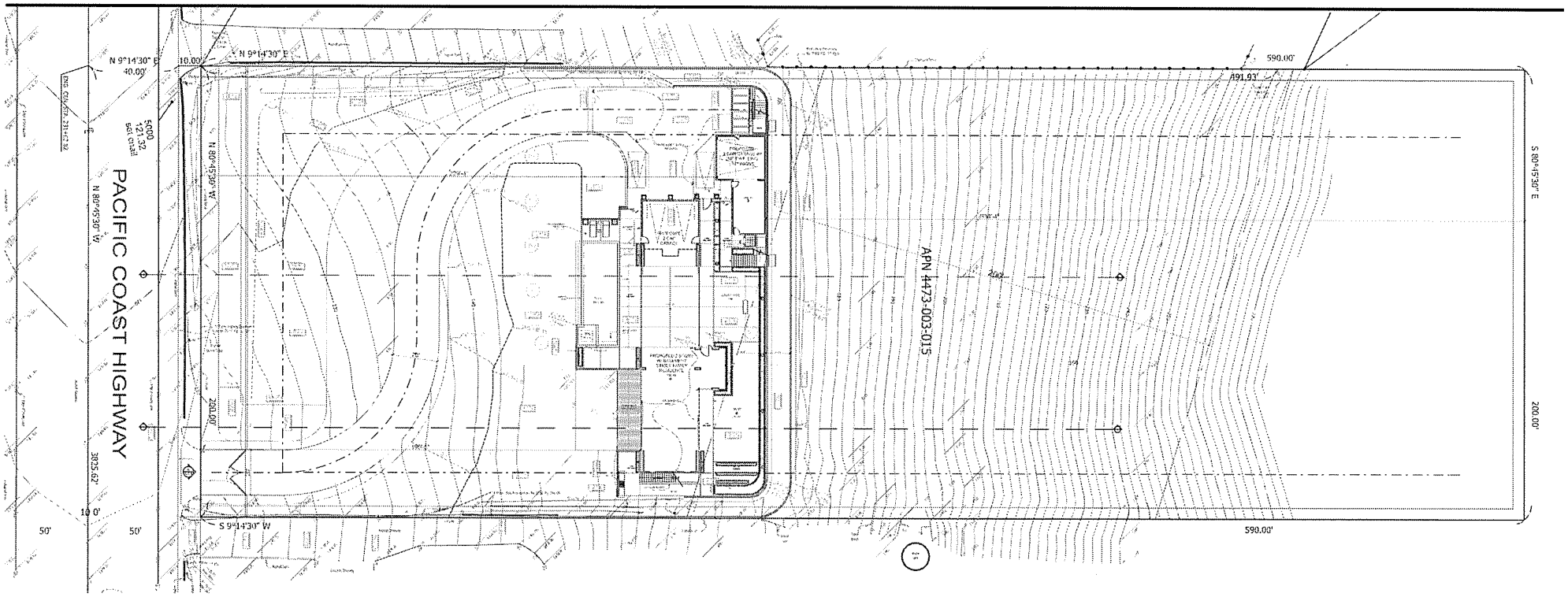
TEL. 310 456 5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL. 208-495-3228

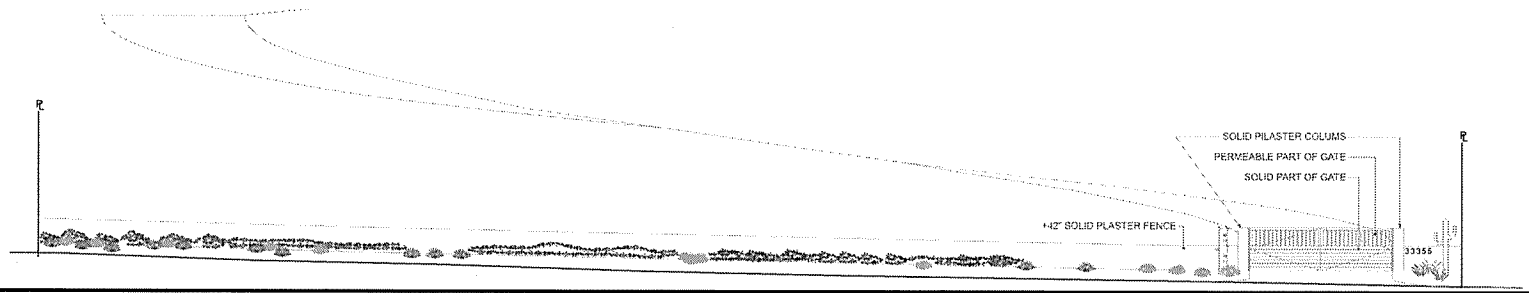
DESCRIPTION: SURVEY

DRAWING NO. T-1.2

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE:	1"=20'-0"



SITE PLAN (1)



GATE ENTRY ELEVATION (2)

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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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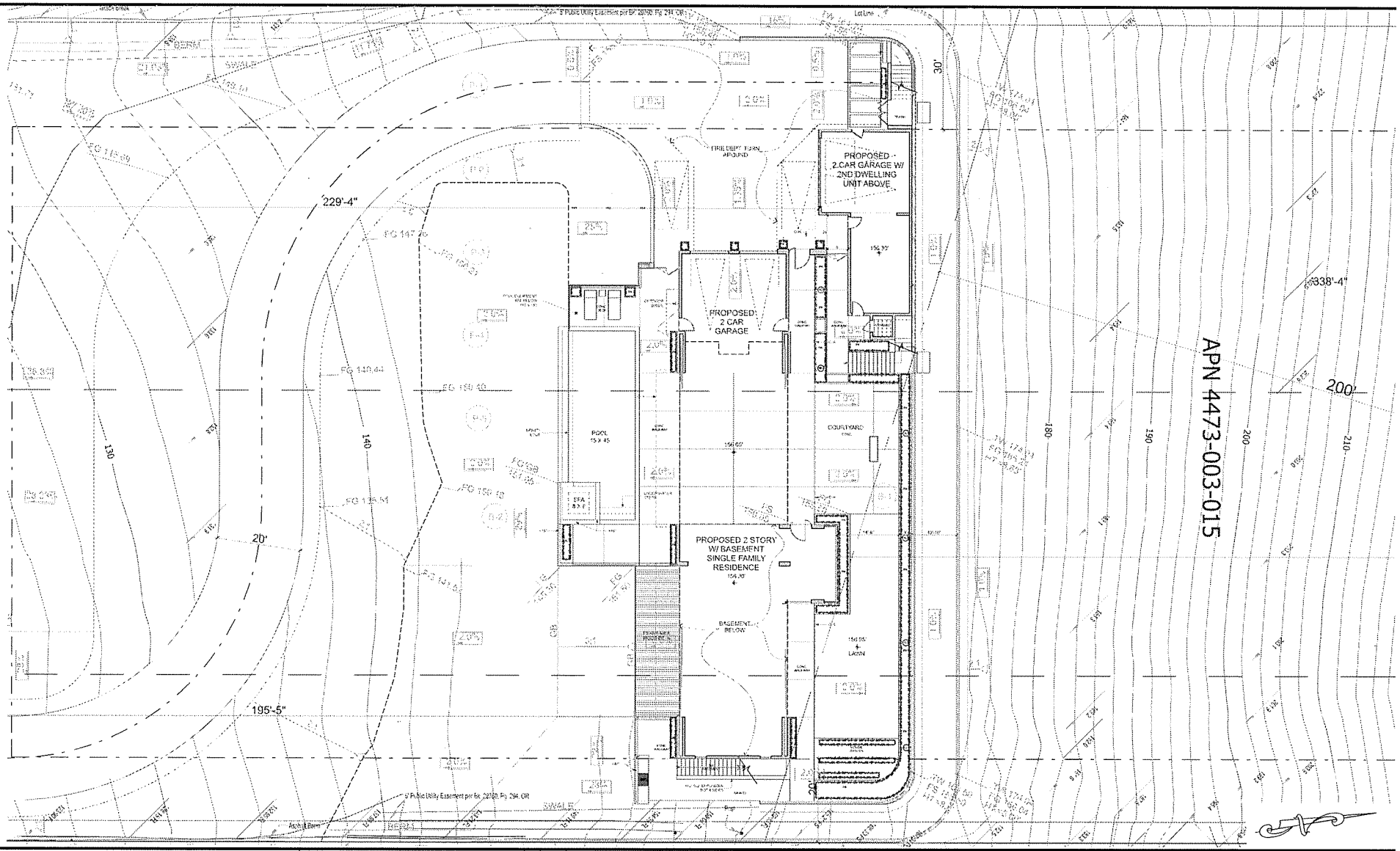
MALIBU, CA 90265
TEL. 310 456-1965
480 WASHINGTON AVE.
SUITE 204 E
KETCHUM, ID 83340
TEL. 208-495-2229

DESCRIPTION: SITE PLAN

DRAWING NO. **A-0.1**

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE:	1"=20'-0"



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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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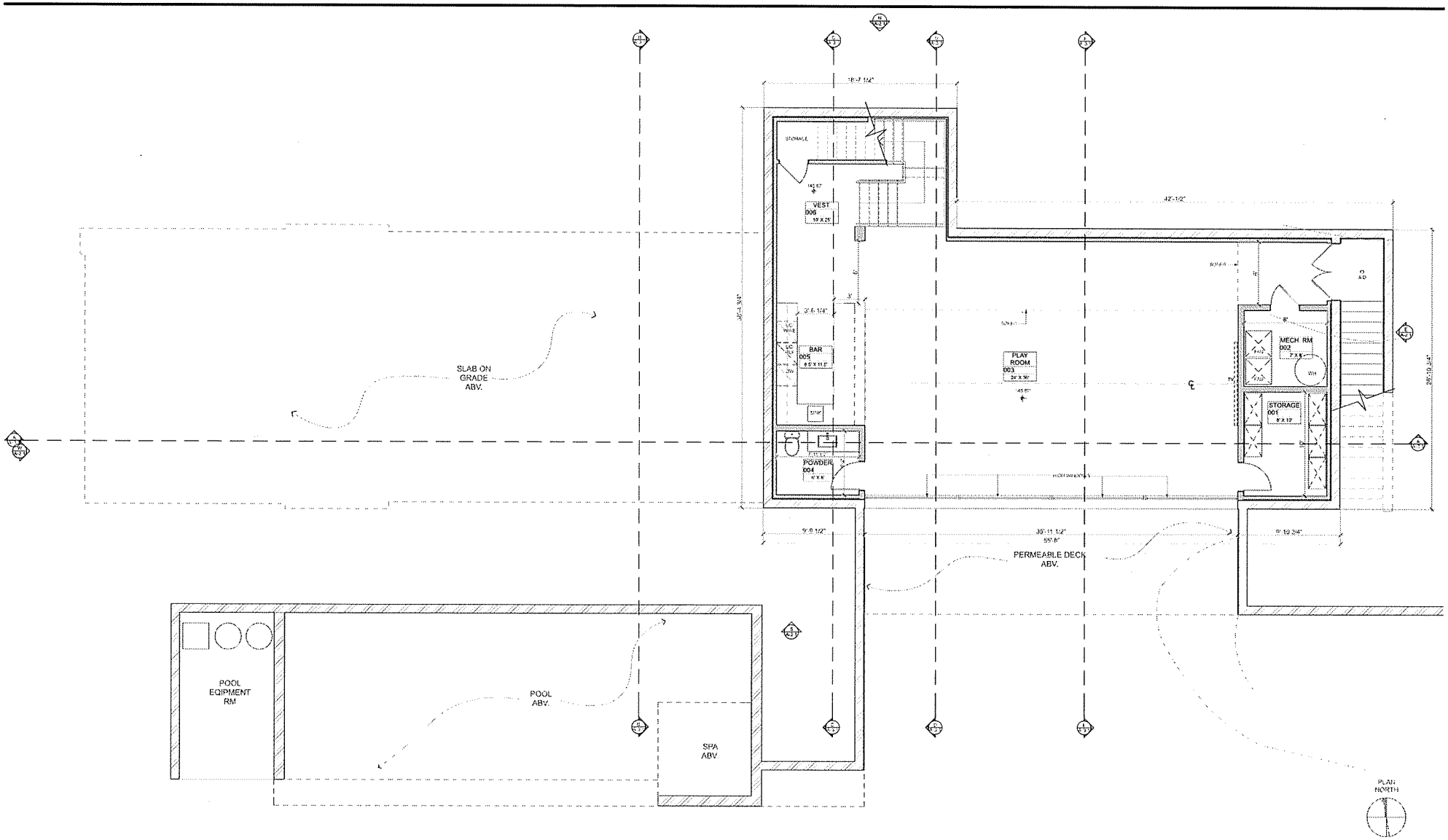
TEL: 310 456 5965
460 WASHINGTON AVE
SUITE 204 C
KETCHUM, ID 83319
TEL: 208-495-3228

DESCRIPTION: PARTIAL SITE PLAN

DRAWING NO. A-0.2

PROJECT	LINGO RESIDENCE
DATE	Plot Date 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE:	1"=10'-0"



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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

33355 PACIFIC COAST HWY.
MALIBU, CA 90265

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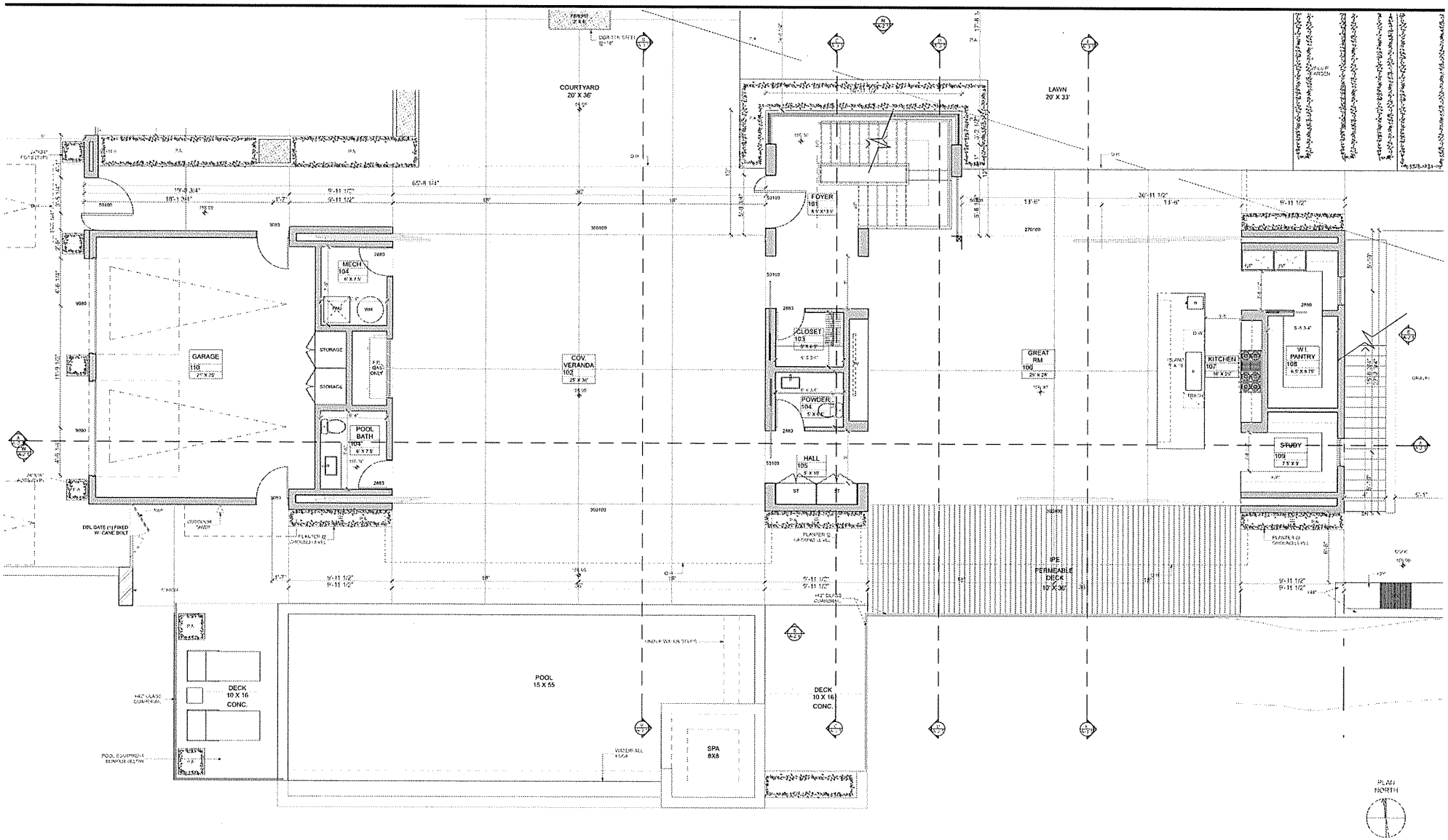
480 WASHINGTON AVE.
SUITE 204 E
KETCHUM, ID 83340
TEL: 208-595-3228

DESCRIPTION: BASEMENT PLAN

DRAWING NO. **A-1.1**

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B., M.A.
SCALE:	1/4"=1'-0"



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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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MALIBU, CA 90265

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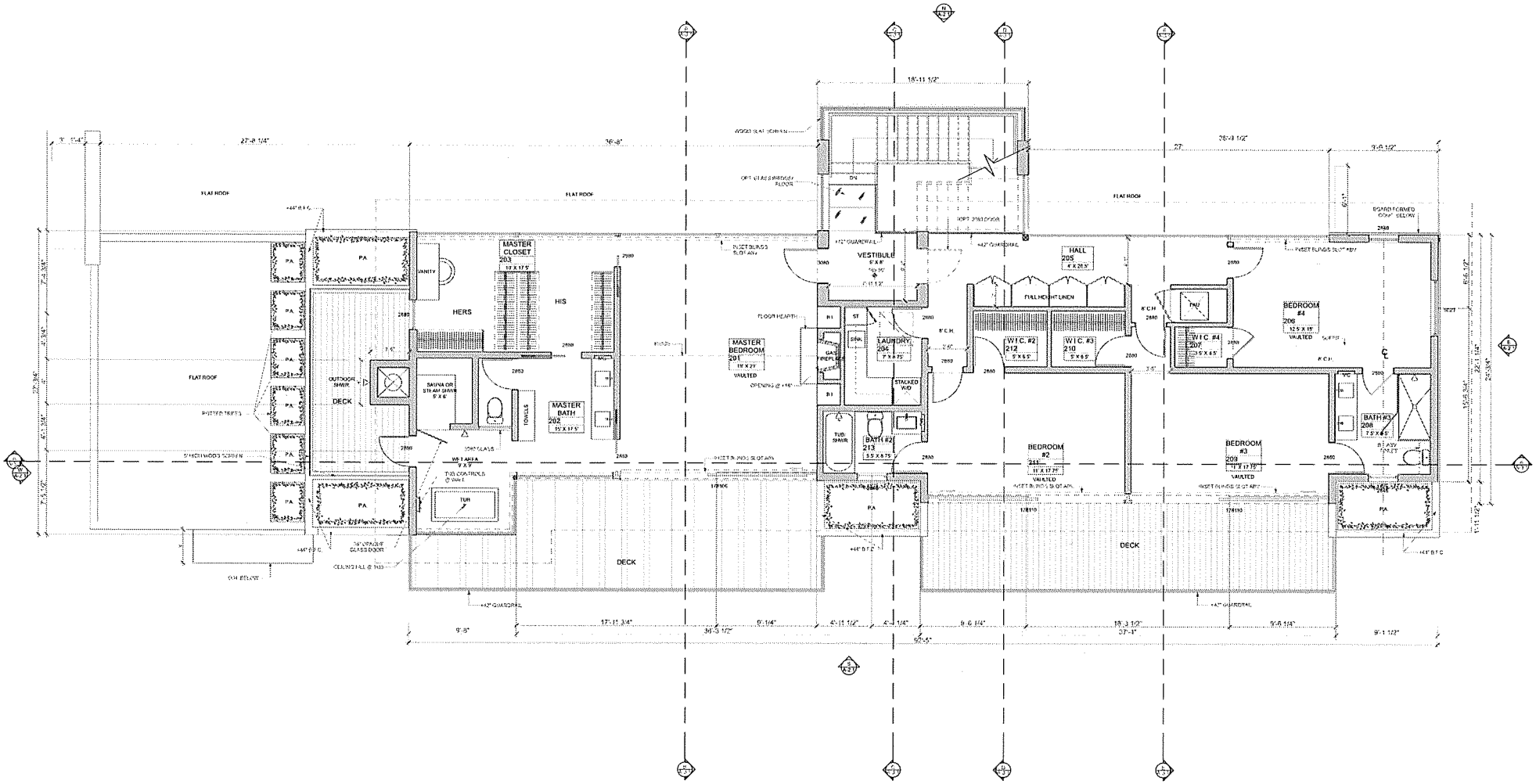
TEL: 310 456 5905
453 WASHINGTON AVE.
SUITE 214 E
KETCHUM, ID 83340
TEL: 208-495-3228

DESCRIPTION: FIRST FLOOR PLAN

DRAWING NO. **A-1.2**

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE:	1/4"=1'-0"



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	09-03-14	FIRE DEPT. SUBMITTAL RE-SUBMITTAL
	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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480 WASHINGTON AVE.
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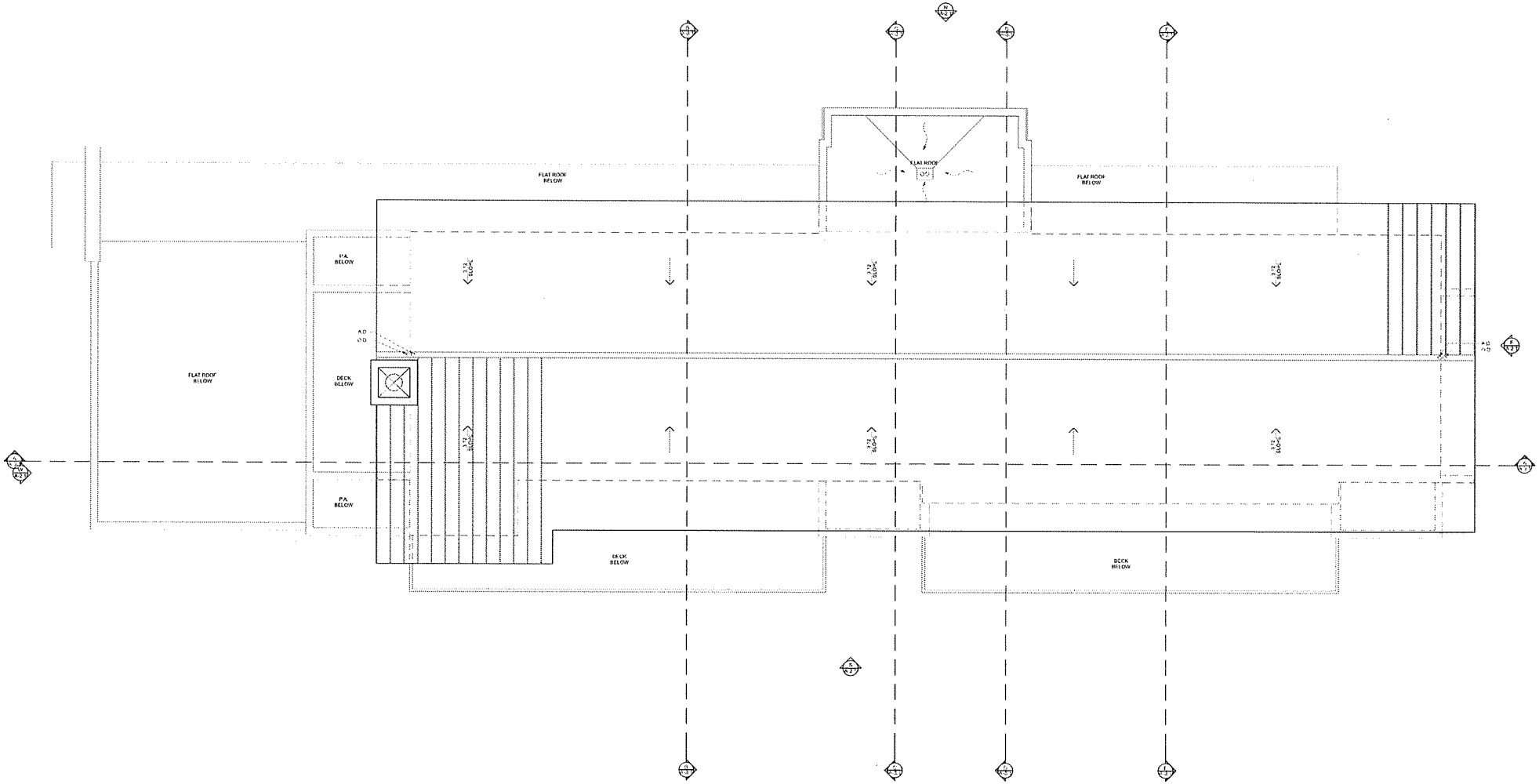
KETCHUM, ID 83340
TEL 208-495-3229

DESCRIPTION: SECOND FLOOR PLAN

DRAWING NO. A-1.3

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	DWB,MA
SCALE:	1/4"=1'-0"



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	09-03-14	FIRE DEPT. SUBMITTAL RE-SUBMITTAL
	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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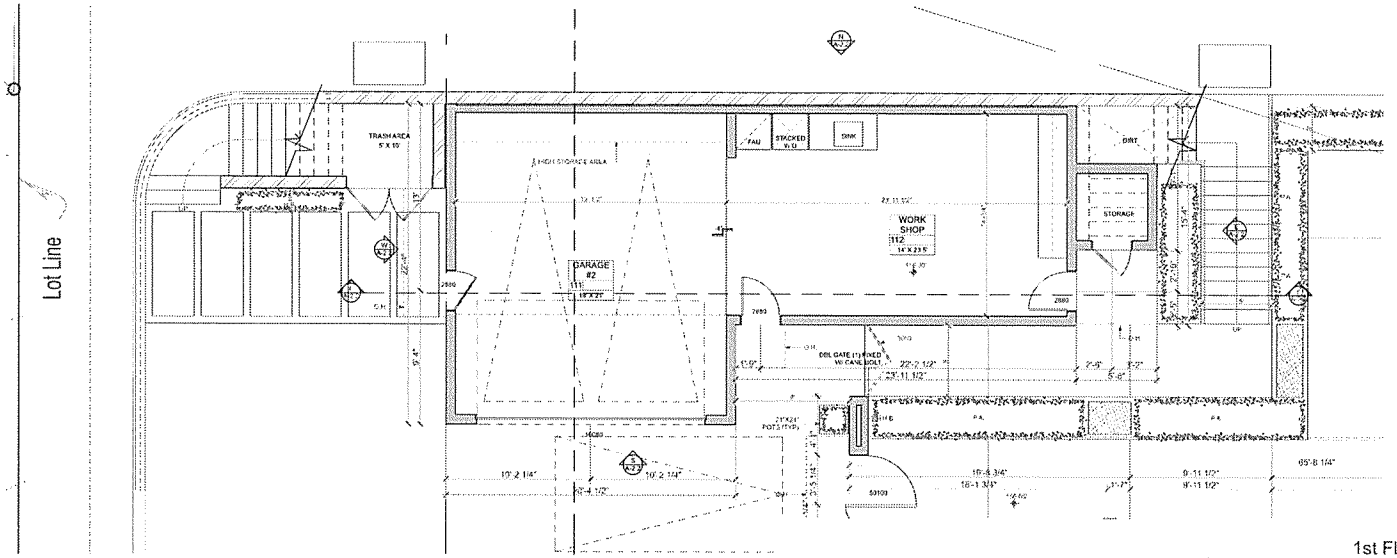
TEL. 310 456-5965
480 WASHINGTON AVE.
SUITE 201 E
KETCHUM, ID 83340
TEL. 208-495-3228

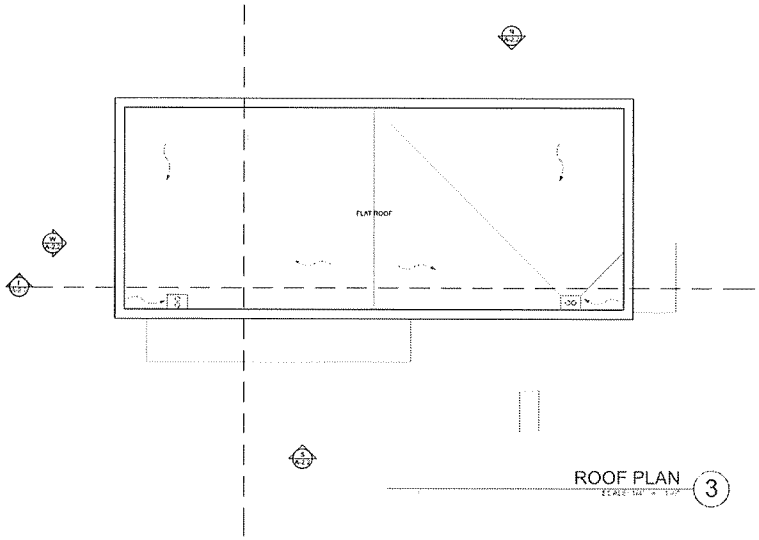
DESCRIPTION: ROOF PLAN

DRAWING NO. **A-1.4**

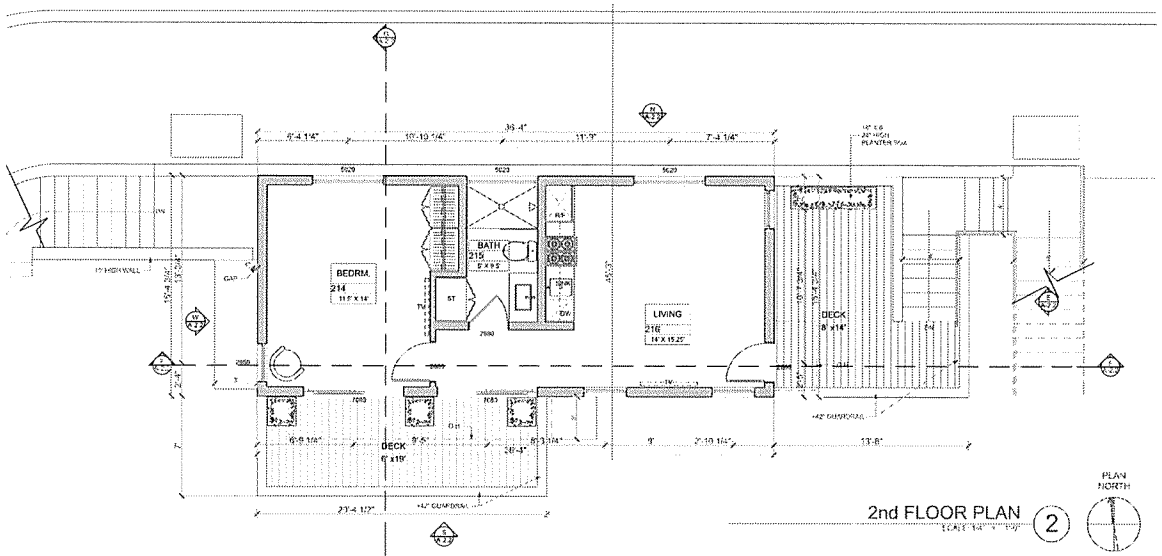
PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE:	1/4"=1'-0"



1st FLOOR PLAN (1)



ROOF PLAN (3)



2nd FLOOR PLAN (2)

PLAN NORTH

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	11-05-14	PLANING DEPT. RE-SUBMITTAL

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MALIBU, CA 90265
TEL: 310 456 5905
455 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3278

DESCRIPTION: SECOND DWELLING UNIT FLOOR PLANS

DRAWING NO. A-1.5

PROJECT	LINGO RESIDENCE
DATE	Plot Date 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE: AS NOTED	

Lingo Residence

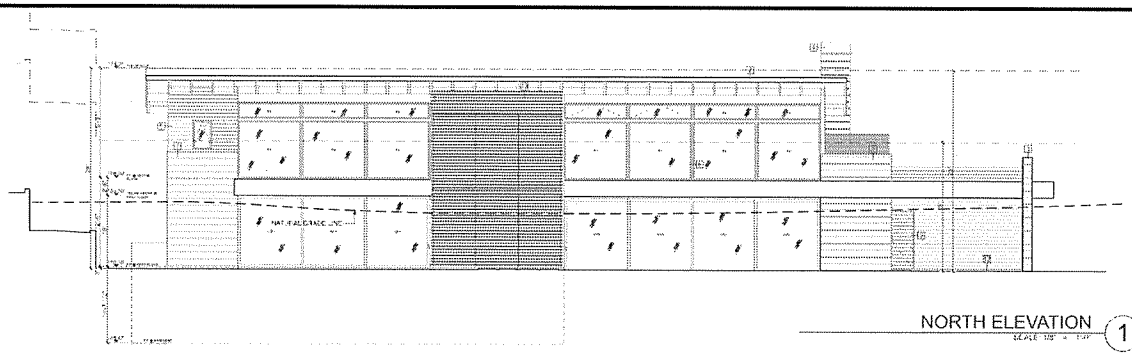
33355 Pacific Coast Hwy., Malibu, CA 90265

Material Schedule

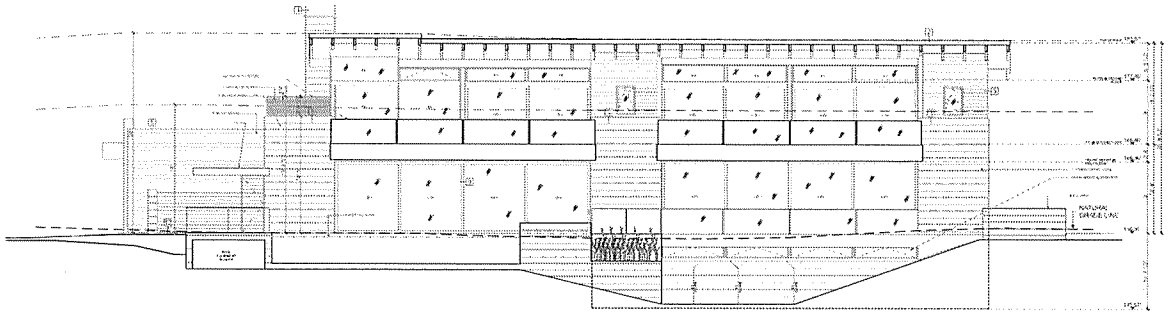
Revised 12-19-13

Revised Sheet Index Schedule

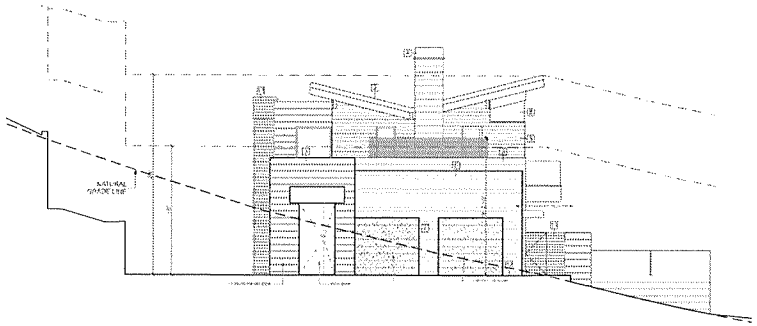
Item #	Item Description	Manufacturer	Specification	Finish	Color
1	Roofs	By Builder	Cellulose Fiber	Smooth	TBD
2	Metal Roof		Standing Seam		
3	Poured Formed Concrete	By Builder	2-3 Inch Exposure	Natural	Natural
4	Exterior Stucco Walls	By Builder		Lacquer	Off White Buttermilk
5	Fir Wood	By Builder		Clear Finish	Match Doors & Windows
6	Gutters & Downspouts	By Builder	6" Smooth - Round Profile	Copper	Natural Patina
7	Garage Doors	By Builder	Cedar	Copper Clad	Natural Patina
8	Windows				
9	Entryway Doors				
10	Decorative Iron	By Builder	N/A	Powder Coat	Off White/Buttermilk
11	Exterior				Match Doors & Windows
12	Trellis Wood & Exterior	By Builder	Cedar wood with decorative cut at Trellis and hand sanded	Copper	Natural Patina
13	Wood Sash Frames	By Builder		Clear Finish	Match Doors & Windows



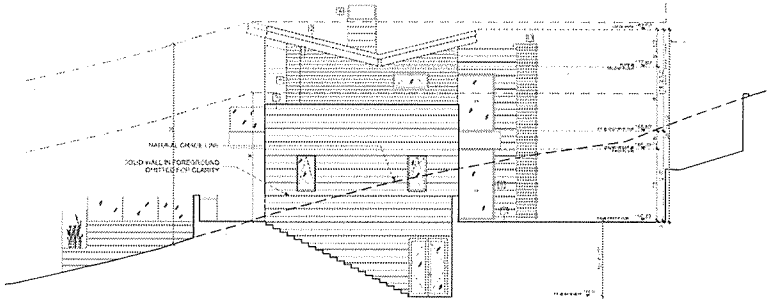
NORTH ELEVATION (1)



SOUTH ELEVATION (2)



WEST ELEVATION (4)



EAST ELEVATION (3)

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NO	DATE	ISSUE
	12-13-13	PLANING DEPT. SUBMITTAL
	02-26-14	FIRE DEPT. SUBMITTAL
	08-19-14	PLANING DEPT. RE-SUBMITTAL
	09-03-14	FIRE DEPT. SUBMITTAL RE-SUBMITTAL
	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

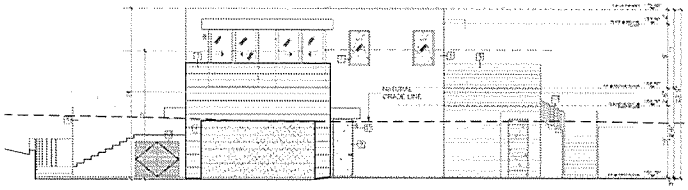
33355 PACIFIC COAST HWY.
MALIBU, CA 90265

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL. 310 456 5965
485 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL. 208-495-2228

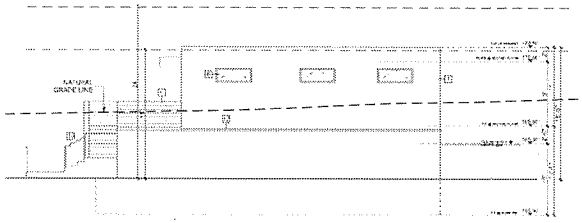
DESCRIPTION: PROPOSED ELEVATIONS

DRAWING NO. A-2.1

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.
SCALE: AS NOTED	



SOUTH ELEVATION (2)



NORTH ELEVATION (1)

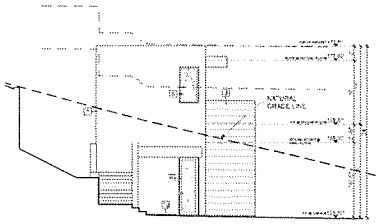
Lingo Residence
33355 Pacific Coast Hwy., Malibu, CA 90265

Material Specifics

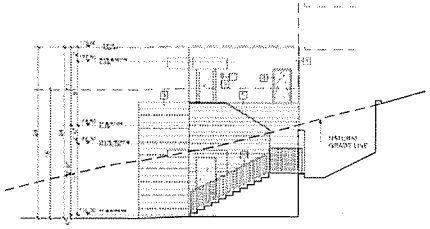
Period: 12.13.13

Design or Concept Intent by:

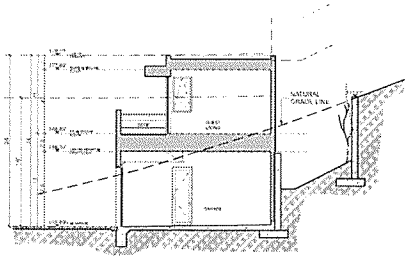
Item #	Item Description	Manufacturer	Specification	Finish	Color
1	Stucco	Lapidolite	California Coat	Smooth	Tan
2	Metal Roof		Standing Seam		
3	Board Formed Concrete	By Builder	12" Board Formwork	Natural	Natural
4	Copper Downspouts	By Builder		Copper	Oil Rubbed Bronze
5	Fir Wood	By Builder		Stain Grade	Match Doors & Windows
6	Gutters & Downspouts	By Builder	6" Half Round Gutters	Copper	Natural Patina
7	Garage Door	By Builder	Cedar	Copper Oil	Natural Cedar
8	Pool Area				
9	Pavers/Deck				
10	Wrought Iron	By Builder	Iron	Powder Coat	Oil Rubbed Bronze
11	Fir Door				Match Door & Windows
12	Steps/Sand & Gravel	By Builder	Sand Sandstone Colorado Gold	Gravel	Natural Stone
13	Wood Slat Screens	By Builder		Stain Grade	Match Door & Windows



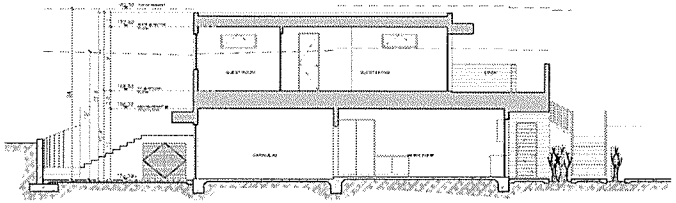
WEST ELEVATION (4)



EAST ELEVATION (3)



SECTION G (6)



SECTION F (5)

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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

33355 PACIFIC COAST HWY.
MALIBU, CA 90265

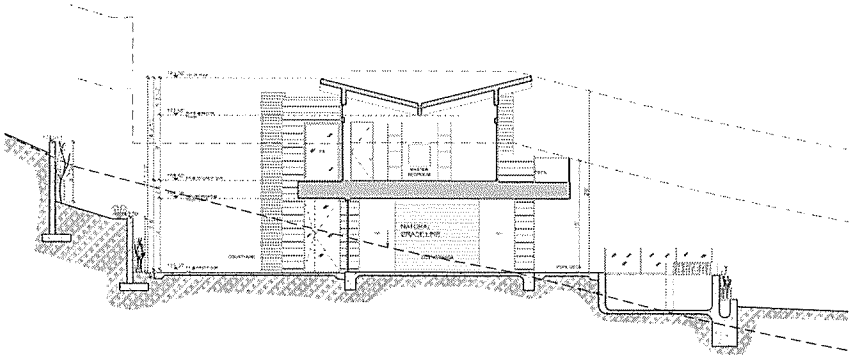
BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21735 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310.456.5905
400 WASHINGTON AVE.
SUITE 251 C
KETCHUM, ID 83340
TEL: 208-495-0228

DESCRIPTION: PROPOSED ELEVATIONS

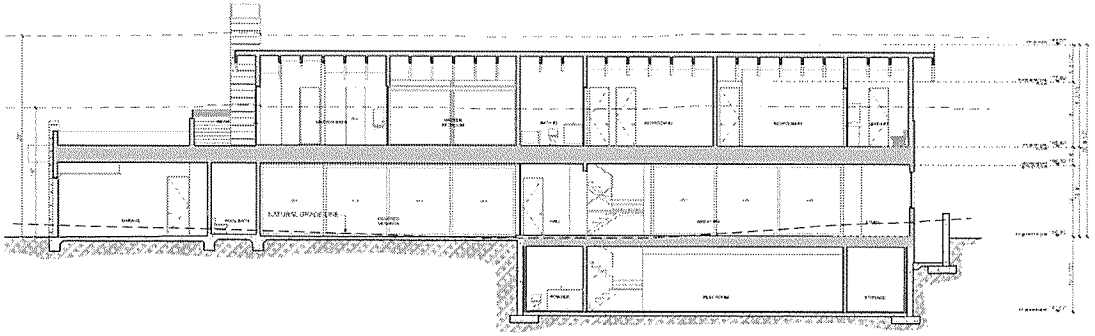
DRAWING NO. A-2.2

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.

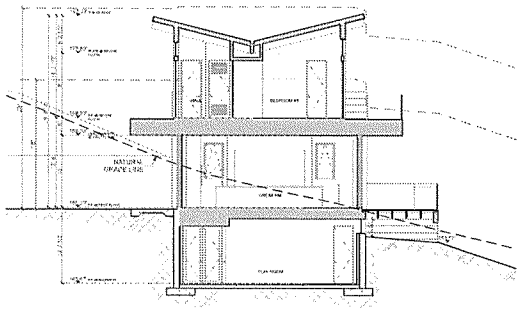
SCALE: AS NOTED



SECTION B (2)



SECTION A (1)



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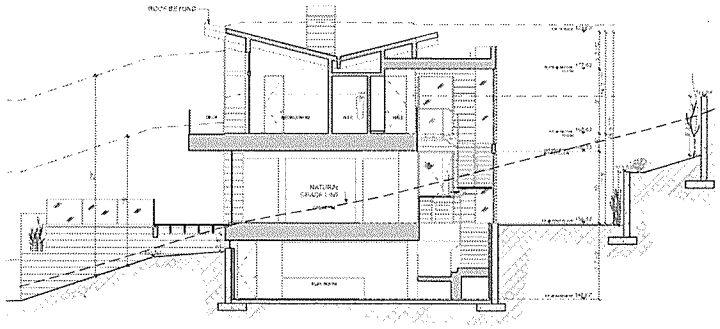
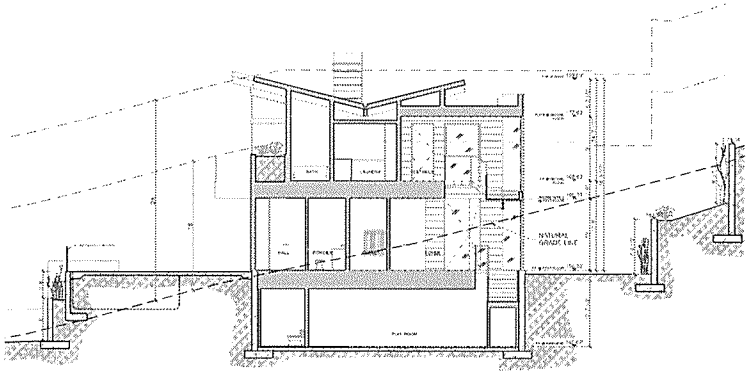


SECTION D (4)



SECTION C (3)

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	11-05-14	PLANING DEPT. RE-SUBMITTAL

LINGO RESIDENCE

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MALIBU, CA 90265

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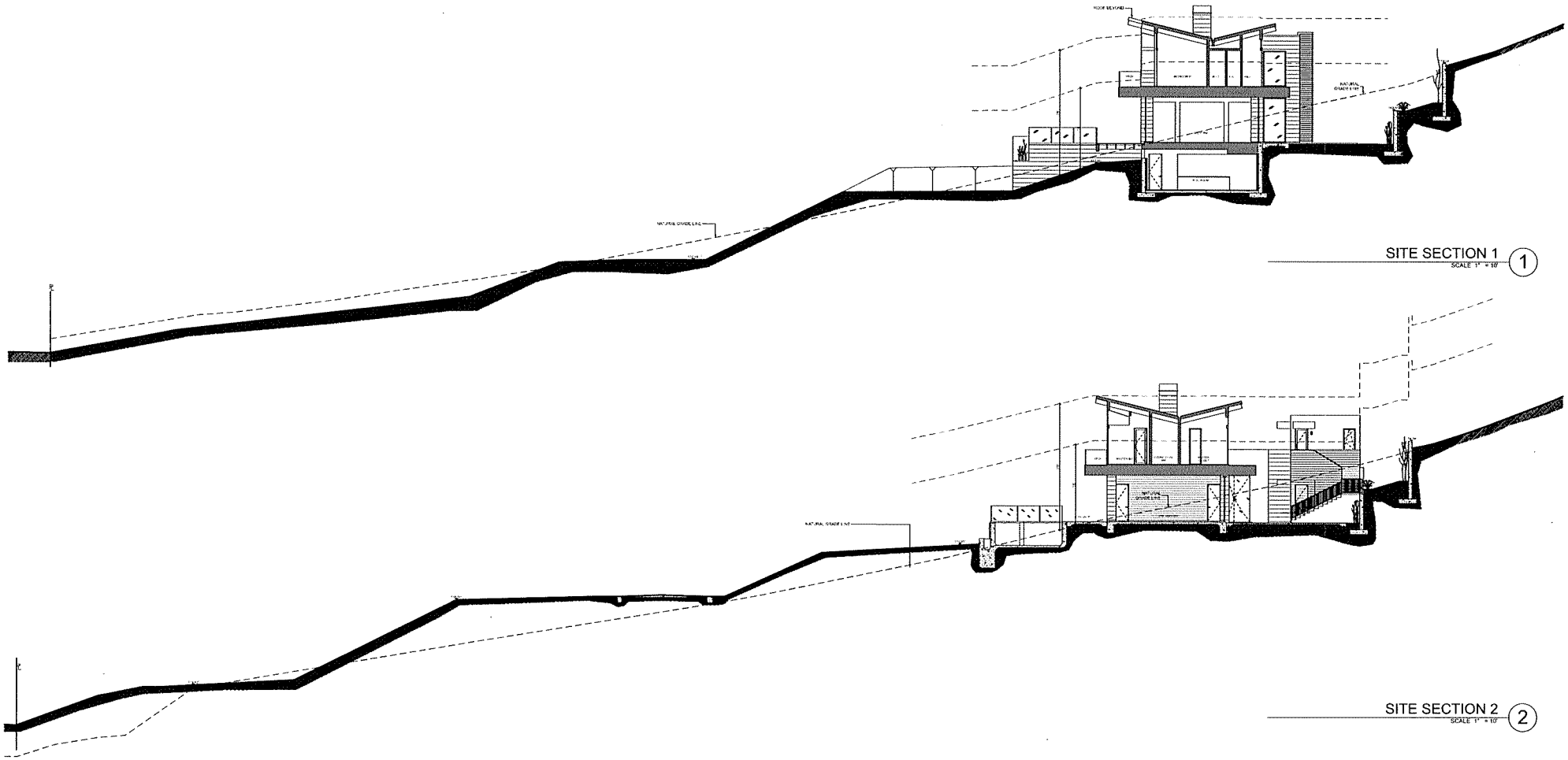
WWW.BUAIA.COM
21235 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5905
460 WASHINGTON AVE.
SUITE 204-E
KETCHUM, ID 83340
TEL: 208-495-2228

DESCRIPTION: PROPOSED SECTIONS

DRAWING NO. A-3.1

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.

SCALE: AS NOTED



SITE SECTION 1 (1)
SCALE 1" = 10'

SITE SECTION 2 (2)
SCALE 1" = 10'

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LINGO RESIDENCE

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MALIBU, CA 90265

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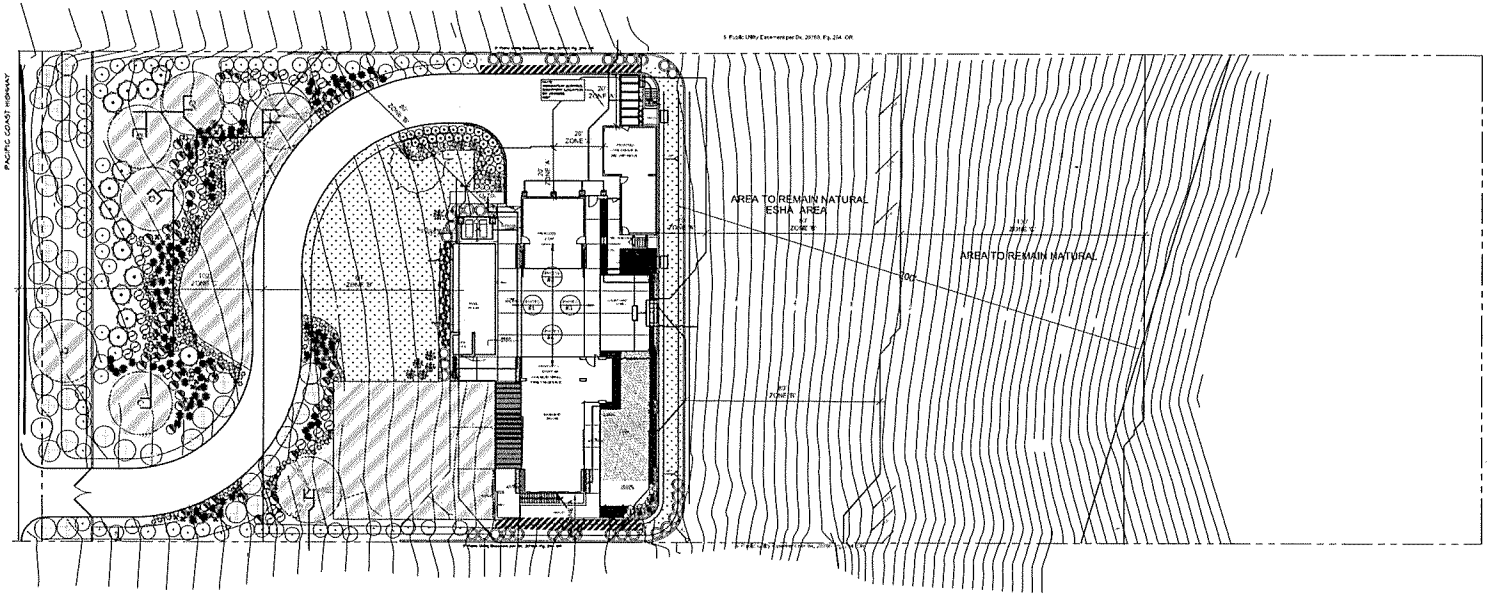
TEL. 310 456-5900
409 WASHINGTON AVE.
SUITE 254 C
KETCHUM, ID 83340
TEL. 208-495-2228

DESCRIPTION: SITE SECTIONS

DRAWING NO. A-3.2

PROJECT	LINGO RESIDENCE
DATE	Plot Date: 11/5/14
DRAWN BY	D.W.B./M.A.

SCALE: AS NOTED



SEE SHEET L-1 FOR
ENLARGED PLANTING PLAN AND
PLANT MATERIAL LIST

Know what's below.
Call 811 before you dig.

SITE PLAN

SCALE: 1"=20'-0"

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
32297 HIG OAK LANE
CASTAIC, CA 91384
Office Telephone: (661) 294-1758
Email Address: smcqueen@yahoo.com

PROJECT:
LINGO RESIDENCE
33355 PACIFIC COAST HIGHWAY
MALIBU, CA.
90265

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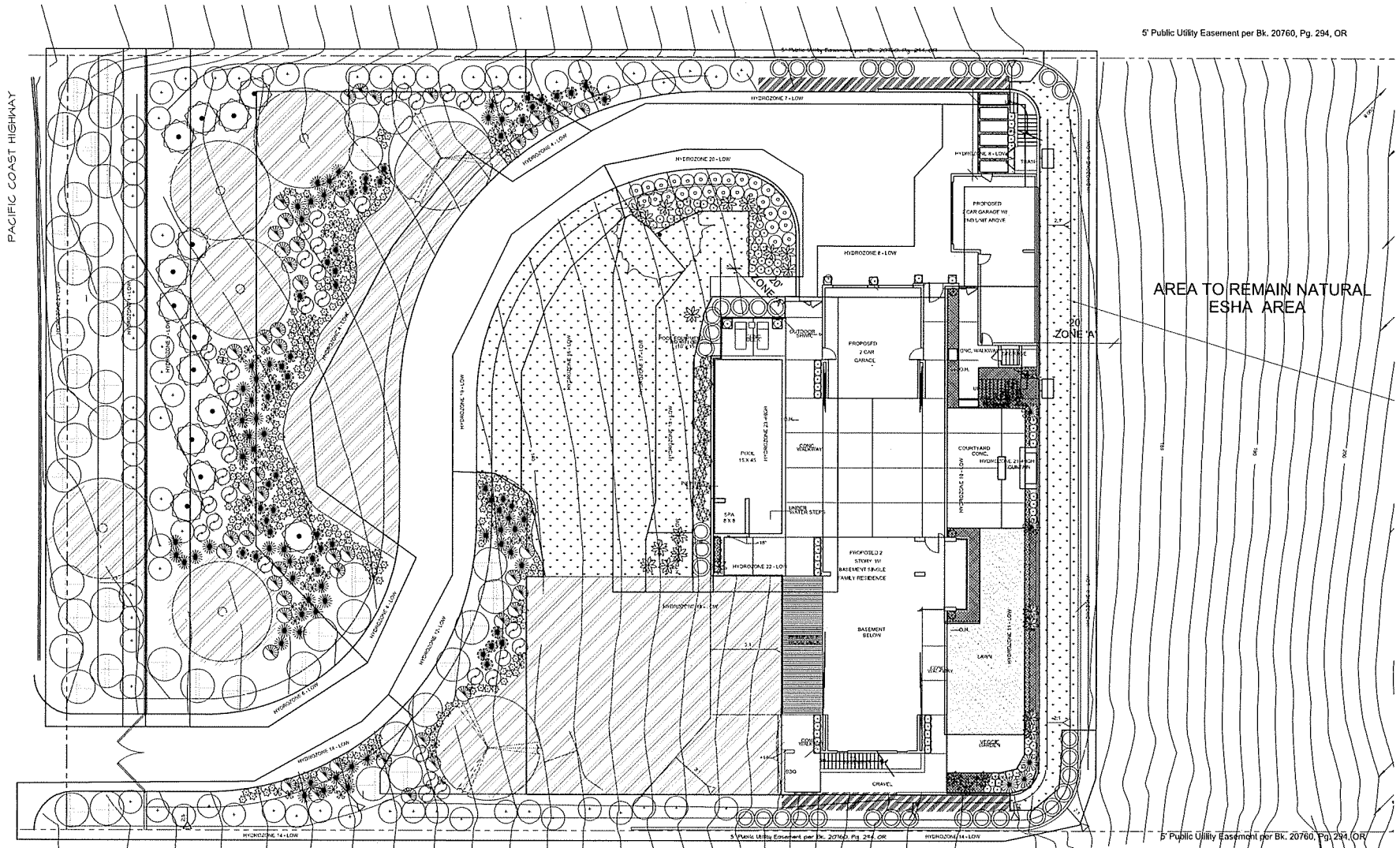
SHEET TITLE:
SITE PLAN

A.P.N. 4473-003-015

SURVEY DATE	JAN. 2, 2001
REVISION DATE (1)	FEB. 15, 2001
REVISION DATE (2)	MAY, 2001
REVISION DATE (3)	MAY, 2002
DRAWN BY	DM
CHECKED BY	DM
FILE NAME	2180_L-0

L-0

FILE NAME



TREE LEGEND

SYMBOL	BOTANIC NAME-COMMON NAME QUANITY AND SIZE	
	PARKINSONIA FLORIDUM BLUE PALO VERDE 1 - 24 INCH BOX	LOW
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE 2 - 24 INCH BOX	MOD
	QUERCUS AGRIFOLIA COAST LIVE OAK 5 - 15 GAL - HILLSIDE	LOW

SHRUB LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	QTY	WUCOLS
	ACONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM	GTS	87	LOW
	AGAVE ATTENUATA	AGAVE	5G	-	LOW
	AGAVE 'HEIDEN'	HEIDEN AGAVE	5G	23	LOW
	ANIGOZANTHUS 'BUSH BLAZE'	BUSH BLAZE KANGAROO PAW	1G	89	LOW
	ARBUTUS 'ELFIN KING'	COMPACT STRAWBERRY SHRUB	5G	58	LOW
	BOUGAINVILLEA 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5G	11	LOW
	CEANOTHUS CRASSIFOLIUS	HAIRY LEAF WILD LILAC - 30' FROM STRUCTURE	5G	53	LOW
	ENCELIA CALIFORNICA	NCN	5G	37	LOW
	ILEX 'STOKES DWARF'	STOKES DWARF HOLLY	5G	-	MOD
	LEYMUS CONDENSATUS	GIANT WILD RYE	1G	44	LOW
	MELICIA IMPERFECTA	CHAPARRAL MELIC	GTS	245	LOW
	MUHLENBERGIA RIDENS	DEER GRASS	1G	53	LOW
	MYRICA CALIFORNICA	WAX MYRTLE	5G	15	LOW
	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	1G	12	LOW
	PHORMIUM 'PINK STRIPE'	PINK STRIPE NEW ZEALAND FLAX	5G	9	MOD
	PITTOSPORUM T. 'GOLF BALL'	GOLF BALL KOHUHU - 5' FROM STRUCTURE	5G	25	MOD
	RHUS INTEGRIFOLIA	LEMONADEBERRY	5G	14	LOW
	SALVIA LEUCOPHYLLA	PURPLE SAGE	1G	44	LOW

QUANTITIES ARE FOR REFERENCE ONLY - CONTRACTOR TO PROVIDE ALL PLANT MATERIAL ON PLAN

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	
	SEDUM R. 'BLUE SPRUCE' BLUE SPRUCE STONECROP - FLATS PLANT @ 18" O.C. EQ. TRIANGLE SPACING	LOW
	FESTUCA RUBRA RED FESCUE SEED	MOD
	BUFFALO GRASS SEED	LOW
	SENCIO VITALIS BLUE CHALK FINGERS - FLATS PLANT @ 12" O.C. EQ. TRIANGLE SPACING	LOW
	3" HALE OR BARK IN ALL PLANTING BEDS WITH OR WITHOUT SYMBOL	

NOTE:
ALL LANDSCAPED AREA'S WILL HAVE AUTOMATIC IRRIGATION.

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN TEL LANDSCAPE DESIGN PLAN.
PREPARER NAME: SUSAN E. McEOWEN
PREPARER SIGNATURE:
PROFESSIONAL LICENSE/DESIGNATION: 2180 LANDSCAPE ARCHITECT

NOTE:
TOTAL LANDSCAPE AND IRRIGATED AREA: 20,944 SQ.FT.
TURF = 613 SQ. FT.
EDIBLE GARDEN = 115 SQ. FT.
IRRIGATION SUPPLY: POTABLE
SOILS REPORT TO BE PROVIDED AFTER COMPLETION OF GRADING
PERVIOUS SURFACE DECK. = 378 SQ.FT.
PERVIOUS GRAVEL: 188 SQ.FT.
MULCH: 5,256 SQ.FT
HARDSCAPE: 10,585 SQ.FT.

PLANTING PLAN

SCALE: 1"=10'-0"

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
32297 BIG OAK LANE
CASTAIC, CA 91384
Office Telephone (661) 295 [illegible]
Email Address www.swoweset.yahoo.com

PROJECT:
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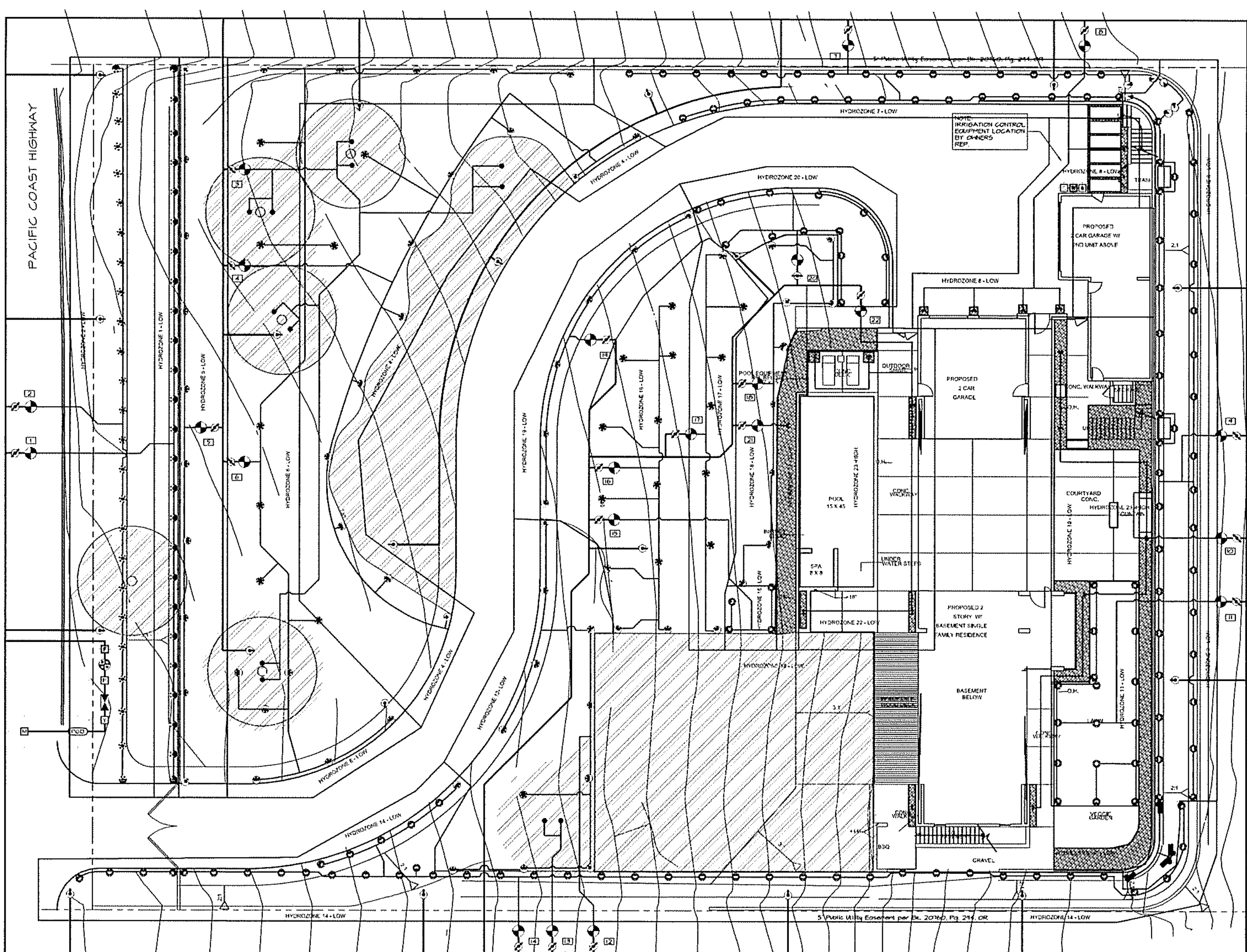
SHEET TITLE:
PLANTING PLAN

A.P.N. 4473-003-015

SURVEY DATE	NOV. 4, 2005
PRELIMINARY SUBM.	FEB. 15, 2006 / MAY. 14, 2006
PRELIMINARY SUBM. 2	MAY. 2, 2007
PRELIMINARY SUBM. 3	MAY. 14, 2007
PRELIMINARY SUBM. 4	JUNE. 4, 2007
CUP SUBMIT.	JUNE. 4, 2007
CUP SUBMIT. 2	JUNE. 4, 2007
AS-BUILT REVISION	JUNE. 17, 2008

L-1

PLT_1.DWG



IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
	ANY	XXX WATER METER	N/A
	NOTE: VERIFY LOCATION IN FIELD		
(POC)	N/A	POINT OF CONNECTION	N/A
	NOTE: VERIFY LOCATION IN FIELD		
	WILKINS	600	N/A
	DESCRIPTION: 1" PRESSURE REGULATOR - CHECK LOCAL CODES		
	WILKINS	975XLSE	L-3 / 7
	DESCRIPTION: 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY		
	RAIN BIRD	PESB-PRS-D	L-3 / 8
	DESCRIPTION: REMOTE CONTROL MASTER VALVE		
	NIBCO / EQUAL	LINE SIZE	N/A
	DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX		
	RAIN BIRD	XCZ-LF-100-PRF	L-4 / 5 & 6
	DESCRIPTION: LOW FLOW CONTROL ZONE KIT		
	EZ-FLOW	EZ-FLOW EZ010-HG	L-4 / 1
	DESCRIPTION: AUTOMATIC FERTILIZATION SYSTEM		
	RAIN BIRD	33DRLC	L-3 / 5
	DESCRIPTION: QUICK COUPLER VALVE		
	IRRITROL	MC-E (BLUE) SERIES	L-3 / 10
	DESCRIPTION: 24 STATION OUTDOOR CONTROLLER		
	IRRITROL	CL-100-WIRELESS	L-3 / 11
	DESCRIPTION: IRRITROL CLIMATE LOGIC WEATHER-SENSING SYSTEM		
	IRRITROL	WIRELESS SENSOR	L-3 / 12
	NOTE: INCLUDED WITH CL-100-WIRELESS CONTROLLER		
	ANY	PVC CLASS 200 PLASTIC PIPE	N/A
	NOTE: 1" LATERAL LINE		
	ANY	PVC SCH. 40 PLASTIC PIPE	N/A
	NOTE: 1" MAIN LINE		
	RAIN BIRD	XFS-09-18-XXX	L-4 & L-5
	NOTE: SUB-SURFACE DRIPLINE / 0.9 GPH / 18" EMITTER SPACING / PLANT		
	HUNTER	MP1000-90°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP1000-120°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP1000-180°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP1000-210°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP2000-90°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP2000-120°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP2000-180°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP2000-210°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP2000-270°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP2000-360°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP800SR-90 / 90°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP800SR-90 / 180°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP800SR-360 / 360°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP-CORNER-45°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP-CORNER-90°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	HUNTER	MP-CORNER-105°	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	WALLA WALLA	MP SIDE STRIP	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		
	WALLA WALLA	MP RIGHT OR LEFT STRIP	XXX
	DESCRIPTION: SEE ZONE CALLOUT FOR SPRAY BODY MODEL & PSI		

XF SERIES DRIPLINE FLOW (PER 100 FEET)

EMITTER SPACING	0.6 GPH EMITTER		0.9 GPH EMITTER	
INCHES	GPH	GPM	GPH	GPM
12"	61.00	1.02	92.00	1.53
18"	41.00	0.68	61.00	1.02
24"	31.00	0.52	46.00	0.77

XF DRIPLINE INFILTRATION RATES / HOUR

PERCENT OF SLOPE	CLAY	LOAM	SAND
0% - 4%	0.13 - 0.44	0.44 - 0.88	0.88 - 1.25
5% - 8%	0.1 - 0.35	0.35 - 0.7	0.7 - 1

XF SERIES DRIPLINE SPACING GUIDELINES

SOIL TYPE	CLAY	LOAM	SAND
EMITTER FLOW RATE	0.6 GPH	0.6 GPH/0.9 GPH	0.9 GPH
EMITTER SPACING	24"	18"	12"
LATERAL SPACING	18 - 24"	16" - 22"	12" - 18"

NOTE:

XFS DRIPLINE GENERAL DESIGN NOTE:

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS, AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLES.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

DRIP ZONE KEY

No.	1	ZONE NUMBER
SIZE:	1"	VALVE SIZE
TYPE:	PLANT	AREA TYPE
AREA:	473	AREA (SQ. FT.)
PSI:	30	PSI PER VALVE
GPM	2.21	GAL / MIN
RATE:	0.64	APPLY IN/HR
TIME:	23 MIN	APPLY 1/4" H2O
[1]		LOCATION

No.	SIZE	TYPE	AREA	PSI	GPM	TYPE	HEADS	RISER	RATE	TIME
1	1"	SHRUB		30	1.68	ROTRY	23	12"		
2	1"	SHRUB		30	15.13	ROTRY	43	12"		
3	1"	TREE		30	5	RHG	10	4"		
4	1"	SHRUB		30	8.32	ROTRY	12	12"		
5	1"	SHRUB		30	6.26	ROTRY	10	12"		
6	1"	SHRUB		30	11.47	ROTRY	14	12"		
7	1"	SHRUB		30	13.20	ROTRY	44	12"		
8	1"	SHRUB	84	30	0.56				0.64	23
9	1"	LAWN		30	11.34	ROTRY	42	4"		
10	1"	SHRUB	684	30	4.55				0.64	23
11	1"	LAWN		30	5.65	ROTRY	17	4"		
12	1"	SHRUB		30	1.40	ROTRY	11	12"		
13	1"	TREE		30	1.0	RHG	2	4"		
14	1"	SHRUB		30	13.12	ROTRY	44	12"		
15	1"	SHRUB		30	0.80	ROTRY	4	12"		
16	1"	LAWN		30	12.24	ROTRY	11	4"		
17	1"	LAWN		30	1.20	ROTRY	7	4"		
18	1"	LAWN		30	5.22	ROTRY	9	4"		
19	1"	LAWN		30	3.52	ROTRY	6	4"		
20	1"	SHRUB		30	3.65	ROTRY	13	12"		
21	1"	SHRUB	419	30	2.79				0.64	23
22	1"	SHRUB	180	30	1.20				0.64	23

NOTE:

PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY.

- VALVE PLACEMENT TO DIVIDE AND EQUALIZE GPM VALUES PER CIRCUIT.
- MAINLINE CIRCUIT TO BE "LOOPED" (CONNECTED AT BOTH ENDS) TO MAINTAIN WATER PRESSURE.
- LATERAL PIPE IS 1"Ø UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
- INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
- IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS.
- INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

NOTE:

XFS DRIPLINE - TREES AND SHRUBS:

- DRIPLINE PIPE SHOULD BE BURIED 4-6 INCHES BELOW SOIL SURFACE. - SEE RAIN BIRD DETAIL "XFS SUB-SURFACE DRIPLINE BURIAL".
- INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
- INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

NOTE:

XFS DRIPLINE - NOTE TO CONTRACTOR:

XFS DRIPLINE IRRIGATION ZONES PECIFICATIONS AND CALCULATIONS FOR THIS PLAN ARE BASED ON THE FOLLOWING PARAMETERS:

1. SOIL TYPE: LOAM
2. SLOPED IRRIGATION ZONES: NO
3. LEVEL IRRIGATION ZONES: YES
4. OUTLET PRESSURE: 30

- IRRIGATION CONTRACTOR TO OBTAIN SOILS REPORT TO VERIFY IRRIGATION ZONE SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN.
- REFER TO RAIN BIRD 2014 IRRIGATION PRODUCTS CATALOG (WWW.RAINBIRD.COM) FOR ALL XFS DRIPLINE SPECIFICATIONS AND REFER REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS.

NOTE:

I HAVE COMPILED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
PREPARER NAME: SUSAN E. MCEOWEN
PREPARECO
R SIGNATURE: LOAM
PROFESSIONAL LICENSE/DESIGNATION: 2180 LANDSCAPE ARCHITECT

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN TEL LANDSCAPE DESIGN PLAN.
PREPARER NAME: SUSAN E. MCEOWEN
PREPARER SIGNATURE:
PROFESSIONAL LICENSE/DESIGNATION: 2180 LANDSCAPE ARCHITECT

Know what's below. Call 811 before you dig.

IRRIGATION PLAN

SCALE: 1"=10'-0"

LICENSED LANDSCAPE ARCHITECT
SUSAN E. McEOWEN #2180
STATE OF CALIFORNIA

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
32297 BIG OAK LANE
CASTAIC, CA 91384

PROJECT:
LINGO RESIDENCE
33355 PACIFIC COAST HIGHWAY
MALIBU, CA.
90265

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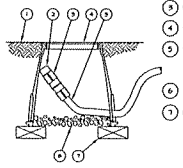
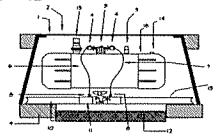
SHEET TITLE:
IRRIGATION PLAN
A.P.N. 4473-003-015



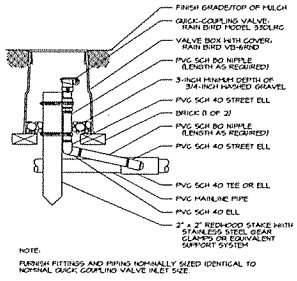
3 DRIPLINE / FLUSH POINT COMPRESSION FIT
NO SCALE

1 - FINISHED GRADE
2 - VALVE BOX & COVER 36"L X 24"W X 24" H
3 - PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
4 - EZ-FLO SHUT OFF VALVES
5 - AIR VENT VALVE
6 - FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
7 - WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
8 - 1/4" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS
9 - APPROVED BACKFILL
10 - PVC MAIN LINE TO VALVE MANIFOLD
11 - EZ BALL COUPLING CONNECTOR - INSTALL ACCORDING TO DIRECTION ARROW
12 - PEA GRAVEL (3 CU. FT.)
13 - PVC MAIN LINE FROM BFP
14 - PRESSURE RELIEF VALVE
15 - FILL VALVE (DRAIN VALVE INCLUDED BUT NOT SHOWN)
16 - EZ-FLO MODEL EZ010-HC

NOTE:
ITEMS 3, 4, 5, 6, 7 AND 8 ARE INCLUDED WITH THE EZ-FLO SYSTEM. ITEM 11 IS PURCHASED SEPARATELY.



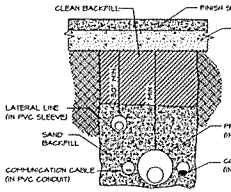
1 EZ-FLO FERTILIZING SYSTEM
NO SCALE



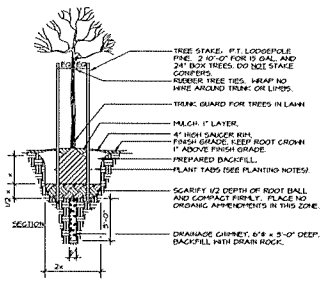
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NORMAL QUICK COUPLING VALVE INLET SIZE

9 QUICK COUPLING VALVE
NO SCALE

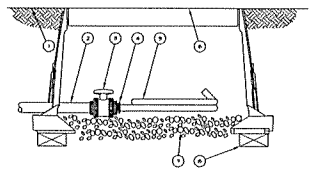
NOTE:
SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC. EXTEND SLEEVE INTO LANDSCAPE AREA 12" MINIMUM. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 3/8" IN MAXIMUM DIMENSIONS. PROVIDE NOT LESS THAN 6" OF CLEARANCE BETWEEN EACH LATERAL LINE, AND NOT LESS THAN 18" OF CLEARANCE BETWEEN LATERAL LINES AND MAINS.



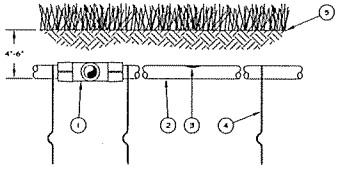
5 TRENCHING - UNDER HARDSCAPE
NO SCALE



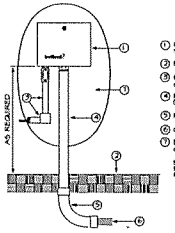
1 TREE PLANTING DETAIL
NO SCALE



4 DRIPLINE / FLUSH POINT WITH BALL VALVE
NO SCALE



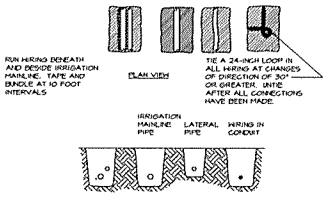
2 DRIPLINE / BURIAL
NO SCALE



1. Irritrol MC Plus series automatic sprinkler controller (wall mount)
2. Finish Grade
3. 1/2" UL approved electrical conduit, ring nut and junction box 120V AC electrical power
4. PVC schedule 40 control wire conduit (size as required)
5. PVC sweep ell (depth as required)
6. Control wires to electric valves
7. Exterior surface for mounting of sprinkler controller

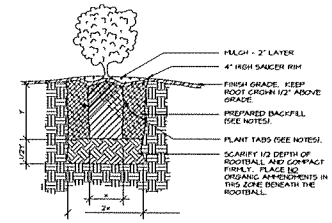
NOTE: All electrical work must conform to local codes. Refer to product literature for additional installation requirements.

10 WALL MOUNT CONTROLLER
NO SCALE

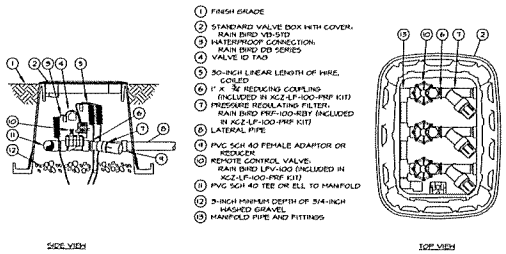


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.

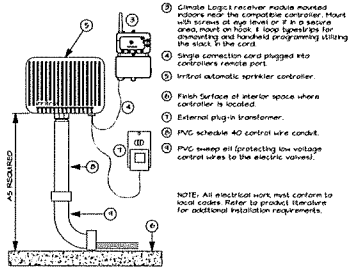
6 PIPE AND WIRE TRENCHING DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NO SCALE



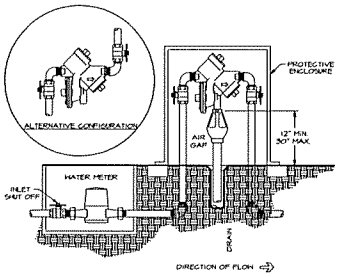
5 CONTROL ZONE KIT IN SQUARE VALVE BOX
NO SCALE



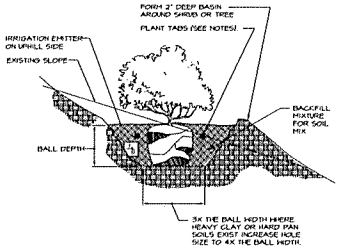
3. Climate Logic receiver module mounted indoors near the compatible controller. Mount with screws at eye level or if in a secure area, mount on hook & loop tapestrips for dismounting and handheld programming utilizing the stick in the cord.
4. Single connection cord plugged into controllers remote port.
5. Irritrol automatic sprinkler controller.
6. Finish Surface of interior space where controller is located.
7. External plug-in transformer.
8. PVC schedule 40 control wire conduit.
9. PVC sweep ell (protecting low voltage control wires to the electric valves).

NOTE: All electrical work must conform to local codes. Refer to product literature for additional installation requirements.

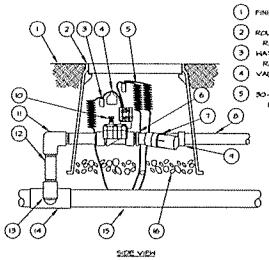
11 WEATHER-SENSING SYSTEM
NO SCALE



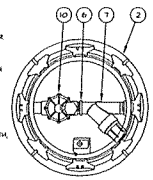
7 REDUCED PRESSURE BACKFLOW DEVICE
NO SCALE



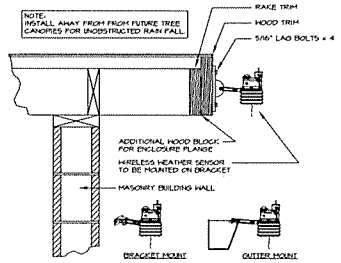
3 SLOPE PLANTING DETAIL
NO SCALE



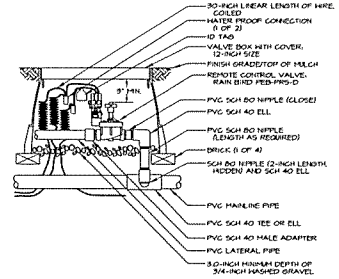
1 FINISH GRADE
2 ROUND VALVE BOX WITH COVER: RAIN BIRD VB-10RND
3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4 VALVE ID TAG
5 30-INCH LINEAR LENGTH OF WIRE, COILED
6 1" X 3/4" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7 PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
8 LATERAL PIPE
9 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10 REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
11 PVC SCH 40 ELL
12 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
13 PVC SCH 80 NIPPLE (2-INCH LENGTH HIDDEN AND PVC SCH 40 ELL)
14 PVC SCH 40 TEE OR ELL
15 PVC MAINLINE
16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



6 CONTROL ZONE KIT IN ROUND VALVE BOX
NO SCALE

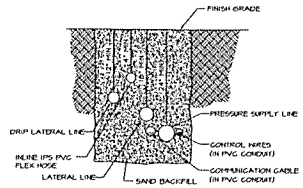


12 WIRELESS WEATHER SENSOR MOUNTING
NO SCALE



8 X" REMOTE CONTROL VALVE
NO SCALE

NOTE:
BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 3/8" IN MAXIMUM DIMENSIONS. PROVIDE NOT LESS THAN 6" OF CLEARANCE BETWEEN EACH LATERAL LINE, AND NOT LESS THAN 18" OF CLEARANCE BETWEEN LATERAL LINES AND MAINS.



4 TRENCHING - OPEN AREAS
NO SCALE

THD 9818 E OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
32297 BIG OAK LANE
CASTAIC, CA 91384
Office Telephone (661) 294 1771
Email: s.mcEowen@verizon.net

PROJECT:
LINGO RESIDENCE
33355 PACIFIC COAST HIGHWAY
MALIBU, CA.
90265

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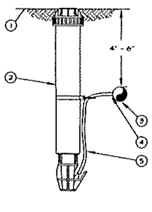
SHEET TITLE:
DETAILS

A.P.N. 4473-003-015

SUBMIT DATE:	JAN. 2, 2013
REVISION DATE 1:	FEB. 2, 2013
REVISION DATE 2:	MAR. 2, 2013
REVISION DATE 3:	APR. 2, 2013
REVISION DATE 4:	MAY. 2, 2013
CAD FILE:	L-3.DWG
DRAWN BY:	S.E. McEOWEN
FILE NAME:	L-3.DWG

L-3

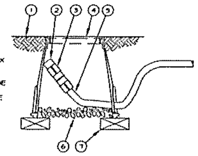
FILE NAME



1. FINISH GRADE/TURF
2. MICRO-SPRAY POP-UP, RAIN BIRD XERI-POP XP-600X WITH 4-VAN NOZZLE
3. SUB-SURFACE DRIPLINE. RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
4. ¼" BARB TRANSFER FITTING, RAIN BIRD XBFCONN
5. ¼" DISTRIBUTION TUBING, RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)

NOTE:
1. USE XERIMAN TOOL XM-TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.

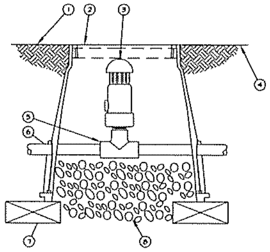
9 XFS SUB-SURFACE DRIPLINE
OPERATION INDICATOR



1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS. POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING, RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX, RAIN BIRD SEB 7XB
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

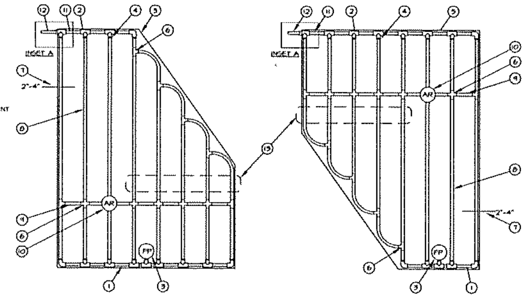
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

8 XFS SUB-SURFACE DRIPLINE FLUSH POINT
WITH EASY FIT COMPRESSION FITTINGS

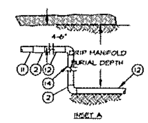


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX, RAIN BIRD SEB 7XB
3. AIR/VACUUM RELIEF VALVE KIT, RAIN BIRD AR VALVE KIT TO BE INSTALLED AT HIGH POINT IN DRIP ZONE
4. FINISH GRADE
5. PVC SCH 40 TEE
6. PVC HEADER PIPE
7. BRICK (1 OF 2)
8. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

4 XFS SUB-SURFACE DRIPLINE
AIR/VACUUM RELIEF VALVE KIT IN PVC HEADER



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.



INSET A

Inlet Pressure	XFS Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	Flow (GPH)		Flow (GPH)		Flow (GPH)	
psi	0.6	0.9	0.6	0.9	0.6	0.9
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	428	705	541
50	434	333	614	470	775	594

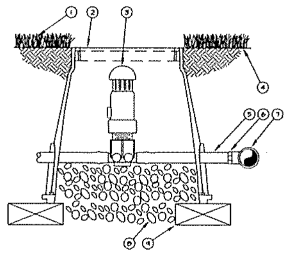
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
4. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
9. ½" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
10. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT"
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE

1 XFS SUB-SURFACE DRIPLINE
IRREGULAR SHAPED LAYOUT

1. The work to be performed under this contract shall include all labor, equipment, materials, and services necessary to complete the finish grading, soil preparation, planting, and maintenance specified.
2. The contractor shall comply with all state and local codes and regulations governing or relating to any portion of this work.
3. All soil used during the grading operation shall be loose, friable soil of the same quality as existing soil
4. All plants shall be healthy, of normal growth, well-rooted, free from disease and insect infestation, and not root bound.
5. Plants shall be subject to inspection and approval. The plants will be rejected by the owner or his representative if deemed unsatisfactory.
6. Finish grade is final grade, with smooth, uniform surface, weed free, ready for planting. Planting area finish grade shall be 1 1/2" below adjacent paved surfaces.
7. No plant shall be planted until irrigation work is complete, tested and approved or until soil preparation and final grade is established.
8. Excavate pits with vertical sides for all plants twice the diameter and 1 1/2 times the depth of root balls. Back-fill with the following mix:
   a. 6 parts on site soil (by volume)
   b. 4 parts nitrolized fir shavings (by volume)
   c. 2 pounds 10-10-10 commercial fertilizer (per cubic yard of mix)
   d. 10 pounds agriculture gypsum (per cubic yard of mix)
   e. 2 pounds iron sulfate (per cubic yard of mix)
9. Rip all planting areas to a depth of 6" and till in the following materials (per 100 square feet):
   a. 4 cubic yards nitrolized fir shavings
   b. 30 pounds 20-20-20 commercial fertilizer (10% slow release)
   c. 100 pounds agricultural gypsum
10. After setting plants, back-fill materials shall be soaked to settle. The top of the root ball shall be 1" above finished grade after settling occurs.
11. The owner or his representative shall be notified 48 hours prior to the following stages of construction inspection:
   a. After tree and shrubs have been spotted - prior to excavation of planting holes.
   b. Upon completion of all planting for approval to begin maintenance.
   c. One week prior to end of maintenance.
12. Do not willfully install any plant material as per design when it is obvious in the field that unknown site conditions exist that were not known during design. Such conditions shall be brought to the attention of the owners' representative or otherwise the contractor must assume full responsibility for any and all revisions.
13. After all work has been completed and approved by the owner, the contractor shall maintain the project for a 90 day maintenance period by watering, weeding, mulching, cultivating, fertilizing at 30, 60, and 90 days into the maintenance period. Use 10-20-10 commercial fertilizer per manufacturers recommendations, and any other operation necessary for the upkeep of the project.
14. Landscape Contractor shall guarantee all plant materials for the following periods of time:
   a. 1 year for trees.
   b. 6 months for shrubs.
   c. 30 days for groundcovers.
15. The guarantee specified above does not hold for plant loss due to poor maintenance by the owner or vandalism before or after final acceptance.
16. All trees larger than 15 gallons shall be guyed per detail (see sheet XXX). All trees 15 gallons and smaller shall be staked per detail (see sheet XXX).

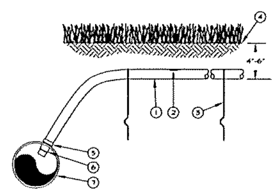
IRRIGATION NOTES

1. The irrigation system design is based on the operating water pressure of 100 PSI. The contractor shall verify water pressure prior to construction and report any difference between the water pressure indicated above and the actual pressure reading at the irrigation point of connection to the owners' authorized representative.
2. This design is diagrammatic for purposes of graphic clarity. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas where possible. Install a minimum layer of 6" of clean fill sand below paved areas.
3. Before any work commences, a conference shall be held with the owners' representative and the contractor, regarding general requirements for this work.
4. The contractor is required to take all precautionary measures to protect utilities and any other lines or structures not shown on these plans and he is responsible for the protection of any damage to these lines or structures.
5. The contractor agrees that he shall assume complete responsibility for the job site conditions during the course of construction of the project including the safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours and contractor agrees to defend and indemnify and hold owner and design professional harmless from any and all liability, real or alleged, in connection with the performances of work on this project, excepting liability arising from the sole negligence of design professional.
6. Do not install the irrigation system as shown on the drawings when it is obvious, in the field, that obstructions, grade differences, or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owners or authorized representative. In the event this notification is not performed the contractor shall assume full responsibility for any revisions necessary at no additional cost to the owner.
7. The contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent over-spray on to walks, roadways, and / or buildings as much as possible. This shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating flow for each system.
8. All pop-up type sprinkler heads installed in shrub or ground cover areas shall be installed where the top of the sprinkler head is 1" above finished grade.
9. All pop-up type sprinkler heads installed in lawn areas shall be installed where the top of the sprinkler head is flush with adjacent sidewalk or curb.
10. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated in the plans
11. 110 / 120 volt electrical power at the automatic controller location shall be provided by others. It shall be the responsibility of the contractor to make the final hookup from the electrical outlet to the automatic controller.
12. Install all pipe materials and equipment as shown in details. Use Teflon tape or Teflon pipe dope on all PVC male pipe threads on all sprinklers, swing joints, and valve assemblies.
13. It is the responsibility of the contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. He shall coordinate his work with the subcontractors for the location and the installation of pipe sleeves through walls, under roadways, paving structures, etc.
14. In addition to the control wire sleeves and pipe sleeves shown on the drawings, the contractor shall be responsible for the installation of control wire and pipe sleeves of sufficient size under all paved areas.
15. The contractor is responsible for following all the local codes and ordinances for non-potable water usage. He shall tag all parts of the irrigation system as required for non-potable water usage (if required).
16. Stop all back-drainage of heads with "King Brothers" check valves in risers. Adjust to minimum pressure loss
17. All workmanship and materials shall conform to local and state codes and regulations governing or relating to any portion of this work.
18. Apply and pay for all permits required for the work indicated on the plan.
19. The irrigation system shall be unconditionally guaranteed for a period of one year from date of acceptance.
20. Upon completion of work, all materials, equipment, and waste shall be removed from the site to the owner's satisfaction.
21. The irrigation system shall be deemed incomplete until all heads, valves, and related irrigation equipment have been checked and adjusted to best conform to the conditions that prevail at the site
22. Back-fill for trenching shall be compacted to dry density equal to the adjacent undisturbed soil and shall conform to the adjacent grades without dips, sunken areas, humps or other irregularities.
23. All piping shall conform to irrigation legend
24. Plastic fittings shall be of schedule 40 polyvinyl chloride plastic pipe
25. Initial back-fill on plastic lines shall be of fine granular material with no foreign matter larger than 1/2" diameter
26. Supply as part of the contract the following tools:
   a. One wrench for disassembly of each type of sprinkler head supplied.
   b. Two keys for the controller.



1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX, RAIN BIRD SEB 7XB
3. AIR/VACUUM RELIEF VALVE KIT, RAIN BIRD AR VALVE KIT
4. FINISH GRADE
5. ½" BLANK DRIPLINE TUBING, RAIN BIRD XF SERIES
6. BARB X MALE THREAD CONNECTOR, RAIN BIRD XFD-MA FITTING
7. PVC TEE CONNECTED TO PVC HEADER PIPE
8. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
9. BRICK (1 OF 2)

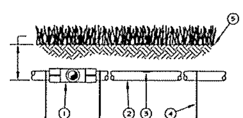
5 XFS SUB-SURFACE DRIPLINE
AIR/VACUUM RELIEF VALVE KIT IN XFS DRIPLINE



1. SUB-SURFACE DRIPLINE, RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. TURF/FINISH GRADE OR SHRUB BED WITH MULCH
5. RATCHET CLAMP (INCLUDED WITH ADAPTER)
6. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
7. PVC LATERAL PIPE MINIMUM 1" IN DIAMETER DEPTH PER SPECIFICATION

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

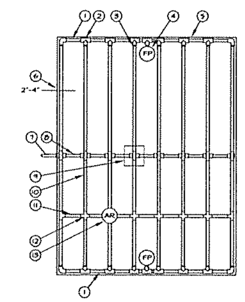
6 XFS SUB-SURFACE DRIPLINE
ADAPTER FOR 1" OR LARGER PVC



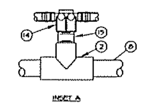
1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

7 XFS SUB-SURFACE DRIPLINE BURIAL



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
11. ½" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
13. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT" OR "XFS AIR RELIEF VALVE KIT IN PVC HEADER"
14. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
15. ¾" PVC NIPPLE, LENGTH AS NECESSARY

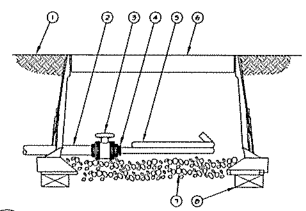


INSET A

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

Inlet Pressure	XFS Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	Flow (GPH)		Flow (GPH)		Flow (GPH)	
psi	0.6	0.9	0.6	0.9	0.6	0.9
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	428	705	541
50	434	333	614	470	775	594

2 XFS SUB-SURFACE DRIPLINE
CENTER FEED LAYOUT



1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X ¾" TRUE UNION BALL VALVE
4. EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFD-MA-075
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
6. 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
7. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
8. BRICK (1 OF 2)

3 XFS SUB-SURFACE DRIPLINE
FLUSH POINT WITH BALL VALVE

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
32297 BIG OAK LANE
CASTAIC, CA 91384
Office Telephone (661) 294-1753
Email Address: semceowen@yahoo.com

PROJECT:
LINGO RESIDENCE
33355 PACIFIC COAST HIGHWAY
MALIBU, CA.
90265

These drawings are not final and shall not be used for construction purposes until signed by Susan E. McEowen, Landscape Architect #2180. These plans and all contained therein are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Susan E. McEowen

SHEET TITLE:
DETAILS
A.P.N. 4473-003-015

L-4

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	July 8, 2015	**Review Log #:**	**3579**
Site Address:	33355 Pacific Coast Highway		
Lot/Tract/PM #:		**Planning #:**	**CDP 14-005**
Applicant/Contact:	Joseph Lezama, joseph@buaia.com	**BPC/GPC #:**	
Contact Phone #:	310-456-5905 **Fax#:**	**Planner:**	**Richard Mollica**
Project Type:	New single-family residential development		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold.**)*	Donald B. Kowalewsky (CEG 1025): **7-6-15** Donald B. Kowalewsky (CEG 1025, Tsao, RCE 46886): **6-4-15**, 4-14-15, 12-10-14, 11-30-13, 7-11-02 Barton Slutske (REHS # 3940): 1-28-15, 1-30-13 Onsite Wastewater Treatment System (OWTS) plan prepared by Barton Slutske dated January 28, 2015. Building plans prepared by Burdge & Associates Architects dated August 19, 2014. Grading plans prepared by BLH Construction Company dated July 31, 2014.
Previous Reviews:	5-11-15, 1-23-15, Environmental Health Planning Stage (Conformance Review) dated 11-13-14, 2-24-14, Geotechnical Review Referral Sheet dated 2-4-14

Review Findings

Coastal Development Permit Review

☒ The residential development project is **APPROVED** from a geotechnical perspective.

☐ The residential development project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building/Grading Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐ **APPROVED** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ **NOT APPROVED** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage approval.

Remarks

The referenced addendum reports were reviewed by the City from a geotechnical perspective. The project

includes constructing a new 4,688 square foot two-story single-family residence and attached garage with 2,030 square feet of covered porches and a 1,472 square foot basement, a new 1,417 square foot detached two-story garage/storage room/guest unit, retaining walls, grading (1,484 yards of cut and 270 yards of fill under structure; 2,676 yards of cut and 3,758 yards of fill for safety; 817 yards of cut and 125 yards of fill non-exempt; and 824 yards export), a new swimming pool and spa, and a new onsite wastewater treatment system (OWTS) consisting of a treatment tank system and three 6' diameter x 27' BI seepage pits with 11.5', 12.1', and 10.5' caps, with 100% expansion. The capping depths were revised to account for the grade changes, based on the grading plans.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Review Comments:

1. Please clearly show the freeboard on the rear-yard retaining walls on the retaining wall details in the plans.
2. The OWTS Consultants need to review the grading plans and seepage pit design and verify the capping depths based on the grading proposed in the area of the seepage pits. It appears that fill will be placed in that area.
3. The following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring footings and slabs to evaluate the corrosivity of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary."*
4. Section 7.2.1 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
5. Please depict limits and depths of over-excavation and structural fill to be placed on the grading plan, and cross sectional view of the proposed building area. Cut and fill yardages are to be indicated on the cover sheet of the plans.
6. Two sets of final grading, retaining wall, OWTS, swimming pool/spa, garage/second unit, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by: 7/7/15

Christopher Dean, C.E.G. #1751, Exp. 9-30-16 Date
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: *July 7, 2015*

Kenneth Clements, G. E. # 2010, Exp. 6-30-16 Date
Geotechnical Engineering Reviewer (805-963-4450)
Email: kclements@fugro.com

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

APPLICANT

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist DATE: ~~2/4/2014~~ 9/10/15

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-005, SPR 14-006

JOB ADDRESS: 33355 PACIFIC COAST HWY

APPLICANT / CONTACT: Joseph Lezama, Burdge & Associates

APPLICANT ADDRESS: 21235 Pacific Coast Highway
Malibu, CA 90265

APPLICANT PHONE #: (310) 456-5905

APPLICANT FAX #:

APPLICANT EMAIL: joseph@buaia.com

PROJECT DESCRIPTION: NSFR, OWTS, Pool, SPA, basement, 2nd unit,

---

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

____ The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).

X The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.

____ The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).

SIGNATURE DATE 9/15/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu
23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 33355 Pacific Coast Highway
Applicant/Phone: Joseph Lezama/ 310-456-5905
Project Type: NSFR, OWTS, Pool, Spa, basement, 2nd Unit
Project Number: CDP 14-005
Project Planner: Richard Mollica
Previous Biological Review: incomplete 3/13/14, 8/29/14, 9/23/14, 4/14/15

RESOURCES: Scrub ESHA

REFERENCES: Site survey, site plans, landscape plans (REV), Biological Assessment (Read 12/20/13), Biological Assessment (Forde 6/20/14), Revised Fuel Modification Plans

DISCUSSION:

1. Due to discrepancies in ESHA boundaries presented by two separate biological assessments submitted for this project, the project was taken to the Environmental Review Board (ERB) for review. The ERB determined the more restrictive (Read (12/20/13) was more accurate. However, existing fuel modification zones for surrounding development meant just a small triangle of additional ESHA habitat extended further southward into the property. This small extension could have meant moving the entire development further downhill, toward Pacific Coast Highway, which would have created other difficulties with neighboring views and potentially other geology issues.

   Therefore, it was the recommendation of the ERB that a barrier of native oak trees be planted between the proposed residence and the edge of ESHA as oak trees will typically slow a fire's progress. This plan was presented to the Fire Department as a revised fuel modification plan and was approved.

2. The Maximum Applied Water Allowance (MAWA) for this project totals 530,793 gallons per year (after corrections following the State mandated change of ETAF from 0.7 to 0.55). The Estimated Applied Water Use (EAWU) totals 328,295 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

   Dave Rydman
   Address: 1000 S. Fremont Ave, Bldg. A-9 East, 4th Floor-"Waterworks Division", Alhambra, CA 91803
   Email: DRYDMAN@DPW.LACOUNTY.GOV (preferred)
   Phone: (626) 300-3357

   Please note this action may require several weeks. As such, the applicant should submit their approved landscape plans to DPW as soon as feasible in order to avoid a delay at plan check.

   B. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   C. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   D. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

   E. Invasive plant species, as determined by the City of Malibu, are prohibited.

   F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

   G. No non-native plant species shall be approved greater than 50 feet from the residential structure.

   H. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.

   I. Grading should be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 –March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

J. Grading scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

K. Construction fencing shall be placed no less than 25 feet south of the ESHA boundaries identified in the 12/13 Read Assessment. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

L. The landscape and fuel modification plans ha ve been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the final approved landscape and fuel modification plans. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

M. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.

N. Necessary boundary fencing of any single area exceeding one half (1/2) acre shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40 inches high, and have a space greater than 14 inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By: _____ Date: 9/15/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: ~~2/4/2014~~ 7/6/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-005, SPR 14-006
JOB ADDRESS:	33355 PACIFIC COAST HWY
APPLICANT / CONTACT:	Joseph Lezama, Burdge & Associates
APPLICANT ADDRESS:	21235 Pacific Coast Highway Malibu, CA 90265
APPLICANT PHONE #:	(310) 456-5905
APPLICANT FAX #:	
APPLICANT EMAIL:	joseph@buaia.com
PROJECT DESCRIPTION:	NSFR, OWTS, Pool, SPA, basement, 2nd unit,

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Plumbing Code (MPC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MPC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ NOT REQUIRED
☑ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Signature: [signature] Date: JULY 20, 2015

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Joseph Lezama, Burdge & Associates joseph@buaia.com		
Project Address:	**33355 Pacific Coast Highway** Malibu, CA 90265		
Planning Case No.:	CDP 14-005		
Project Description:	NSFR, OWTS, pool, spa, basement, 2nd unit		
Date of Review:	July 20, 2015		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 x 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Architectural plans by Burdge & Associates submitted to Planning 10-2-2014
Grading Plans:	Cut/fill exhibit by BLH Construction dated 7-31-2014
OWTS Plan:	OWTS site plan/plot plan by Burdge & Associates dated 11-5-2014 (signed by Barton Slutske 1-28-2015)
OWTS Report:	OWTS design report by Barton Slutske dated 1-28-2015
Geology Report:	Updated engineering geology report by Donald Kowalewsky dated 11-30-2014; Addendum report dated 12-10-2014
Miscellaneous:	Fixture unit worksheets by Barton Slutske dated 1-282015 Percolation test report by Barton Slutske dated 11-30-2015
Previous Reviews:	2-11-2014, 11-13-2014

REVIEW FINDINGS

Planning Stage:	☒	CONFORMANCE REVIEW COMPLETE for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Plumbing Code (MPC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	CONFORMANCE REVIEW INCOMPLETE for the City of Malibu LIP and MPC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
Plan Check Stage:	☐	APPROVED
	☒	NOT APPROVED Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	☐	NOT REQUIRED
	☒	REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new alternative onsite wastewater treatment system (AOWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal

Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project AOWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review

1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

   The final AOWTS design submittal shall contain the following information (in addition to the items listed above).

   a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture schedule, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   b. Sewage and effluent pump design calculations.

   c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit,

subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak AOWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All AOWTS design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For AOWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

3) **Building Plans:** All project architectural plans and grading/drainage plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

4) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

5) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

6) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed alternative onsite wastewater disposal system after construction shall be submitted. ***Please note only original "wet signature" documents are acceptable***.

7) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified copy issued by the Los Angeles County Recorder.***

8) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

9) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the AOWTS plan shall be obtained.

10) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the AOWTS design and system specifications.

11) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

33355 PACIFIC COAST HIGHWAY (CDP 14-005)
MALIBU, CA 90265

S.F.D.:	5 Bedrooms/62 Fixture Units (N)
GUEST UNIT:	1 Bedroom/18 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES-12 with UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 27' BI w/ 11.6' Cap (N)(proj. P-4) 1 - 6' x 27' BI w/ 12.1' Cap (N)(proj. P-5) 1 - 6' x 27' BI w/ 10.5' Cap (N)(proj. B-2)
FUTURE:	1 - 6' x 27' BI w/ 11.6' Cap (N)(proj. P-1) 1 - 6' x 27' BI w/ 10.9' Cap (N)(proj. P-2) 1 - 6' x 27' BI w/ 10.5' Cap (N)(proj. P-3)
PERC RATE:	4,032 gpd/10.7 gpsf (projected; P-4) 3,723 gpd/14.2 gpsf (projected; P-5) 5,295 gpd/14.2 gpsf (projected; B-2) 5,727 gpd/15.2 gpsf (projected; P-1) 3,381 gpd/9.0 gpsf (projected; P-2) 4,689 gpd/12.4 gpsf (projected; B-2)
DESIGNER:	Barton Slutske, REHS (3940)
REFERENCE:	Barton Slutske: OWTS system design report dated 1/28/2015

NOTES:

1. This conformance review is for a new 5 bedroom (62 fixture units) single family dwelling and a new 1 bedroom (18 fixture units) guest house. The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

2. This review relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

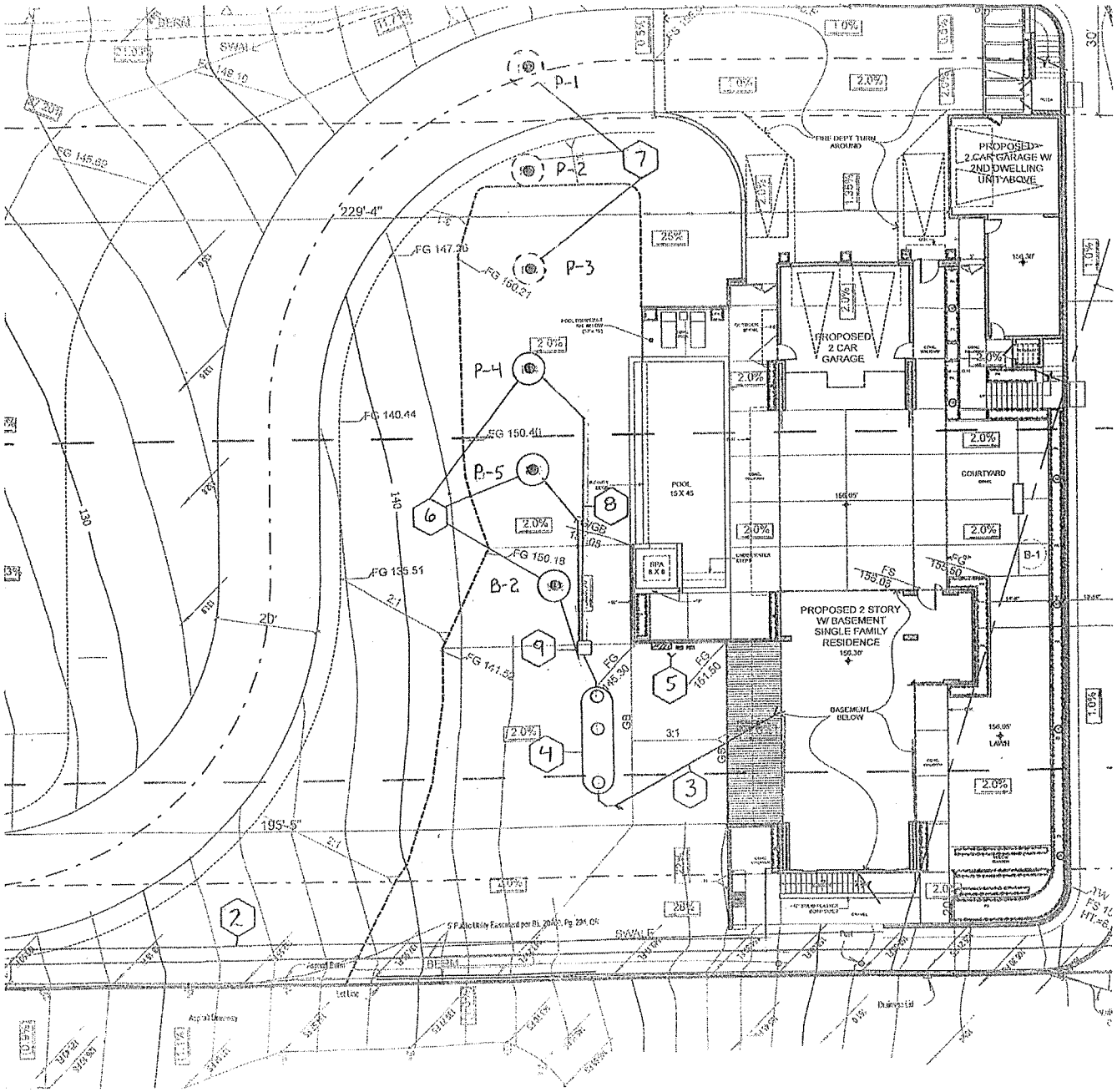
CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

JUL 20 2015

SIGNATURE:

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

RECEIVED
JUL 06 2015
PLANNING DEPT.

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 2/4/2014
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-005, SPR 14-006
JOB ADDRESS: 33355 PACIFIC COAST HWY
APPLICANT / CONTACT: Joseph Lezama, Burdge & Associates
APPLICANT ADDRESS: 21235 Pacific Coast Highway
Malibu, CA 90265
APPLICANT PHONE #: (310)456-5905
APPLICANT FAX #:
PROJECT DESCRIPTION: NSFR, OWTS, Pool, SPA, basement, 2nd unit,

---

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 1250 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)	HYDRANT REQUIRED
The project is required to have an interior automatic fire sprinkler system.	X
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	X

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	X	
Required and/or proposed Fire Department Vehicular Turnaround	X	
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

M. Bonner
SIGNATURE

4/30/15
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341 or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

REVISED

TO: Public Works Department DATE: ~~2/4/2014~~ 6/30/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-005, SPR 14-006
JOB ADDRESS:	33355 PACIFIC COAST HWY
APPLICANT / CONTACT:	Joseph Lezama, Burdge & Associates
APPLICANT ADDRESS:	21235 Pacific Coast Highway Malibu, CA 90265
APPLICANT PHONE #:	(310) 456-5905
APPLICANT FAX #:	
APPLICANT EMAIL:	joseph@buaia.com
PROJECT DESCRIPTION:	NSFR, OWTS, Pool, SPA, basement, 2nd unit,

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE DATE 7/1/15

RM

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: July 1, 2015

Re: Proposed Conditions of Approval for 33355 Pacific Coast Highway CDP 14-005

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed driveway.

GRADING AND DRAINAGE

2. This project proposes grading adjoining an Environmental Sensitive Habitat Area (ESHA). The project plans shall adequately identify the limits of ESHA.

3. Grading permits shall not be issued between November 1 and March 31 each year LIP Section 17.2.1. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1. **A note shall be placed on the project that addresses this condition.**

4. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

5. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
    - Public Works Department General Notes
    - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
    - The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
    - The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
    - If the property contains trees that are to be protected they shall be highlighted on the grading plan.
    - If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
    - Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
    - Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

6. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

7. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template. A note shall be placed on the project plans that address this condition.

STORMWATER

8. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and

is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

- Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

9. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

10. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an

Recycled Paper

analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

11. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

12. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

13. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

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- The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
- There are sufficient BMPs in place to prevent soil erosion; and
- The discharge does not reach into the MS4 or to the ASBS (including tributaries)

Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Notice Continued...

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Richard Mollica, AICP, Senior Planner, at (310) 456-2489, extension 346.**

Date: December 31, 2015

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 4

Notice of Public Hearing

City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

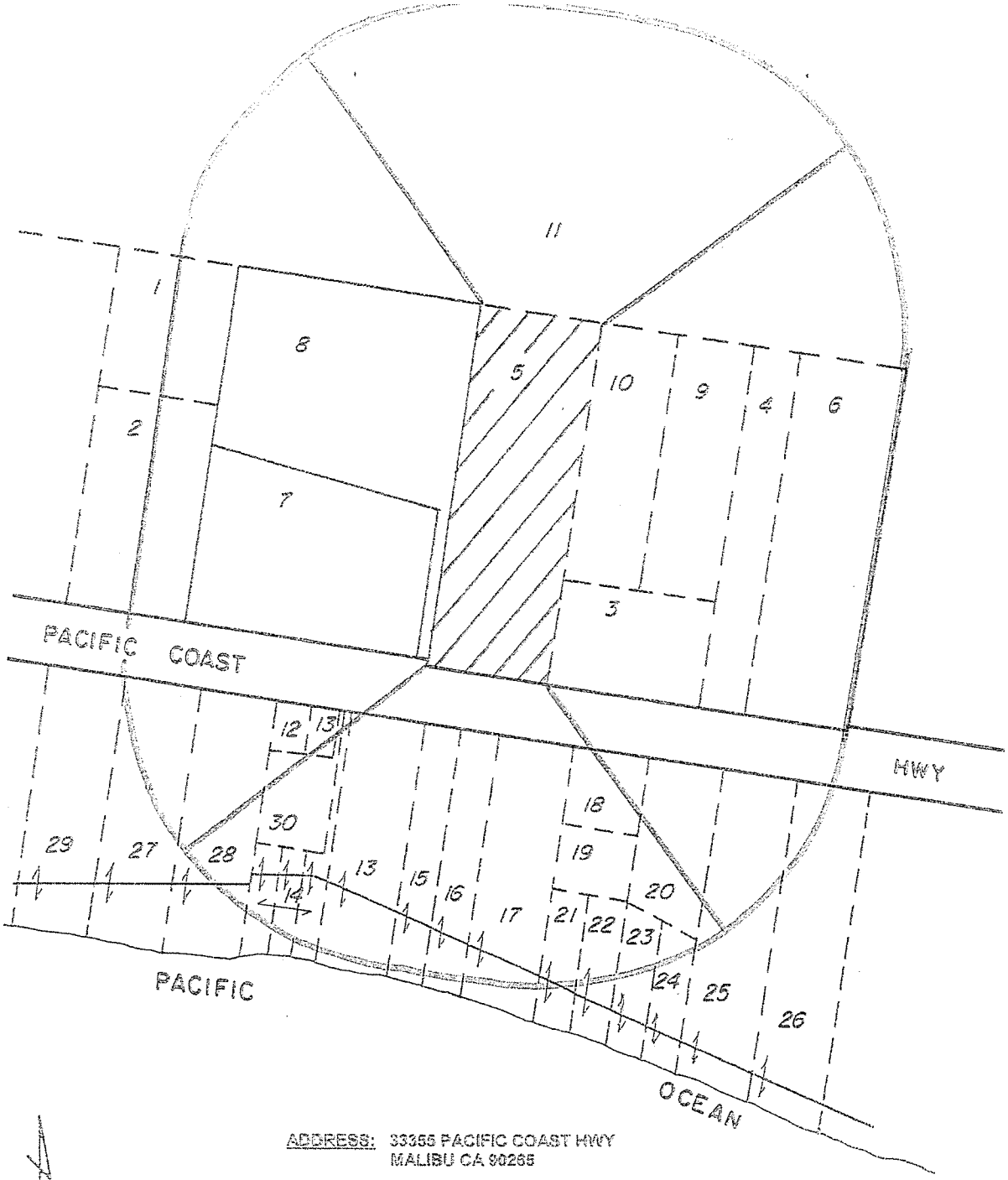
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **WEDNESDAY, January 27, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 14-005, VARIANCE NO. 15-048, AND SITE PLAN REVIEW NO. 14-006 – An application for the construction of a new 6,705 square foot single-family residence, garage, and basement, 560 square foot second residential unit above a detached 857 square foot work room and garage, pool and spa, new alternative onsite wastewater treatment system, new gate and fencing, hardscape and landscaping, a variance to allow for retaining walls in excess of six feet in height, and a site plan review to allow for construction in excess of 18 feet in height

LOCATION:	33355 Pacific Coast Highway, within the appealable coastal zone
APN:	4473-003-015
ZONING:	Rural Residential Two-Acre (RR-2)
APPLICANT:	Burdge and Associates
OWNER:	Jake Lingo
APPLICATION FILED:	February 4, 2014
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15303(a) and (e) New Construction or Conversion of Small Structures. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



ADDRESS: 33355 PACIFIC COAST HWY
MALIBU CA 90265

N

LEGEND:

.5 - KEY TO OWNERSHIP LIST

500' RADIUS MAP	CASE NO.:
CONTINENTAL MAPPING SERVICE 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663	DATE: 9-17-15 SCALE: 1" = 200'
	CMS 10-6825

Planning Commission Meeting
01-27-16
Item 5.E.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, AICP, Senior Planner

Reviewed: Bonnie Blue, AICP, Planning Director

Date prepared: January 12, 2016 Meeting date: January 27, 2016

Subject: Administrative Plan Review No. 15-105, Variance No. 15-024, and Site Plan Review No. 14-054, Demolition Permit No. 15-017 – An application to modify an existing two-story single-family residence and associated development

Location:	33014 Pacific Coast Highway, within the appealable zone
APN:	4473-018-008
Zoning:	Rural Residential-Two Acre (RR-2)
Applicant:	Marny Randall
Owner:	Harpareno Trust
Application Filed:	October 29, 2015 (amended); December 4, 2014 (original application)

RECOMMENDED ACTION: Adopt Resolution No. 16-19 (Attachment 1), determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Administrative Plan Review (APR) No. 15-105 to modify an existing two-story single-family residence with an interior and exterior remodel, a 73 square foot addition, and a new stairway entrance, including Variance (VAR) No. 15-024 for an addition that maintains a nonconforming two-thirds condition at the second floor, Site Plan Review (SPR) No. 14-054 for construction over 18 feet in height, up to 28 feet for a pitched roof, and Demolition Permit (DP) No. 15-017 for the demolition of less than 50 percent of exterior walls for a project located in the Rural Residential-Two Acre (RR-2) zoning district located at 33014 Pacific Coast Highway (Harpareno Trust).

DISCUSSION: This agenda report provides an overview of the project including a summary of the surrounding land use, description of the proposed project and a summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Municipal Code (MMC) and CEQA. The analysis and findings discussed

herein demonstrate that the project is consistent with the MMC. On September 8, 2015, the Planning Commission held a public hearing for CDP No. 14-076, VAR Nos. 15-024 and 14-057, SPR Nos. 14-053 and 14-054, DP No. 15-017 and Offer to Dedicate (OTD) No. 15-004 which proposed more extensive modifications to the existing residence, including conversion of the existing attached garage into living space, a 162 square foot addition, construction of a 400 square foot detached two-car garage, widening of the existing driveway, new retaining walls, and a new on grade stairway entrance. In addition, OTD No. 15-004 would have granted a lateral public access along the shore located at the rear of the property[1].

Neighboring residents expressed concerns about flooding from the creek that runs through the property as well as the scale of the project and its effect on traffic and vehicular access. At that meeting, the Commission determined that given the scope of the project all of the required findings could not be made to support the various discretionary requests. As a result, the applicant has significantly scaled the project back and as a result a number of the various discretionary requests have been withdrawn. In addition, since the project now proposes less than a 10 percent addition to the residence, a CDP is no longer required, and the project qualifies for an exemption from the requirements of the LCP under LIP Section 13.4.1(B). The addition is now limited to a 73 square foot addition which was previously proposed as part of the CDP application. The addition to the first floor and other site improvement have been eliminated. Story poles were installed to address neighbor concerns about visual impacts. Photos are included with this report to demonstrate and demonstrate no adverse visual impacts or view obstructions.

Surrounding Land Uses and Project Setting

As shown in Figure 1, the subject property is an irregularly shaped lot. The parcel is the last lot, at the bottom of a shared access driveway off of Pacific Coast Highway (PCH) just west of Decker Canyon Road. A stream runs along the eastern property line, and the western property line abuts an ascending bluff. There is a narrow, curved common access driveway that begins at Pacific Coast Highway (PCH) and terminates at the subject property.

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[1] The September 8, 2015 Planning Commission Agenda Report Item No. 5B can be viewed at: http://www.malibucity.org/AgendaCenter/ViewFile/Item/1848?fileID=2166 .

Figure 1: Site Aerial

Properties in the immediate area are developed with single-family residences. The subject site is bordered to the north, east and west by existing single-family residential development and to the south by the Pacific Ocean.

Table 1 – Surrounding Land Uses				
Direction	**Address/ Parcel No.**	**Size**	**Zoning**	**Land Use**
North	33050 PCH	2.59 Acres	RR-2	Single-Family
East	33012 PCH	0.72 Acre	RR-2	Single-Family
South	Pacific Ocean			
West	33064 PCH	4.85 Acres	RR-2	Single-Family

La Chusa Creek, which is located along the eastern property line is an environmentally sensitive habitat area (ESHA) based on the LCP ESHA and Marine Resources Map. According to the geotechnical report, prepared by GeoConcepts Inc. dated July 10, 2014, stream deposits commonly deposit more sediment than what can be carried away by waves and currents, and new lands are built up in the form of deltas. The property is located on the western bank and at the mouth of the La Chusa Canyon Creek. Due to the large delta at the mouth of the La Chusa Creek that extends out to the ocean, it appears that the subject property has been built up from debris by the La Chusa watershed rather than by wave action. Based on aerial images (Figure 2) and geology report on record, it appears that the subject property is a delta between two bluffs, but the subject property itself is not a bluff. Furthermore, since the project consists only of a remodel and no expansion of the development footprint, there is no impact to the delta or ESHA.

Figure 2: View of Adjacent Bluffs

Coastal Development Permit Exemption

The subject parcel is located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu. However, LCP Local Implementation Plan (LIP) Section 13.4 provides a coastal development permit exemption for certain projects which do not involve a risk of adverse environmental impact. The proposed project is consistent with LIP Section 13.4.1, "Improvements to Existing Single-family Residences." Additionally, the proposed development is not listed among the classes of development in LIP Section 13.4.1(B) for which a coastal development exemption does not apply. The application is before the Planning Commission because it includes a variance request.

Project Background

According to the Los Angeles County Assessor's office, the property was initially developed in 1973. Non-beachfront development standards are applied to the subject property due to its RR zoning designation. However, because the property abuts the shoreline, the south yard setback is measured from the mean high tide line. The project was reviewed by the California State Lands Commission on June 23, 2015, who asserted no jurisdictional claim regarding the proposed project. Furthermore, the new development complies with the ten foot setback from the mean high tide line.

The subject site has been heavily disturbed and developed by previous grading, brush clearance and residential development. In the past nine years, multiple site improvement projects have been completed on the subject property, including:

- In December of 2006, the Planning Commission approved CDP No. 06-049 for a new swimming pool, hardscape landscaping and a new alternative onsite wastewater treatment system (AOWTS);

- In June 2009, the Planning Commission approved CDP No. 08-007 and a variance to replace a failing timber supported access bridge, installation of a new underground soldier pile supported retaining wall with guardrail within an existing patio to protect the existing single-family residence, and a variance for reduction of the required ESHA buffer to allow for the replacement of the existing bridge; and

- In February of 2010, the Planning Department approved Administrative Plan Review No. 09-015 for a 60 square foot pool bathroom that is located on top of an existing deck that surrounds a swimming pool and spa.

A biological assessment was prepared by Forde Biological consultants, dated January 2008, and concluded that the subject property includes an area utilized by sea lions, contains active bird nests, and two protected native trees are not within the project area. The City Biologist has required that the project be conditioned so as not to disturb the sea lions. The City Biologist has required the presence of an onsite biologist during periods of construction when sea lions are present and the fencing off of construction activities from areas where sea lions are present. In addition, the City Biologist has conditioned the project to include bird nesting monitoring.

Project Description

The proposed project includes the work as follows:

1. An interior and exterior remodel, and
2. 73 square foot addition to the existing residence.

The project also includes the following discretionary requests:

- VAR No. 15-024 for a second floor addition that maintains the non-conforming two-thirds calculation;
- SPR No. 14-054 for construction over 18 feet in height, up to 28 feet for a pitched roof; and
- DP No. 15-017 for the demolition of less than 50 percent of exterior walls of the existing residence.

Total Development Square Footage (TDSF):

The resulting development will have 4,603 square feet of TDSF comprised of:

- Existing First Floor (with breezeway): 1,796 sq. ft.
- Attached Two-Car Garage: 400 sq. ft.
- Existing Second Floor: 1,845 sq. ft.
- Second Floor Addition: 73 sq. ft.

4,114 sq. ft.

SPR No. 14-054 (Height)

The existing single-family residence has a sloped roof, with the tallest ridge at 30 feet, 10 inches. The second floor addition is proposed on the north side of the residence where the existing pitched roof is 28 feet in height. The 73 square foot addition to the second floor is proposed to be in alignment with the existing roof at 28 feet, and therefore, pursuant to the MMC, is subject to a site plan review.

VAR 15-024 (Two-Thirds)

Pursuant to the MMC, any portion of the structure above 18 feet in height shall not exceed two-thirds (66.67%) of the first floor area, and shall be oriented so as to minimize view blockage from adjacent properties. As shown in Table 2, the area above 18 feet in height (second floor) is 84 percent of the first floor area; therefore, the existing residence has a non-conforming second floor. The addition to the second floor will result in a second floor that is 87 percent the size of the first floor but no visual difference in the massing or visual impact on the structure. However, since the non-compliant second floor will remain, VAR No. 15-024 is requested.

Table 2 – Percentage of 2nd Floor			
Existing Single-Family Residence		**Proposed Single Family Residence**	
Existing 1st Floor*	2,196 sq. ft.	Proposed 1st Floor	2,196 sq. ft.
Existing 2nd Floor	1,845 sq. ft.	Proposed 2nd Floor	1,918 sq. ft.
Percentage of 2nd Floor	84%	Percentage of 2nd Floor	87%

**The existing first floor includes the 350 sq. ft. breezeway and 400 sq. ft. attached garage.*

DP No. 15-017 (Less than 50 Percent of Exterior Walls)

Additions and/or improvements to nonconforming structures may be authorized, provided that: 1) the addition and/or improvement complies with the current policies and standards; and 2) less than 50 percent of the exterior walls will be demolished. Based on the project plans, the scope of work is not considered a replacement structure since less than 50 percent of the exterior walls are proposed to be demolished. A breakdown of the percentage of exterior walls proposed to be demolished is provided in Table 3.

Nevertheless, the property owner will be required to sign a major remodel agreement to memorialize his/her acknowledgment that demolition of more than 50 percent of existing exterior walls will result in forfeiture of existing non-conformities and the requirement for a new CDP for a replacement structure that complies with all current MMC and LCP requirements. In addition, all new construction must comply with current development standards.

Table 3 - Percentage of Exterior Walls Demolished			
Floor	**Existing Exterior Walls**	**Demolished Exterior Walls**	**Percentage**
First Floor	250 ft.	81 ft., 8 in.	32.6%
Second Floor	243 ft.	112 ft., 11 in.	46.4%
Total	493 ft.	194 ft., 10 in.	39.5%

MMC Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and the Los Angeles County Fire Department for conformance with the LCP. The review sheets are attached hereto as Attachment 4. The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning

Table 4 provides a summary and indicates that the proposed project meets the property development and design standards as set forth under MMC Section 17.40.040.

Table 4 – Surrounding Land Uses			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
SETBACKS			
Front Yard	25 ft.	34 ft., 9 in.	Complies
Rear Yard	18 ft., 6 in.	5 ft.	Existing Non-Conforming (no change)
North Side Yard (10%)	54 ft., 7 in.	180 ft.	Complies
South Side Yard (15%)	30 ft., 4 in.	60 ft.	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	5,832 sq. ft.	4,203 sq. ft.	Complies
IMPERMEABLE COVERAGE	9,466 sq. ft.	9,278 sq. ft.	Complies
PARKING	2 enclosed / 2 unenclosed	2 enclosed / 2 unenclosed	Complies
HEIGHT	*18 feet*	*28 ft. (pitched)*	*SPR No. 14-054*

Table 4 – Surrounding Land Uses			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
2/3RDS RULE	*1,530 sq. ft. (67% of proposed 1st fl.)*	*1,918 sq. ft. (87% of proposed 1st fl.)*	*VAR No. 15-024*
CONSTRUCTION ON SLOPES	Less than 3:1	Less than 3:1	Complies

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Report was prepared by Robert Wlodarski of Historical Environmental Archaeological Research Team in November, 2008 for the subject property. The report concluded that any improvements within the project area would not have adverse effects on cultural resources.

Nevertheless, a condition of approval is included which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information.

A. Administrative Plan Review Findings (MMC Section 17.40.040)

The proposed project has been reviewed for conformance with the property development and design standards of MMC Section 17.40.040. Staff has determined that the proposed project conforms to the property development and design standards in the MMC with the inclusion of the requested variance and site plan review.

B. Variance (Second Floor in Excess of Two-Thirds of the First Floor)

The findings required by MMC Section 17.72.060 are discussed below.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

There are unusual circumstances affecting the property, including the design of the existing residence and the environmental site constraints that would preclude the property owner from updating the residence in a manner similar to other properties if the zoning ordinance were strictly applied. The residence was constructed in 1973, before the City of Malibu incorporated and before the two-thirds rule was a design requirement. The residence is designed with the first floor and garage separated by a breezeway that has a portion of the second story constructed above it. The first floor areas and second

floor areas are virtually equal. The scope of the project is an interior and exterior remodel with a 73 square foot second story addition that allows a change from a circular to a straight staircase inside the residence. In order to update the residence and achieve compliance with the two thirds rule, either the first floor would have to be increased in size by a third, or the second floor would have to be reduced in size by a third. However, the property is already well below the maximum TDSF allowed (4,203 square feet proposed; 5,832 square feet allowed). Furthermore, the proximity of the stream and the siting of the home on the delta between the coastal bluffs make expansion of the first floor footprint to achieve compliance inconsistent with the LCP ESHA standards. A typical property would not be faced with a one third reduction in an existing second floor or a one third increase in the first floor in order to achieve a minor change to the house.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

As designed, the addition would infill an area between the east and west wing, and is proposed to be in alignment with the existing 28 foot tall pitched roof. In addition, due to the existing foliage on the property and as demonstrated by the story pole installation, the addition will not affect the primary views of the neighboring residences. The second floor addition will not extend beyond the existing first floor footprint, or beyond the existing height. As such, no visual impacts are expected as a result of the project. A construction management plan will be required prior to the issuance of permits to ensure the construction activities will not be detrimental or injurious to the neighboring properties or the adjacent ESHA. Accordingly, the granting of the variance will not be detrimental to the public interest, health, or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The project results in virtually the same building massing that exists today and will not constitute a special privilege.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the General Plan.

The general purpose and intent of the two-thirds size limit of the second floor is to reduce aesthetic impacts of a box-like structure, and to minimize view blockage from adjacent properties. The location of the proposed second floor addition is obstructed from view of neighboring properties by thick, mature vegetation and the existing

structure. Given the location of the infilled area and the surrounding vegetation, the addition will not be visible from the beach or the surrounding properties.

Finding B5. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The proposed variance is for relief from specific development standards and does not authorize a use not otherwise permitted in the applicable zoning district. The proposed residential development is a permitted use in the applicable zoning district.

Finding B6. The subject site is physically suitable for the proposed variance.

The addition does not expand the existing building footprint, and will be constructed in accordance with a construction management plan approved by the City Public Works Department. As previously stated, the project has been reviewed by applicable City specialists and was found to be consistent with the MMC.

Finding B7. The variance complies with all requirements of state and local law.

The proposed project has been reviewed for conformance with the MMC by Planning Department staff, City Biologist, City Environmental Health Administrator, City geotechnical staff, the City Public Works Department and the LACFD. Prior to the issuance of building permits, the project must have a final approval by the City Environmental Sustainability Department. The proposed project, inclusive of the proposed variance and site plan review, as designed and conditioned, complies with all applicable requirements of State and local law.

Finding B8. All or any necessary conditions have been imposed on the variance as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the City.

All necessary conditions of approval have been incorporated within Planning Commission Resolution No. 16-19 to ensure that the project will not be detrimental to the health, safety and welfare of the City. The City of Malibu Public Works Department, Biologist, City geotechnical staff, Environmental Health Reviewer, and LACFD have approved the project. All recommendations from applicable City agencies will be required to be incorporated into the project.

C. Site Plan Review (Construction up to 28 feet in Height for a Pitched Roof)

The findings required by to MMC Section 17.62.040(D), are discussed below.

Finding C1. The project is compatible with other development in the adjacent area in relation to size, bulk and height.

Story poles were installed to depict the 73 square foot addition to the second floor. Based on site visits, inspections, and review of the visual analysis, it has been determined that the project does not adversely affect neighborhood character. Surrounding properties are developed with similar sized two-story residences that are of similar height. Furthermore, the addition fill in a void between two existing roof lines.

Finding C2. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plan materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

The proposed addition to the residence will be located on the second floor of the existing residential structure. The proposed scope of work affected by the SPR request will not affect the site's natural hydrology, native plan materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features

Finding C3. Remedial Grading (if applicable) exceeding five thousand (5,000) cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California Licensed Geologist and reviewed and approved by the City Geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

There is no remedial grading associated with this project and, therefore, this finding does not apply.

Finding C4. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

The primary views of nearby properties are oriented south toward the Pacific Ocean, and the addition above 18 feet in height is located on the northern side of the property, in front of an existing second story. The addition will be in alignment with the existing roof height. The subject property is surrounded by mature vegetation that blocks the property from view. To date, no surrounding property owners have commented on the story poles. Therefore, the portion of the project higher than 18 feet is not expected to affect the primary views of any nearby properties.

Finding C5. The project does not affect solar access, as defined by staff.

The proposed addition will take place on the ocean side of the existing residence. Furthermore, the addition will fill in a low spot between two existing rooflines. Since the development will not increase the overall height of the existing residence and the addition is located in the middle of the residence, no impact to solar access of neighboring properties is expected as the result of the subject application.

Finding C6. The project is consistent with the City's General Plan, Local Coastal Program, Municipal Code and City standards.

The project is consistent with the RR-2 designation for the site as noted in the General Plan, LCP, and MMC.

Finding C7. The proposed project complies with all applicable requirements of state and local law.

City of Malibu Environmental Sustainability Department permits will be required prior to construction of the project. The proposed project will comply with all applicable requirements of state and local law.

Finding C8. A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the City's coastal engineer.

As there is no shoreline protective device associated with this project, this finding does not apply.

D. MMC Findings (Demolition Permits)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The proposed project proposes to partially demolish less than 50 percent of the existing walls of the existing residence under this approval. The findings for DP No. 15-017 are made as follows:

Finding D1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

The resolution includes conditions to ensure that the project will not create significant adverse environmental impacts. These conditions include the requirement to recycle all recoverable material for a minimum 50 percent diversion goal.

Finding D2. A development plan has been approved or the requirement waived by the city.

The proposed APR application is being processed concurrently with DP No. 15-017. Therefore, approval of the demolition permit is subject to the approval of APR No. 15-105. The project includes the demolition of less than 50 percent of the exterior walls. The demolition was reviewed by the Planning Department. The project, as conditioned, complies with the requirements for the issuance of a demolition permit.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(a)–Existing Facilities. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: To date, no new correspondence has been submitted regarding the current project proposal. All previous correspondence related to the CDP application is contained in the September 8, 2015 Planning Commission agenda packet.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on December 31, 2015 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 5).

SUMMARY: The required findings can be made that the project complies with the MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-19. The project has been reviewed and conditionally approved for conformance with the MMC by Planning Department and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-19
2. Site Photograph
3. Project Plans
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING ADMINISTRATIVE PLAN REVIEW NO. 15-105 TO MODIFY AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN INTERIOR AND EXTERIOR REMODEL, A 73 SQUARE FOOT ADDITION, AND A NEW STAIRWAY ENTRANCE, INCLUDING VARIANCE NO. 15-024 FOR AN ADDITION THAT MAINTAINS A NONCONFORMING TWO-THIRDS CONDITION AT THE SECOND FLOOR, SITE PLAN REVIEW NO. 14-054 FOR CONSTRUCTION OVER 18 FEET IN HEIGHT, UP TO 28 FEET FOR A PITCHED ROOF, AND DEMOLITION PERMIT NO. 15-017 FOR THE DEMOLITION OF LESS THAN 50 PERCENT OF EXTERIOR WALLS FOR A PROJECT LOCATED IN THE RURAL RESIDENTIAL-TWO ACRE ZONING DISTRICT LOCATED AT 33014 PACIFIC COAST HIGHWAY (HARPARENO TRUST)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On December 4, 2014, Marny Randall submitted the subject application for a coastal development permit (CDP) and associated discretionary requests for improvements to an existing single-family residence and the surrounding site. The application was routed to City Geotechnical staff, City Environmental Health Administrator, City Biologist, the City Public Works Department, and the Los Angeles County Fire Department (LACFD) for review.

B. On February 26, 2015, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

C. On March 3, 2015, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On August 13, 2015, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On September 8, 2015 the Planning Commission conducted a public hearing and continued the item to a date uncertain at the applicant's request. The applicant requested additional time to revise the project to address concerns raised by the Planning Commission and public speakers regarding construction related traffic and development near the onsite creek.

F. On October 29, 2015, the applicant withdrew the application for CDP No. 14-076 and submitted Administrative Plan Review (APR) No. 15-105 for a 73 square foot addition to the second floor of the existing residence, a variance from the two-thirds rule, and a site plan

review for construction above 18 feet in height. The additional development that was proposed as part of the CDP application were removed from the scope of the project.

G. On December 31, 2015, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On January 8, 2016, story poles were installed to demonstrate the bulk and mass of the addition to the second floor.

I. On January 27, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(a) – Existing Facilities. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Section 3. Administrative Plan Review Findings [Malibu Municipal Code (MMC) Section 17.40.040].

The proposed project has been reviewed for conformance with the property development and design standards of MMC Section 17.40.040. The Planning Commission adopts the analysis in the agenda report, and, the findings of fact summarized below, and approves APR No. 15-105, VAR No. 15-024, SPR No. 14-054, and DP No. 15-017 for modification of an existing two-story beachfront single-family residence with an interior and exterior remodel, a 73 square foot addition to the second floor, a variance for an addition that maintains the non-conforming two-thirds condition of the second floor, and a demolition permit for the demolition of less than 50 percent of exterior walls located in the Rural Residential-Two Acre (RR-2) zoning district located at 33014 Pacific Coast Highway.

With the inclusion of the proposed variance and site plan review, the project, as conditioned, has been determined to be consistent with all applicable MMC codes, standards, goals, and policies. The required findings are made herein.

A. Variance (Second Floor in Excess of Two-Thirds of the First Floor)

1. There are unusual circumstances affecting the property, including the design of the existing residence and the environmental site constraints that would preclude the property owner

from updating the residence in a manner similar to other properties if the zoning ordinance were strictly applied. The residence was constructed in 1973, before the City of Malibu incorporated and before the two-thirds rule was a design requirement. The residence is designed with the first floor and garage separated by a breezeway that has a portion of the second story constructed above it. The first floor areas and second floor areas are virtually equal. The scope of the project is an interior and exterior remodel with a 73 square foot second story addition that allows a change from a circular to a straight staircase inside the residence. In order to update the residence and achieve compliance with the two thirds rule, either the first floor would have to be increased in size by a third, or the second floor would have to be reduced in size by a third. However, the property is already well below the maximum TDSF allowed (4,203 square feet proposed; 5,832 square feet allowed). Furthermore, the proximity of the stream and the siting of the home on the delta between the coastal bluffs make expansion of the first floor footprint to achieve compliance inconsistent with the LCP ESHA standards. A typical property would not be faced with a one third reduction in an existing second floor or a one third increase in the first floor in order to achieve a minor change to the house.

2. As designed, the addition would infill an area between the east and west wing, and is proposed to be in alignment with the existing 28 foot tall pitched roof. In addition, due to the existing foliage on the property and as demonstrated by the story pole installation, the addition will not affect the primary views of the neighboring residences. The second floor addition will not extend beyond the existing first floor footprint, or beyond the existing height. As such, no visual impacts are expected as a result of the project. A construction management plan will be required prior to the issuance of permits to ensure the construction activities will not be detrimental or injurious to the neighboring properties or the adjacent ESHA. Accordingly, the granting of the variance will not be detrimental to the public interest, health, or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

3. The project results in virtually the same building massing that exists today and will not constitute a special privilege.

4. The general purpose and intent of the two-thirds size limit of the second floor is to reduce aesthetic impacts of a box-like structure, and to minimize view blockage from adjacent properties. The location of the proposed second floor addition is obstructed from view of neighboring properties by thick, mature vegetation and the existing structure. Given the location of the infilled area and the surrounding vegetation, the addition will not be visible from the beach or the surrounding properties.

5. The proposed variance is for relief from specific development standards and does not authorize a use not otherwise permitted in the applicable zoning district. The proposed residential development is a permitted use in the applicable zoning district.

6. The addition does not expand the existing building footprint, and will be constructed in accordance with a construction management plan approved by the City Public Works Department. As previously stated, the project has been reviewed by applicable City specialists and was found to be consistent with the MMC.

7. The proposed project has been reviewed for conformance with the MMC by Planning Department staff, City Biologist, City Environmental Health Administrator, City Geotechnical staff, the City Public Works Department and the LACFD. Prior to the issuance of building permits, the project must have a final approval by the City Environmental Sustainability Department. The proposed project, inclusive of the proposed variance and site plan review, as designed and conditioned, complies with all applicable requirements of State and local law

8. All or any necessary conditions of approval have been incorporated within this Resolution to ensure that the project will not be detrimental to the health, safety and welfare of the City. The City of Malibu Public Works Department, City Biologist, City Geotechnical staff, Environmental Health Administrator, and LACFD have approved the project. All recommendations from applicable City agencies will be required to be incorporated into the project.

B. Site Plan Review (Construction up to 28 feet in Height for a Pitched Roof)

1. Story poles were installed to depict the 73 square foot addition to the second floor. Based on site visits, inspections, and review of the visual analysis, it has been determined that the project does not adversely affect neighborhood character. Surrounding properties are developed with similar sized two-story residences that are of similar height. Furthermore, the addition fill in a void between two existing roof lines.

2. The proposed addition to the residence will be located on the second floor of the existing residential structure. The proposed scope of work affected by the SPR request will not affect the site's natural hydrology, native plan materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features

3. The primary views of nearby properties are oriented south toward the Pacific Ocean, and the addition above 18 feet in height is located on the northern side of the property, in front of an existing second story. The addition will be in alignment with the existing roof height. The subject property is surrounded by mature vegetation that blocks the property from view. To date, no surrounding property owners have commented on the story poles. Therefore, the portion of the project higher than 18 feet is not expected to affect the primary views of any nearby properties.

4. The proposed addition will take place on the ocean side of the existing residence. Furthermore, the addition will fill in a low spot between two existing rooflines. Since the development will not increase the overall height of the existing residence and the addition is located in the middle of the residence, no impact to solar access of neighboring properties is expected as the result of the subject application.

5. The project is consistent with the RR-2 designation for the site as noted in the General Plan, LCP, and MMC.

6. City of Malibu Environmental Sustainability Department permits will be required prior to construction of the project. The proposed project will comply with all applicable requirements of state and local law.

C. MMC Findings (Demolition Permits)

1. A condition is included in Section 5 of this resolution that require all recoverable material to be recycled to ensure that the demolition will be conducted in a manner that will not create significant adverse impacts.

2. The project consists a development plan for a remodel and addition that is being processed concurrently with the demolition permit.

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 15-105, VAR No. 15-024, SPR No. 14-054, and DP No. 15-017 subject to the following conditions.

Section 5. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the following:

   a. An interior and exterior remodel;
   b. 73 square foot addition to the second floor of the existing residence;
   c. VAR No. 14-057 for a second floor addition that maintains the non-conforming two-thirds calculation;
   d. SPR No. 14-053 for construction over 18 feet in height, up to 28 feet for a pitched roof;
   e. DP No. 15-017 for the demolition of less than 50 percent of exterior walls of the existing residence; and

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **January 6, 2016**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

4. This permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 days of this decision and/or prior to issuance of any development permits.

5. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the January 27, 2016 Planning Commission agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.

7. This APR shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

8. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.

9. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Geotechnical staff, City Biologist, City Public Works Department, City Environmental Health Administrator, and LACFD as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC. Revised plans reflecting the minor changes and additional fees shall be required.

11. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

12. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

13. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification

of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Site Specific

14. No less than 50 percent of existing exterior walls must remain in place during construction. Pursuant to LIP Section 13.4.2, the replacement of 50 percent or more of a single-family residence is not repair and maintenance, but instead constitutes a replacement structure requiring a coastal development permit. A major remodel agreement shall be submitted prior to the issuance of building permits. Should an issue related to the removal of more than 50 percent of exterior walls come up during construction, the applicant shall contact Planning Department staff to discuss options prior to demolition of more than 50 percent of the existing exterior walls.

15. A California sea lion haul out exists adjacent to the proposed work area. In order to prevent disturbance to beached sea lions, construction should be avoided between May 1st and August 30th, when sea lions are at rookeries or on offshore islands. If this is not possible, a qualified biologist shall conduct a pre-construction presence/absence survey no more than seven days prior to construction to determine if sea lions are present. If sea lions are detected, the following protection measures shall be implemented:

    a. A series of vision obscuring screens shall be installed in a manner that will obstruct the sea lions view of construction or humans. Prior to construction, a qualified biologist shall inspect the screening to ensure it is appropriately installed; and

    b. The applicant shall retain the services of a qualified biological consultant to monitor project activities during site preparation and construction.

16. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Department for review and sign off on framing.

Biology/Landscaping

17. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change of 2,500 square feet or more of the existing landscaping, a detailed landscaping plan shall be submitted for review and approval prior to any planting.

18. Regardless of seasonal timing of proposed work, the erosion control and Storm Water Pollution Prevention Plan shall be fully implemented prior to any work to ensure no drainage or fill occurs into the adjacent stream.

19. Site preparation activities between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to the initiation of grading activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 for raptors) shall be fenced off until it is determined by a qualified biologist, and confirmed by the City Biologist, that the nest is no longer active.

20. Construction fencing shall be placed within 5 feet of the top of bluff. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

21. No new development is approved further south (toward the stream) than currently exists.

22. Any night lighting required for safety shall be minimized. All night lighting shall be low intensity and shielded so it is directly downward and inward so that there is no offsite glare or lighting of natural habitat areas.

Geology

23. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or City Geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by City Geotechnical staff prior to the issuance of a grading permit.

24. Final plans approved by City Geotechnical staff shall be in substantial conformance with the approved APR relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the APR or a new APR.

Public Works

25. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation prohibits the discharge of any waste, including stormwater runoff, directly into the ASBS. The applicant shall provide a drainage system that accomplishes the following:

    a. Installation of Best Management Practices (BMP) that are designed to treat potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, bacteria, nutrients, pesticides, herbicides and sediment;
    b. Prohibit the discharge of trash;
    c. Only discharges from existing storm drain outlets are allowed. No New outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ABS (i.e. no additional pollutant loading); and

d. Elimination of non-storm water discharges.

26. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

27. All BMPs shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

28. The developers consulting engineer shall sign the final plans prior to the issuance of permits.

Construction / Framing / Shoreline Resource Protection

29. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

30. Prior to issuance of a building/demolition permit, an affidavit and certification to implement a Waste Reduction and Recycling Plan (WRRP) shall be signed by the owner or contractor and submitted to the Environmental Sustainability Department. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction generated by the project.

31. Prior to final building inspection, the applicant shall provide the Environmental Sustainability Department with a WRRP Final Summary Report. The Final Summary Report shall designate all materials that were landfilled or recycled, broken down by material types. The Environmental Sustainability Department shall approve the Final Summary Report.

32. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

33. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires will be rinsed off prior to leaving the property.

Prior to Final Sign-Off

34. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A final approval shall not be issued until the Planning Department has determined that the project complies with this APR.

35. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Fixed Conditions

36. This permit shall run with the land and bind all future owners of the property.

37. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Section 6. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of January 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-19 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 27th day of January 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

View of Story Pole Flagging

GENERAL NOTES

1. The intent of these drawings is to provide a complete and finished job in all respects. Contractor is to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the designer of any discrepancies or required information that does not appear on the drawings.

2. All work, construction and materials shall comply with all provisions of the current edition of all relevent Building, Zoning, Mechanical, Plumbing, Electrical, Accessibility and Fire Safety Codes in effect and with all other rules, regulations and ordinances governing the place of the building. Code requirements take precedence over the drawings, and it shall be the responsibility of anyone supplying labor or materials or both to install or perform his work in conformance with aforementioned codes, and to bring to the attention of the designer any discrepancies or conflicts between the drawings and the provisions of the code prior to construction.

3. Where any conflict occurs between the requirements of federal, state or local laws, codes, ordinances, rules or regulations the most stringent shall govern.

4. Contractor to secure necessary demolition permits prior to the excavation of the work and shall take full responsibility for any and all shoring, cribbing, scaffolding, and any and all other temporary supporting devices required for the excavation of this work. Contractor shall also make necessary arrangements with the governing power, phone, cable, sewer, water, storm drain, gas, and all other municipal, state, county and utility agencies for on-site service interruption, location of new and existing to be relocated utilities, temporary services, realignments of surface meters, vaults and plates or any aspect of the project requiring similar liaison and coordination. All utility equipment, meters, panels, overhead lines and exposed piping shall be located precisely as shown on the drawings; when not shown, coordinate location with designer prior to commencing work. No extras will be allowed for relocating incorrectly positioned visible equipment, meters, panels, wiring, piping and the like.

5. Owner shall pay for the plan check and building permit fees; contractor shall pay for all other permits and fees.

6. Contractor shall be responsible for initiating, maintaining, and supervising all safety and security precaution programs in connection with the work.

7. Contractor shall verify all conditions and measurements at the job site. Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the designer. Corrections or instructions shall be issued by the designer prior to the execution of the work. By submitting a bid for the work the contractor verifies that he and appropriate subcontractors have familiarized themselves with actual site conditions visible from the exterior or interior of the premises or from accessible attic and under-floor areas. No extras will be allowed for rectifying conditions visible at the time of bidding.

8. All materials and equipment furnished under this contract shall be new and free of faults and defects. Engage fully licensed and insured mechanics and specialists in their trade for first class workmanship throughout all visible areas of the project.

9. Shop drawings, samples, catalog cuts, project data, performance charts, instruction manuals, brochures and other information shall be submitted to the designer and/or owner when requested. No portion of such work or such materials shall be commenced or ordered until submittal has been approved by designer and owner.

10. The designer as the owner's agent shall decide all questions as to the intent of the drawings and the merit of the materials and workmanship. designer's decision in all matters pertaining to aesthetics shall be final.

11. The contractor shall guarantee all aspects of his work against defects in material and workmanship for a period of one year from the date of completion of the project. This is in addition to any other equipment and material warranties and guarantees in effect.

12. Obtain any necessary permit from the State of California Division of Industrial Safety prior to the issuance of grading permits for any trenches greater than 5 feet in depth into which a person is required to descend.

13. All materials, equipment, or trades requiring lead time or ordering shall be scheduled by contractor to allow for the timely execution of the work. No changes or extras will be granted for material ordered with insufficient time for their proper construction and implementation. Contractor shall notify the designer within 7 days of signing the contract for construction of any problems in obtaining the materials and finishes specified.

14. Contractor shall submit to the designer and owner within three weeks of signing the contract for construction a week by week schedule for the project as it is outlined at that time. Substantial revisions in this schedule shall be reported to the designer during the course of construction.

15. Contractor shall be responsible for all damages done to existing work during construction, and shall repair and refinish such damages to former condition at no expense to the owner. Contractor shall protect work and adjacent non-work areas from weather, equipment, dust and debris, and shall be responsible for maintaining the premises in a clean and safe condition at all times.

16. Contractor shall employ a competent superintendent in attendance at the project site at all times during the progress of the work.

17. Unless noted otherwise in the drawings all dimensions are to the outside face of stud of the dimensioned assembly. It is the contractor's responsibility to allow for the finish materials when positioning wall, floor, and roof framing as required to yield the visible lines and planes described in the drawings.

18. Top of steel elevations are provided in the drawings as an aid to the steel subcontractor; notwithstanding, the contractor shall bear responsibility for verifying elevations in general submission of shop drawings shall be construed as said verification and acceptance. designer shall be notified immediately of any conflicts or inconsistencies.

19. The intent of this project is to construct the buildings described herein. Additional information will be provided by the designer as requested by the contractor in specific areas but any such provision shall in no way relieve the contractor of his responsibility to provide the building described in the contract documents.

20. The contract documents consist of the following:
1. Drawings as listed in Sheet Index hereon.
2. Specifications, in separate 8-1/2" x 11" booklet with headings as listed in Key Notes.
3. Structural calculations.
4. Title 24 energy calculations.
5. All addenda and modification issued prior to and after execution of the agreement.
6. Soils report.

21. The owner reserves the right to enter upon the site and into the building, and to occupy portions of the building prior to the date of substantial completion, provided same does not interfere with the work under the contract. Exercise of this right shall in no way be deemed to be acceptance by the owner of the work.

22. When requested in the drawings or specification, the contractor shall provide shop drawings to the designer. Prior to submission to the designer, the contractor shall check all shop drawings and other such data for quantity, size and dimensions. designer will answer questions raised and will make determinations regarding quality of material and equipment, design and arrangement decisions and color selections but will not be responsible for quantity, size or dimensional errors. Submit three copies of drawings requested, one to be retained by the designer.

23. Provide temporary telephone service at the site through the duration of the work, and make available to designer's and owner's representatives for call in direct connection with the work.

24. All bidders submitting bids for this work shall first examine the site, and all conditions and limitations thereon and thereabouts. Bids shall take into consideration all such conditions and limitation, whether or not the same are specifically shown or mentioned in the contract documents, and bids submitted shall be construed as including sums necessary to complete the work in every part shown, described, or reasonably required or implied.

25. In case of conflicting information within the contract documents:
1. Larger scale drawings shall have precedence over smaller scale drawings.
2. Notes in the specifications shall have precedence over unnoted drawings.
3. Notes in the drawings shall have precedence over notes in the specifications.
4. Dimensions in the drawings shall have precedence over scaled dimensions.

Notify the designer immediately when conflict arises.

26. The owner expressly reserves the right to let other contracts and to employ other contractors in connection with this project. In addition, the owner reserves the right to furnish various materials, fixtures, and equipment to be installed by the contractor in connection with this project.

27. The owner reserves the right, without invalidating the contract, to order extra work or make changes by altering, adding to or deducting from the work, with the contract sum being adjusted accordingly.

28. For new construction, an approved weatherporoofing consultant must certify that the weatherproofing elements of the building have been installed in accordance with the approved plans, relevent codes, and the manufacturer's specifications.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

1. Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.

2. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be of disposed of as solid waste.

5. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

6. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

7. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

NOTE: A Wet Weather Erosion Control Plan (WWECP) utilizing sediment and erosion control BMPs, for projects that will leave disturb soil during the rainy season (October 1 to April 15) is required. The WWECP must be prepared, for projects that have already broken ground, not less than 30 days prior to the beginning of each rainy season during which the soil will be disturbed, and implemented throughout the entire rainy season. A copy of the WWECP shall be kept on the project site at all times beginning prior to the start of the rainy season through the end of the rainy season. For projects that will begin construction during the rainy season, the WWECP must be available 30 days before construction commences. The WWECP must be submitted to the Bureau of Engineering, Public Works for review and approval. The WWECP is not a requirement for the issuance of a building or grading permit.

BUILDING & SAFETY NOTES

Temporary pedestrian protection shall be provided as required by Section 303.7

According to Section 2512, when gypsum is used as a base for tile or wall panels for tub, shower or water closet compartment walls, water resistant gypsum backing board shall be used. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with Table 25-G. Water-resistan gypsum board shall not be used in the following locations:

a. Over a vapor retarder.
b. In areas subject to continuous high humidity, such as saunas, steam rooms or gang shower rooms.
b. On ceilings where frame spacing exceeds 12 inches on center.

All shower compartments, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches and shall be capable of encompassing a 30 inch circle. The minimum are and dimensions shall be maintained to a point 70 inches above the shower drain outlet.

Toilet rooms shall be provided with a fully operable exterior window with an area not less than 3 sq. ft. or a vertical duct not less than 100 sq. inches in area for the first water closet plus 50 sq. inches additional area for each additional water closet, or a mechanically operated exhaust system capable of providing a complete change of air every 15 minutes. Such mechanically operated exhaust system shall be connected directly to the outside, and the point of discharge shall be at least 3 ft from any opening that allows air entry into occupied portions of the building.

The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

Sprinkler system to be approved by Plumbing Section prior to installation.

Provide Ultra flush water closets for all new construction. Existing shower heads and toilets must be ultra flush.

All interior Finish must be flame-spread Class III according to Sec. 803

CONSTRUCTION NOTES:

NOTE 1:
ALL BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS TO BE FINISHED WITH A NONE-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)

NOTE 2:
ALL SHOWER DOORS TO SWING OUT. NET AREA OF SHOWER RECEPTOR TO BE NO LESS THAN 1,024 SQUARE INCH OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER. (PC 411.7)

NOTE 3:
ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS TO BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT TO BE MINIMUM 4" ABOVE CONTROLS. (PC 508.2)

NOTE 4
MECHANICAL ENGINEER TO ENSURE ATTIC VENTS SHALL BE INSTALLED WITH CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16" MINIMUM AND 1/4" MAXIMUM OPENING.
A MINIMUM OF 1" AIRSPACE TO BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING (R806.3)

NOTE 5
RESPONSIBLE CONTRACTOR TO PROVIDE MINIMUM STUD/RAFTER SIZING TO ACCOMMODATE INSULATION. PROVIDE 1" MINIMUM CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING FOR RAFTER SPACE VENTILATION. WHERE RAFTER SPACE VENTILATION IS REQUIRED, CONTRACTOR TO PROVIDE 2X12, 2X8 AND 2X6 FOR R-30, R19 AND R13 INSULATION RESPECTIVELY.

NOTE 6:
ALL FOUNDATION EXCAVATIONS TO BE OBSERVED AND APPROVED BY THE PROJECT ENGINEER GEOLOGIST AND/OR PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.

NOTE 7
PLUMBING CONTRACTOR TO REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION.

NOTE8:
ALL EXTERIOR WALLS AND EAVES TO BE CONSTRUCTED OF ONE HOUR FIRE RESISTIVE MATERIAL (BH 3703.1)

NOTE 9:
PORTIONS OF THE DEVELOPMENT TO BE CONSTRUCTED OVER SLOPES TO HAVE UNDER-FLOOR AND DECK AREAS ENCLOSED TO THE GROUND WITH ONE HOUR FIRE-RATED ENCLOSURES (BH 3703.2)

PERMIT NOTES:

APPLICATION NOTES:
SEPARATE APPLICATIONS AND PERMITS TO BE FILED AND OBTAINED FOR :

A. GRADING/EXCAVATION/BACKFILL/REMOVAL AND RECOMPACTION.
B. WALL AND PAVING LOCATED WITHIN THE REQUIRED SETBACK.
C. RETAINING WALLS OVER THREE FEET IN HEIGHT.
D. GARDEN WALLS OVER SIX FEET IN HEIGHT.
E. SWIMMING POOLS/SPA.
F. ACCESSORY BUILDINGS.
G. GAME COURTS.
H. FIRE SPRINKLER SYSTEM.
I. DEMOLITIONS OF ANY EXISTING STRUCTURE WHICH REQUIRED A BUILDING PERMIT TO BE CONSTRUCTED:
   1. SEWER TO BE CAPPED AND APPROVED(OBTAIN PLUMBING PERMIT). NOTE: IF THE STRUCTURE IS CONNECTED TO A SEWER, THE SEWER MUST BE CAPPED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT.
   2. BUILDINGS OR STRUCTURES SHALL BE CERTIFIED AS BEING FREE FROM ASBESTOS BY A CERTIFIED PERSON OR FIRM PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT. A BUILDING PERMIT IS REQUIRED FOR ASBESTOS REMOVAL.
J. TREE REMOVAL.
K. ELECTRICAL WORK.
L. MECHANICAL WORK.
M. PLUMBING WORK.

DEFERRED SUBMITTAL NOTE:
DEFERRED SUBMITTALS TO BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.

DRAWING SYMBOLS:

NORTH ARROW
CENTER LINE
PROPERTY LINE
HIDDEN/CONCEALED LINE
ELEVATION CONTROL
WORK POINT
SPOT ELEVATION
DIMENSIONS
GRIDLINES
ELEVATION
BUILDING SECTION
DETAIL/WALL SECTION
DETAIL ENLARGEMENT
INTERIOR ELEVATION
DOOR NUMBER
WINDOW NUMBER
NEW CONSTRUCTION
1 HOUR CONSTRUCTION

ABREVIATIONS:

@ at
abv. above
A.D. Area Drain
avg. Average

B
Bd. Board
Bel. Below
Bldg. Building
Bm. Beam
BTU British Thermal Unit

C
CFM Cubic Feet per Minute
C/P Cast in place
CMU Concrete masonry Unit
Conc. Concrete

D
Dn Down
DWV Drain/Waste Vent

E
Elasto. Elastomeric

F
FAU Forced Air Unit
F.J. Floor Joist
F.G. Finish Grade

G
Ga. Guage
Galv. Galvanized
gyp. Gypsum

H
HVAC Heating, Ventilation and Air Conditioning Unit

I
Inv. Invert

J

K

L
LPG Liquified Petroleum Gas

M
Mfg. Manufactur(er)
Mtl. Metal
Min. Minimum

N

O
o/ Over
OD Outside Diameter
ODU Out Door Unit
OSB Oriented Strand Board

P
PW Plywood

R
Req. Required
RJ Roof Joist
RR Roof Rafter
Rm Room

S
S.D. Storm Drain
SF Square Feet

T
Typ. Typical
T.G. Top of Grate
TPS Top of Plywood Sheathing

U
UL Underwriters Labratories

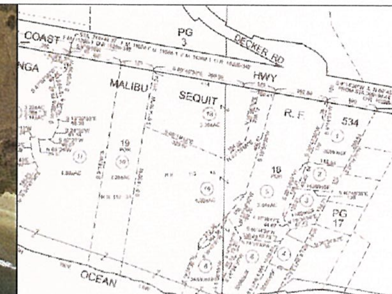
V

W
Wd. Wood
w/ With

X

Y

Z



PROJECT LOCATION:
33014 Pacific Coast Highway, Malibu, CA 90265

SCALE: N.T.S.

PROJECT INFORMATION

PROJECT INFORMATION:

PROJECT NAME
PCH Residence

PROJECT ADDRESS
33014 Pacific Coast Highway,
Malibu, CA 90265

OWNER

DESIGNER
Scott Mitchell Studio
181 NORTH MARTEL AVE
LOS ANGELES CA 90036
(323) 933-9078

PROJECT DESCRIPTION
Single Family Residence
Interior and Exterior Remodel with Existing Two Car Garage

DEPARTMENT INFORMATION:

E
ing Code
dential Code
rical Code
anical Code
bing Code
gy Code
Code
n Building Code
de
le & Amendments-Chapter 15
tate Guidelines

TOTAL DEVELOPMENT SQUARE FOOTAGE:

EXISTING TDSF:	
FIRST FLOOR (INCL BREEZEWAY):	1,796 SQ. FT.
SECOND FLOOR:	1,845 SQ. FT.
TWO CAR GARAGE:	400 SQ. FT.
TOTAL EXISTING TDSF:	4, 041 SQ. FT.
PROPOSED TDSF:	
FIRST FLOOR (INCL BREEZEWAY):	1,796 SQ. FT.
SECOND FLOOR:	1,918 SQ. FT.
TWO CAR GARAGE:	400 SQ. FT.
TOTAL PROPOSED TDSF:	4, 114 SQ. FT.
2ND FLOOR ADDITION:	73 SQ. FT.

1

ASSESOR TOTAL: 3,838 SF

FIRST FLOOR (w/ garage) = 1,933 SF
SECOND FLOOR = 1,905 SF

EXTERIOR WALL MODIFICATIONS

1ST FLOOR:
Existing= 250'
Modified=
22'4+8'1+19'6+6'+12'6+8'+9'3' = 81'-8"
Percentage 1st floor=
81'8" / 250' = 0.326 = 32.6%

2ND FLOOR:
Existing= 243'
Modified=
19'4+23'1+4'+3'1+21'9+24'10+16'10 = 112'11"
Percentage 1st floor=
112"11 / 243' = 0.464 = 46.4%

CONCLUSION:
32.6+46.4 = 79
79/2 = 39.5% (TOTAL MODIFICATION)

1

PLANNING PROFILE INFORMATION:

THOMAS BROTHERS GRID	D6-626
ASSESSOR PARCEL NO. (APN)	4473-018-008
ZONE	RR2
ZONE DESIGNATION	RURAL RESIDENTIAL 1du/2Ac
PARCEL/LOT AREA (GROSS)	36,555 SQ. FT.
	AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

AREA:

GROSS AREA: 36,555 S.F.
1:1 AND GREATER: 2576 S.F.
ROAD EASEMENT AREA: 2,427 S.F.
NET AREA: 31,552 S.F.

SETBACK CALCULATIONS:

FRONT AND REAR YARD SETBACK:
FRONT: 20% X 125.1' = 25.0' (65.0' MAX)
REAR: 15% X 125.1' = 18.8'

SIDE-YARD SETBACK:
25% X 304.4'= 76.1' (10% MIN ONE SIDE) = 30.4'

PROJECT DESCRIPTION:

Modifications to an existing two story single-family residence consisting of an interior and exterior remodel, a 73 square foot addition, site plan reviews for construction over 18 feet in height, and a variance for a second floor addition that results in a second floor in excess of 2/3rd of the first floor area.

A Variance for construction less than 100' from ESHA, in a previously developed area.

1

Lot Size:

Gross Lot Size: 36, 555 sq. ft.
Less 1:1 Slopes: 2, 576 sq. ft.
Less Road Easement: 2, 427 sq. ft.

Net Lot Size: 31, 552 sq. ft.

Allowable TDSF: 5, 832. 20 sq. ft.

Existing TDSF Per Malibu Code Includes residence, garage, breezeway, and pool cabana:

Existing TDSF: 4,502 sq. ft.

Proposed Total TDSF: 4575 sq. ft.

Proposed TDSF Increase: 73 sq. ft.

18' Height 2/3 Rule:

Existing area 18' or less in height: 1999 sqft

Existing area over 18' in height: 2002 sqft

Ratio: 100.002%

Proposed area 18' or less in height: 1999 sqft

Proposed area over 18' in height: 2075 sqft

Ratio: 100.04%

Impermeable Area:

Allowable Impermeable Area: .30 x 31, 552 sq. ft. = 9, 466 sq. ft.

Existing Impermeable Area: 9, 278 sq. ft.

Proposed Impermeable Area: 9, 278 sq. ft.

1

Yard Setbacks:

Lot depth: 125.1'

Lot width: 304.4'

Required front yard setback: .20 x 125.1' = 25.00'

Existing Front Yard Setback: 53.50'
Proposed Front Yard Setback: 34.75'

Required Rear Yard Setback: 15% x 125.1' = 18.6'

Existing Rear Yard Setback: 5'

Proposed Rear Yard Setback: 2nd floor addition setback proposed: No Changes

Required Side Yard Setbacks: 25% x 304.4' + 76.1' (10% Min one side: 30.4')

Required South Side Yard Setback: 30.4'

Existing South Side Yard Setback: 60'

Proposed South Side Yard Setback: 60' (to mean high tide property line)

Proposed Top of Bluff Setback: 50.25'

Required North Side Yard Setback: 45.7'

Existing North Side Yard Setback: 182'

Proposed North Side Yard Setback: 180'

CONSULTANTS:

TOPOGRAPHIC SURVEY
PEAK SURVEY
2488 Townsgate Road Suite
Westlake Village, CA 91361
(805).497.0102

STRUCTURAL ENGINEER
Adam Lieb
David C. Weiss Structural Eng
24372 Vanowen Street, Suite 104
West Hills, CA 91307
(818) 227-8040

GEOLOGY
GEOCONCEPTS INC.
14428 Hamlin Street, Suite 200
Van Nuys, California 91401
(818) 994-8895

GENERAL CONTRACTOR
FORT HILL CONSTRUCTION
8118 Hollywood Blvd,
Los Angeles, CA 90069
(323) 656-7425

LOT COVERAGE
LOT AREA = 36,551 SF
BUILDINGS = 4,290 SF
COVERAGE = ~11.7%

BUILDING HEIGHT
MAIN BUILDING HEIGHT 26' TO REMAIN

BUILDING TYPE
TYPE VB

SHEET INDEX:

GENERAL
G0.0 COVER SHEET

SURVEY
SV-1.0 SURVEY

ARCHITECTURAL
A1.01 EXISTING SITE PLAN
A1.02 PROPOSED SITE PLAN

A2.01 EXISTING FIRST FLOOR PLAN
A2.02 EXISTING SECOND FLOOR PLAN
A2.03 EXISTING ROOF PLAN

D1.01 1ST FLOOR WALL ALTERATION
D1.02 2ND FLOOR WALL ALTERATION

A2.05 DEMO 1ST FLOOR
A2.06 DEMO 2ND FLOOR
A2.07 DEMO ROOF

A2.09 PROPOSED FIRST FLOOR PLAN
A2.10 PROPOSED SECOND FLOOR PLAN
A2.12 PROPOSED ROOF PLAN

A3.05 PROPOSED EXTERIOR ELEVATIONS
A3.06 PROPOSED EXTERIOR ELEVATIONS
A3.07 PROPOSED EXTERIOR ELEVATIONS

A4.01 SECTIONS
A4.02 SECTIONS

CONSTRUCTION SET

DATE OF ORIGINAL ISSUE
DEC 14, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE:
181 NORTH MARTEL AVE
LOS ANGELES, CA 90036
PH (323) 933.9078
FX (323) 933.9084

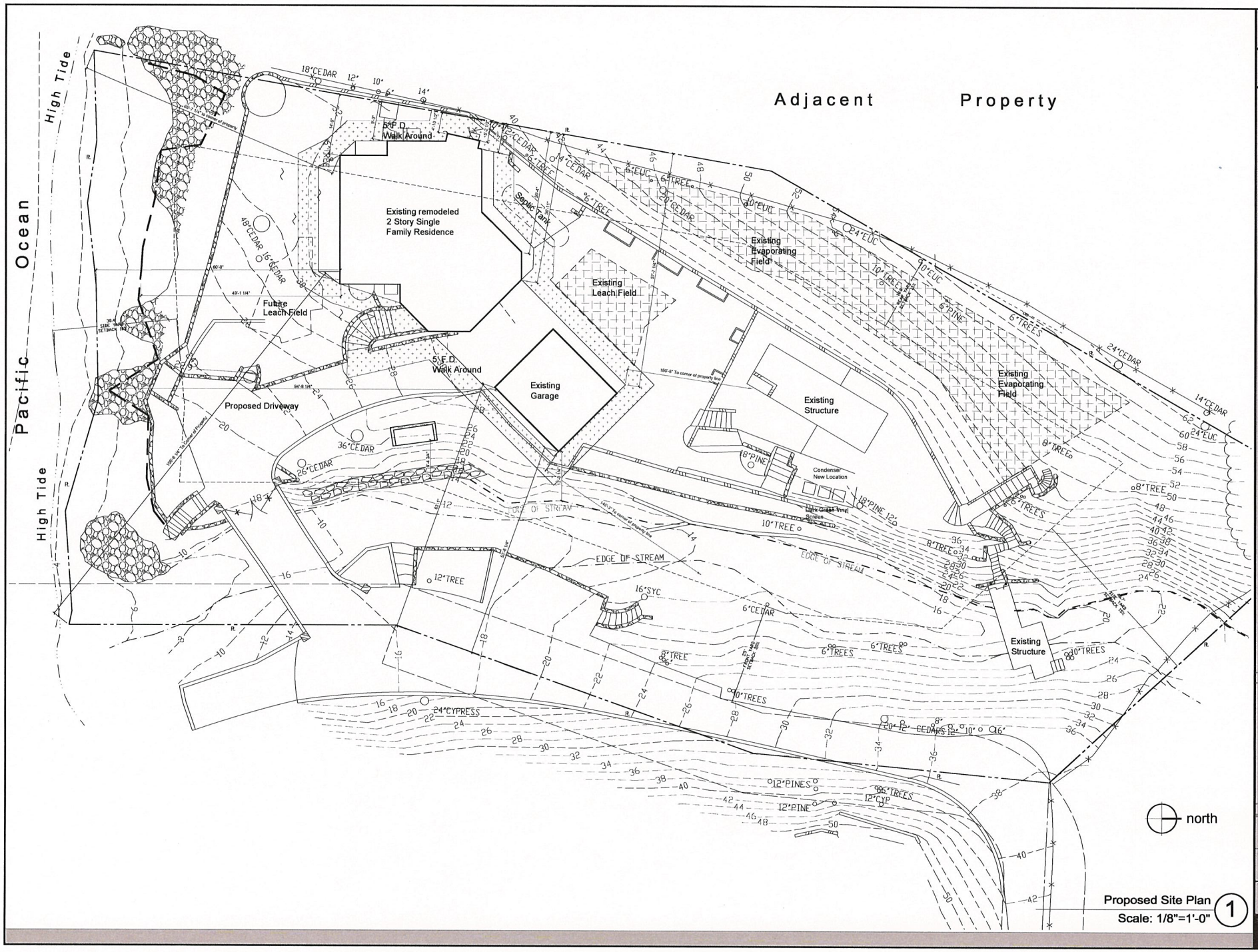
PROJECT: 33014 PCH

SHEET TITLE: COVER SHEET

SCALE: N/A

SHEET NUMBER
G0.0

ATTACHMENT 3



SUBMITTAL SET

DATE OF ORIGINAL ISSUE

AUG 10, 2015

SCOTT MITCHELL STUDIO
Los Angeles office:
341 NORTH MAPLE AVE
LOS ANGELES, CA 90036
PH (323) 930 9268
FX (323) 930 9268

Oct 20th Revisions

PROJECT TITLE

PROPOSED SITE PLAN

SCALE

1/8" = 1'-0"

SHEET NUMBER

A1.02

Abreviations 01:

E	existing
EL	existing location
N	new
NL	new location
ND	new door
NW	new window
TBR	to be removed
TR	to remain
TRE	to replace existing

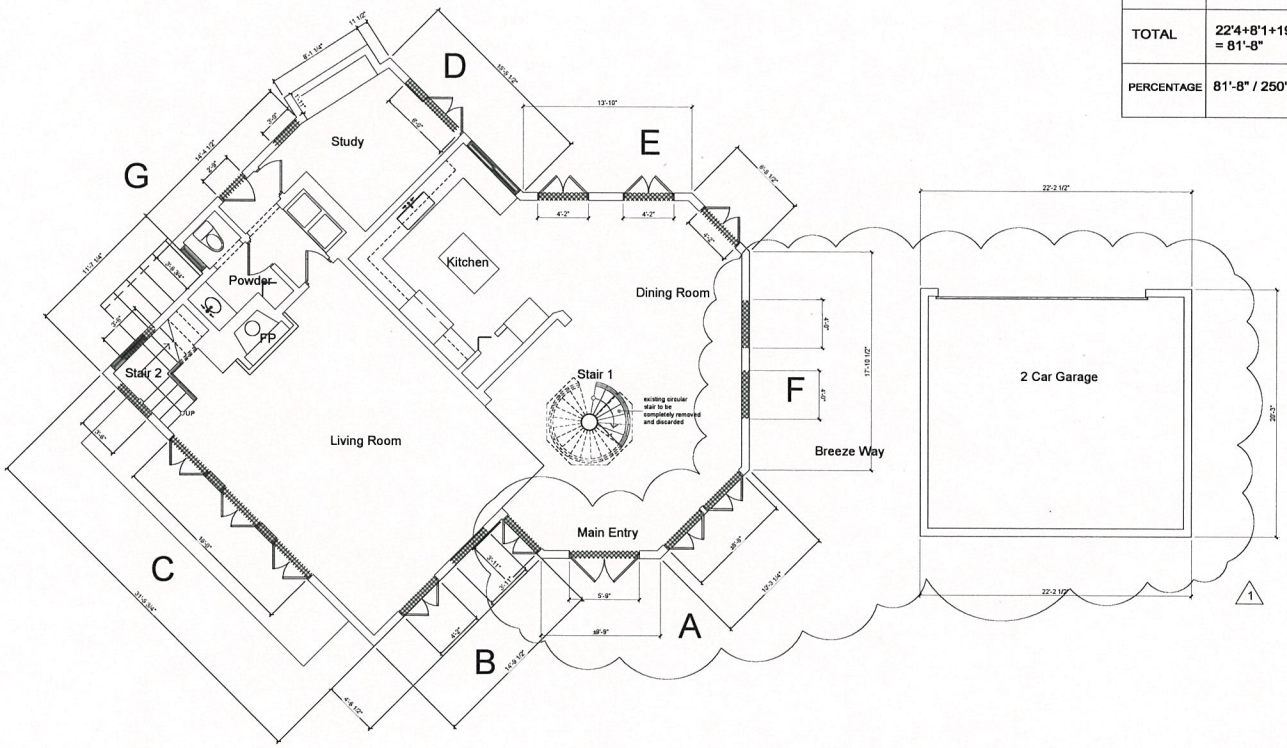
Wall Legend

existing to remain

existing to be removed

Wall Linear Feet

EXISTING	250 FEET
A	8'8+5'9+3'11=18'4"
B	3'11+4'2=8'1"
C	16'+3'6=19'6
D	6'0"
E	4'2+4'2+4'2=12'6"
F	4'+4'=8'
G	2'9+3'+3'6=9'3"
TOTAL	22'4+8'1+19'6+6'+12'6+8'+9'3' = 81'-8"
PERCENTAGE	81'-8" / 250' = 0.326 = 32.6%



north

First Floor Existing Plan 1

Scale: 1/4"=1'-0"

SUBMITTAL SET

DATE OF ORIGINAL ISSUE

AUG 10, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE
325 NORTH MAPLE AVE
LOS ANGELES, CA 90004
PH (323) 933 6160
FX (323) 933 6262

1 Oct 20th Revisions

First Floor Existing Plan

1/4" = 1'-0"

SHEET NUMBER

D1.01

Abreviations 01:

E	existing
EL	existing location
N	new
NL	new location
ND	new door
NW	new window
TBR	to be removed
TR	to remain
TRE	to replace existing

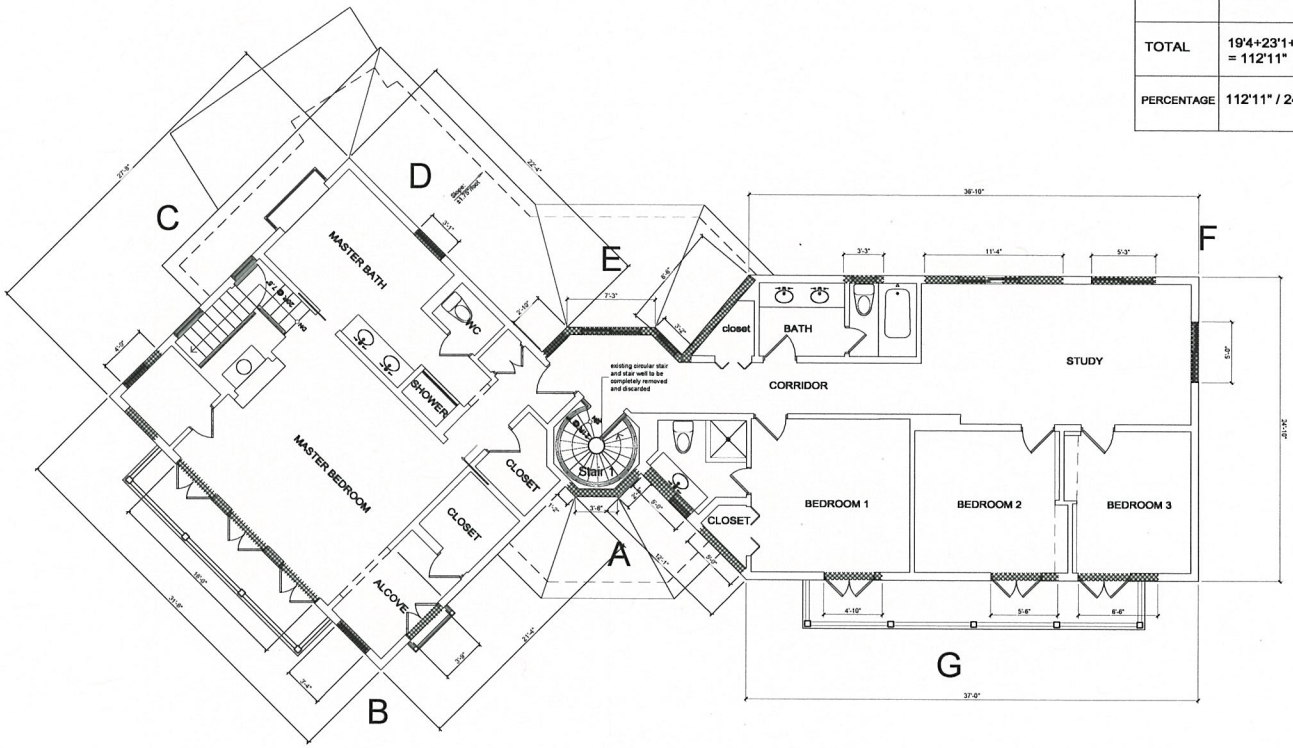
Wall Legend:

existing to remain

existing to be removed

Wall Linear Feet

EXISTING	243 FEET
A	2'+2'8+3'6+1'2+5'+5'=19'4"
B	3'9+3'4+16'+3'4=23'1"
C	4'-0"
D	3'1"
E	2'10+7'3+3'2+8'6=21'9"
F	3'3+11'4+5'3+5'=24'10"
G	4'10+5'6+6'6=16'10"
TOTAL	19'4+23'1+4'+3'1+21'9+24'10+16'10 = 112'11"
PERCENTAGE	112'11" / 243' = 0.464 = 46.4%



Second Floor Demo Plan (1)

Scale: 1/4"=1'-0"

SUBMITTAL SET

DATE OF ORIGINAL ISSUE

AUG 10, 2015

SCOTT MITCHELL STUDIO
LAW BUILDING OFFICE
292 NORTH MAVEL, #02
LOS ANGELES, CA 90033
PH (323) 933 8278
FX (323) 933 8482

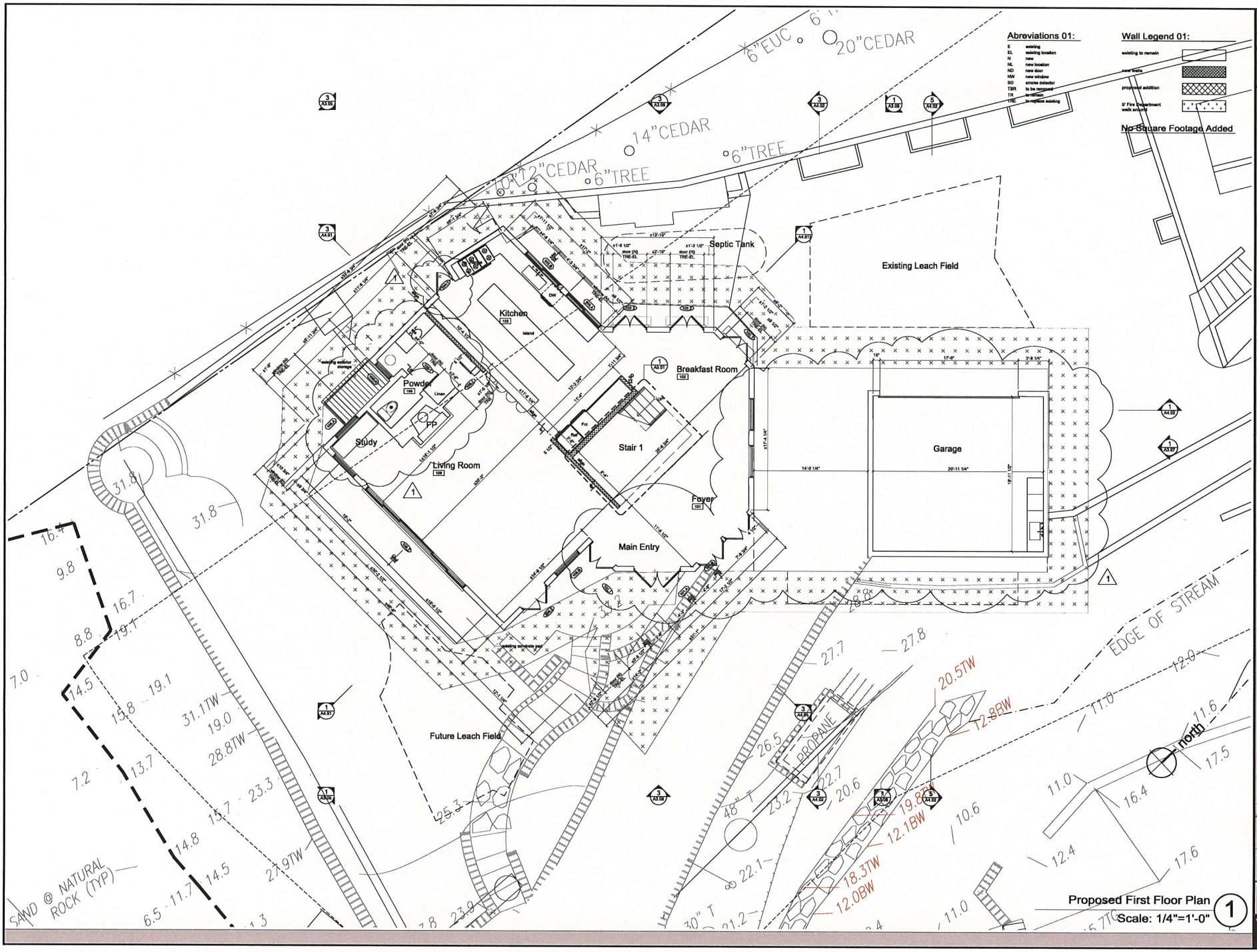
△ Qty ID:= Revisions

2nd Floor Demo Plan

1/4" = 1'-0"

SHEET NUMBER

D1.02



SUBMITTAL SET

DATE OF ORIGINAL ISSUE

AUG 10, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE:
341 NORTH MAPLE, #91
LOS ANGELES, CA 90004
PH (323) 933-9668
FX (323) 933-9669

Oct 28th Revisions

PROJECT

SHEET TITLE: proposed 1st Floor Plan

SCALE: 1/4" = 1'-0"

SHEET NUMBER: A2.09

Note:

for first floor roof dimensions see sheet A2.11 proposed roof plan

Notes 01:

all kitchen millwork, equipment and accessories to be removed and stored for possible future use

all millwork in toilets, bathrooms and powder rooms to be removed and replaced with new millwork-design, texture and color to be approved by architect

all equipment and accessories in toilets, bathrooms and powder rooms to be removed and replaced with new water preserving equipment and accessories-design, texture and color to be approved by architect

Abreviations 01:

E	existing
EL	existing location
N	new
NL	new location
ND	new door
NW	new window
SD	smoke detector
TBR	to be removed
TR	to remain
TRE	to replace existing

Wall Legend 01:

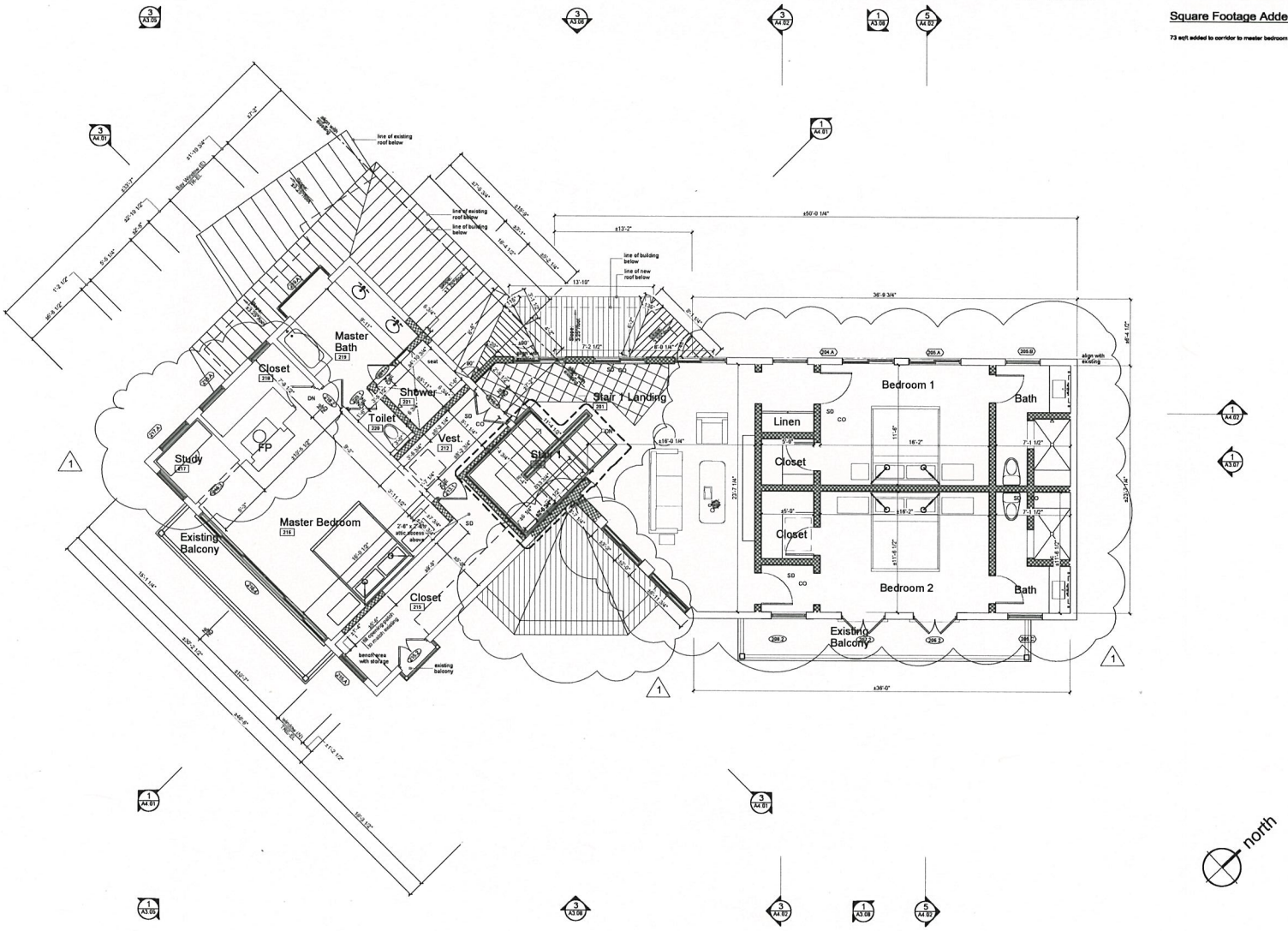
existing to remain

new walls

proposed addition

Square Footage Added

73 sq/ft added to corridor to master bedroom



Proposed Second Floor Plan

Scale: 1/4"=1'-0"

1

SUBMITTAL SET

DATE OF ORIGINAL ISSUE

AUG 10, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE:
301 NORTH MOUTEL AVE
LOS ANGELES, CA 90026
PH (323) 935 8228
FX (323) 935 8383

Oct 20th Revisions

proposed 2nd Floor Plan

1/4" = 1'-0"

SHEET NUMBER

A2.10

Note:

contractor to verify all roof slopes in field

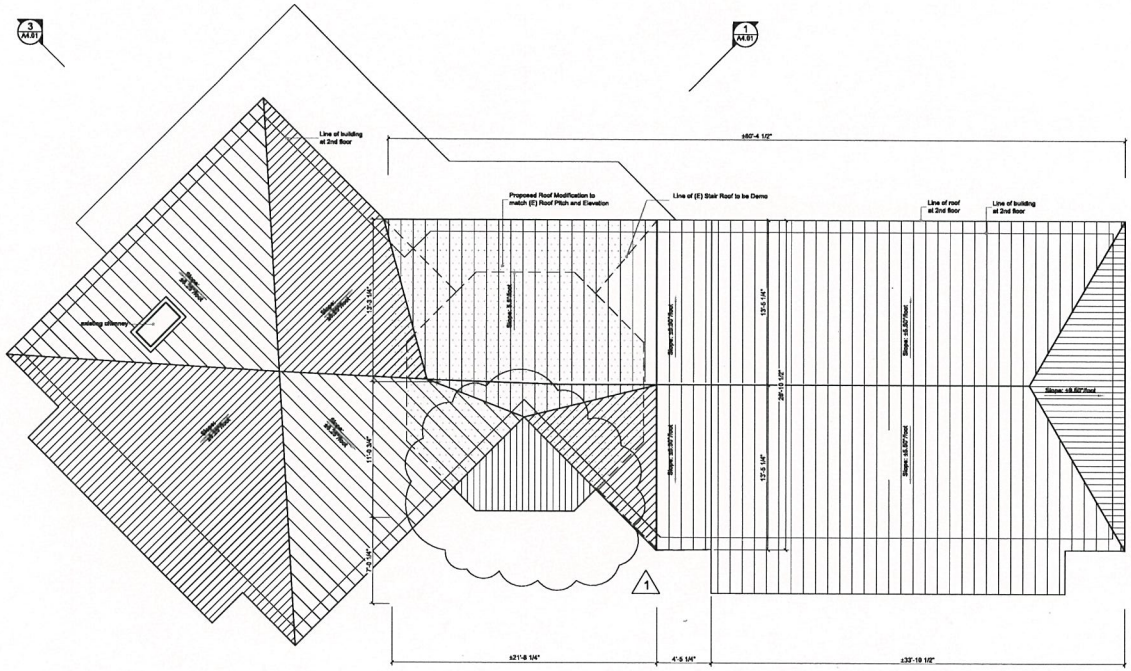
contractor to verify all roof dimensions in field

all roof work to be done after verification of existing slopes and dimensions with the Architect and with Architect's written approval

for existing roof dimensions see sheet A2.03

Roof Legend:

proposed addition/ remodel



north

Proposed Second Floor Roof Plan

Scale: 1/4"=1'-0"

1

CONSTRUCTION SET

DATE OF ORIGINAL ISSUE

DEC 14, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE:
101 NORTH MARIPOSA AVE
LOS ANGELES, CA 90036
PH (323) 933.9626
FX (323) 933.9665

PROJECT

33014 PCH

SHEET TITLE

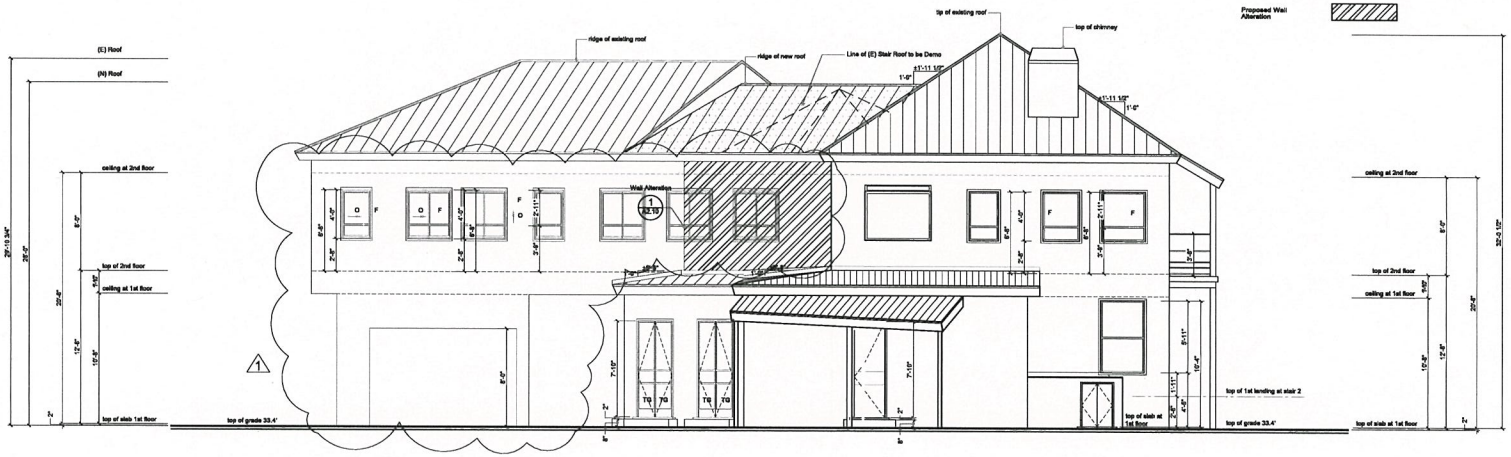
Proposed 2nd Floor Roof Plan

SCALE

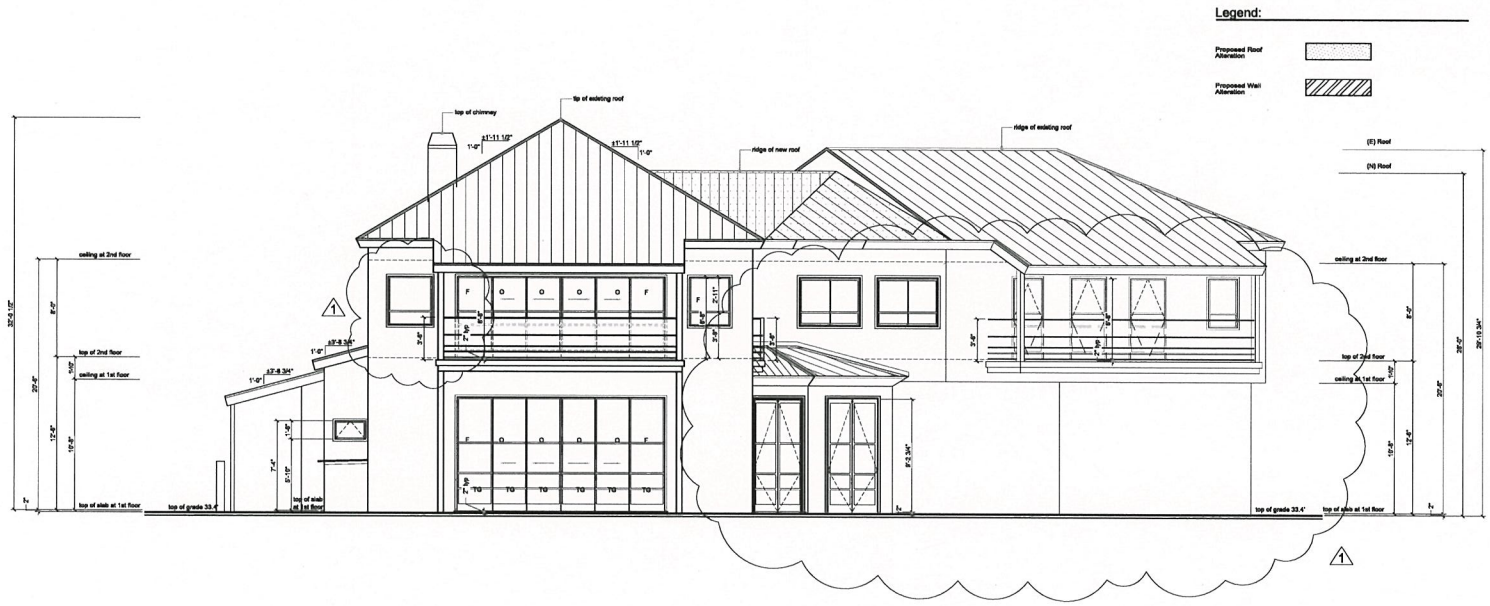
1/4" = 1'-0"

SHEET NUMBER

A2.12



Proposed Elevation West (2)
Scale: 1/4"=1'-0"



Proposed Elevation South (1)
Scale: 1/4"=1'-0"

CONSTRUCTION SET

DATE OF ORIGINAL ISSUE
DEC 14, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE:
1821 SANTA MONICA BLVD
SANTA MONICA, CA 90404
PH (310) 829-3878
FX (310) 450-8669

PROJECT: 33014 PCH

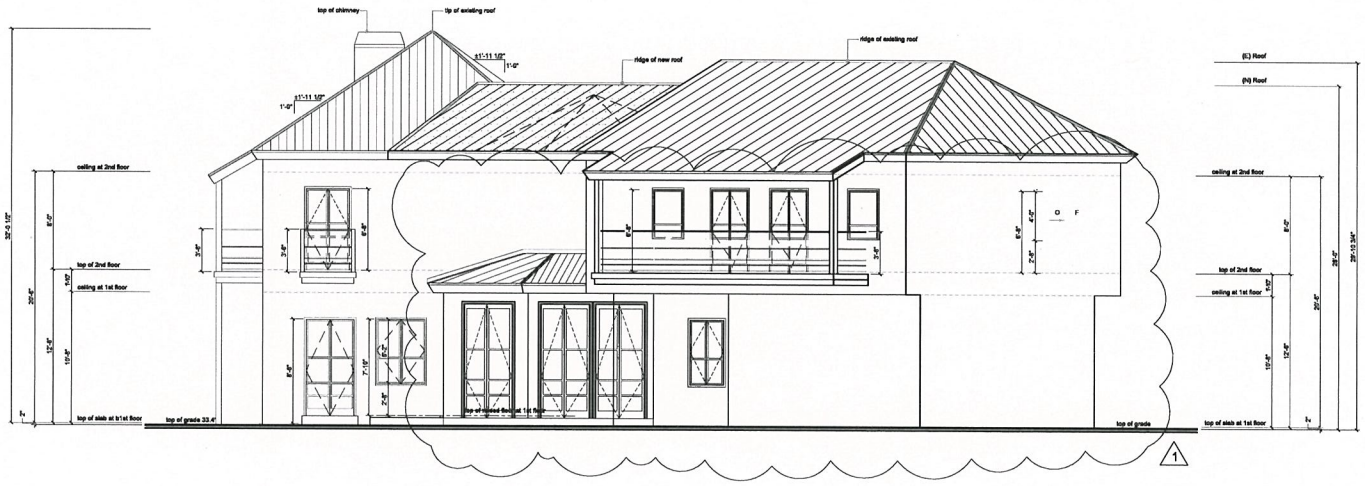
SHEET TITLE: Proposed Exterior Elevations

SCALE: 1/4" = 1'-0"

SHEET NUMBER: A3.05

Abreviations Glazing:

F fixed leaf
O operable leaf
TG tempered glass
sliding door-direction of sliding panel
single hung window-direction of sliding panel



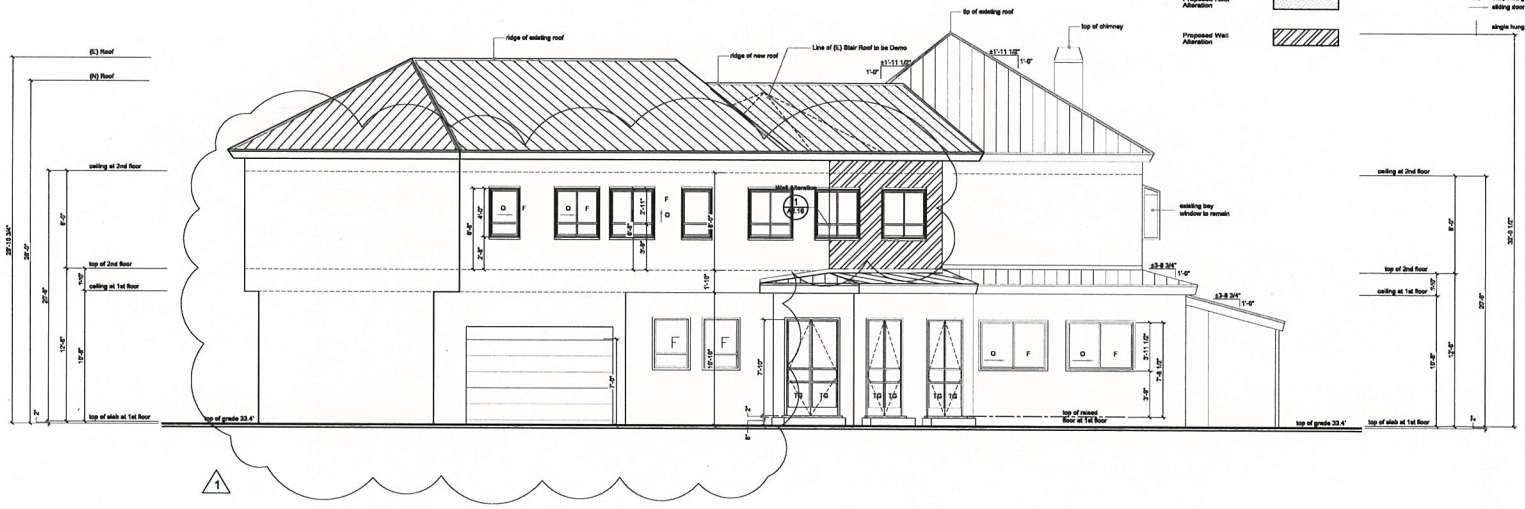
Proposed Elevation East (2)
Scale: 1/4"=1'-0"

Legend:

Proposed Roof Alteration
Proposed Wall Alteration

Abreviations Glazing:

F fixed leaf
O operable leaf
TG tempered glass
sliding door-direction of sliding panel
single hung window-direction of sliding panel



Proposed Elevation North (1)
Scale: 1/4"=1'-0"

CONSTRUCTION SET

DATE OF ORIGINAL ISSUE
DEC 14, 2015

SCOTT MITCHELL STUDIO
LOS ANGELES OFFICE:
501 SOUTH MAPLE AVE
LOS ANGELES, CA 90036
PH (323) 933.8676
FX (323) 933.8680

PROJECT: 33014 PCH

DRAWING TITLE: proposed Exterior Elevations

SCALE: 1/4" = 1'-0"

SHEET NUMBER: A3.06

FILE

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist DATE: Revised ~~12/4/2014~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: APR No. 15-105 ~~GDP 14-075~~, SPR 14-053, SPR 14-054, VAR 14-057

JOB ADDRESS: 33014 PACIFIC COAST HWY

APPLICANT / CONTACT: Marny Randall

APPLICANT ADDRESS: 909 Euclid Street, Suite #6
Santa Monica, CA 90403

APPLICANT PHONE #: (310) 386-5521

APPLICANT FAX #:

APPLICANT EMAIL: marnyrandall@roadrunner.com

PROJECT DESCRIPTION: Remodel, addition,

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

____ The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).

✓ The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.

____ The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).

SIGNATURE DATE 2/3/15

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at* dcrawford@malibucity.org *or by leaving a detailed voice message at (310) 456-2489, extension 277.*

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 33014 Pacific Coast Highway
Applicant/Phone: Marny Randall/ 310.386.5521
Project Type: Remodel, addition, detached garage
Project Number: CDP 14-075
Project Planner: Amanda Chiancola

RESOURCES: Stream ESHA; Jurisdictional Drainage;

REFERENCES: Site survey, site plans

DISCUSSION:

1. Pursuant to LIP Section 4.4.4.B, the project is not required to provide a biological assessment or be reviewed by the Environmental Review Board (ERB) as the proposed improvements will remain entirely within the existing developed envelope.

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change of 5,000 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. Regardless of seasonal timing of proposed work, the erosion control and SWPPS plans shall be fully implemented prior to any work to ensure no drainage or fill occurs into the adjacent stream.

   C. Site preparation activities inititated between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist, and confirmed by the City Biologist, that the nest is no longer active.

D. Construction fencing shall be placed within 5 feet of the top of bluff. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

E. No new development is approved further south (toward the stream) than currently exists.

F. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas.

Reviewed By: _____ Date: 2/3/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** Revised ~~12/4/2014~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: ~~GDP 14-075~~ 07-10 APR 15-105, SPR 14-053, SPR 14-054, VAR 14-057

JOB ADDRESS: 33014 PACIFIC COAST HWY

APPLICANT / CONTACT: Marny Randall

APPLICANT ADDRESS: 909 Euclid Street, Suite #6
Santa Monica, CA 90403

APPLICANT PHONE #: (310) 386-5521

APPLICANT FAX #:

APPLICANT EMAIL: marnyrandall@roadrunner.com

PROJECT DESCRIPTION: Remodel, addition, ;

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

_____ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Plumbing Code (MPC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MPC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ NOT REQUIRED
☑ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Signature: _____ Date: 1-9-2015

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Marny Randall marnyrandall@roadrunner.com		
Project Address:	**33014 Pacific Coast Highway** Malibu, California 90265		
Planning Case No.:	CDP 14-076		
Project Description:	Remodel, addition, and detached garage		
Date of Review:	January 9, 2014		
Reviewer:	Andrew Sheldon	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 364	Email:	asheldon@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Scott Mitchell Studio: Project plans submitted to Planning on 12-4-2014
Grading Plans:	N/A
OWTS Plot Plan:	EPD Consultants: OWTS plot plan issued on 12-18-2014
OWTS Report:	N/A
Geology Report:	N/A
Miscellaneous:	N/A
Previous Reviews:	N/A

REVIEW FINDINGS

Planning Stage:	☒	CONFORMANCE REVIEW COMPLETE for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Plumbing Code (MPC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	CONFORMANCE REVIEW INCOMPLETE for the City of Malibu LIP and MPC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
Plan Check Stage:	☐	APPROVED
	☒	NOT APPROVED Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	☐	NOT REQUIRED
	☒	REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the project. In order to obtain Environmental Health final approval of the OWTS Plot Plan and project construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review

1) **Building Plans:** All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

2) **OWTS Operation Permit:** In accordance with M.M.C. Chapter 15.14, an application, including a completed Official OWTS Inspection Form, shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule shall be submitted with the application. An OWTS operating permit must be obtained prior to final approval of the building plans.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

33014 PACIFIC COAST HIGHWAY (CDP 14-076)
MALIBU, CA 90265

S.F.D.:	5 BR/41 FU - 4 BR/43 FU (E)
TREATMENT TANK:	3436 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE 1:	1 - 374 sq ft Pressure Dosed Drainfield (N)
FUTURE 1:	N/A
PERC RATE 1:	3.7 gpsf (effective, from metered test)
LOADING RATE 1:	0.87 gpsf (peak); 0.48 gpsf (average)
ACTIVE 2:	2300 sf drip dispersal in 2 zones
FUTURE 2:	N/A
PERC RATE 2:	3 gpsf (infiltration test result)
LOADING RATE 2:	0.25 gpsf (peak); 0.14 gpsf (average)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD Consultants: Addendum I Engineering Report Dated 6-3-2007

NOTES:

1. This conformance review is for a 5 bedroom (41 fixture units) to 4 bedroom (43 fixture units) single family dwelling addition/remodel. No renovation of the existing alternative onsite wastewater treatment system is required.

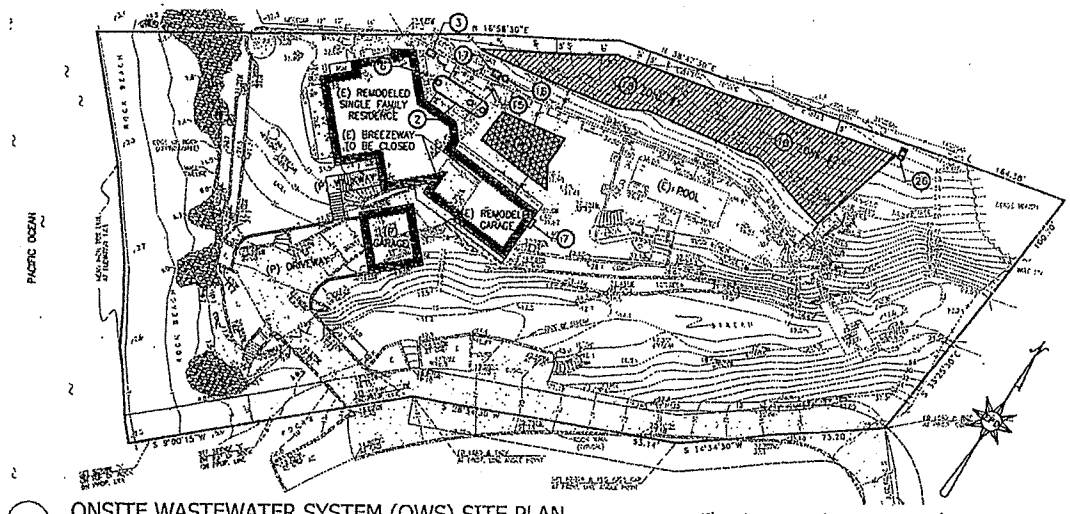
2. This review relates only to the minimum requirements of the City of Malibu Plumbing Code (MPC), and the Local Coastal Plan (LCP), and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater treatment.

3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CONDITIONS OF CONFORMANCE REVIEW:

1. See conditions written on Environmental Health review sheet dated 1-9-2015.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
JAN 09 2015
SIGNATURE:
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=40'-0"

40' 0' 40' 80'
GRAPHIC SCALE

LEGEND:
- PROPERTY LINE
- (P) RESIDENCE STRUCTURE
- (E) GEOFLOW AREA, HILLSIDE
- (E) PRESSURE-DOSED LEACH FIELD AREA

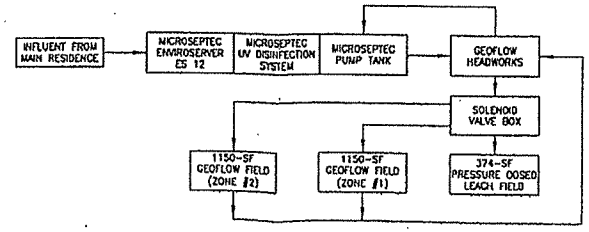
KEYNOTES:
2. (E) MICROSEPTEC ENVIROSERVER ES12 TREATMENT TANK W/ HIGH PRESSURE EFFLUENT PUMP & UV DISINFECTION.
3. (E) MICROSEPTEC COMPRESSORS (TYP. OF 2) IN VALVE ENCLOSURE.
4. (E) 374-SF PRESSURE-DOSED LEACH FIELD W/ 12" ROCK (1 ZONE).
6. (E) CLEANOUT TO GRADE (COTG).
7. (E) MICROSEPTEC TELEMETRY W/ GEOFLOW CONTROL PANELS.
15. (E) MICROSEPTEC AIR VENT INTAKE.
16. (E) SOLENOID VALVES IN VALVE BOX (3 ZONES).
17. (E) GEOFLOW HEADWORKS.
18. (E) GEOFLOW ETA FIELD, AREA: 2,300-SF (2 ZONES EACH 1,150-SF).
19. (E) CHECK VALVES IN 2'X2' VALVE BOX (TYP. OF 2-CHECK VALVES).

NOTES:
1. THIS ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN IS BASED UPON THE SEPTIC SITE PLAN REVISION 4, DATED JUNE 2008 PREPARED BY THIS OFFICE THAT WAS REVIEWED AND APPROVED BY THE CITY OF MALIBU PER THEIR SEPTIC APPROVAL, DATED JULY 18, 2008.
2. THE (P) REMODELED RESIDENCE AND GARAGE STRUCTURES HAVE BEEN PROVIDED BY THE ARCHITECTURAL PLANS PREPARED BY SCOTT MITCHELL STUDIO, DATED DECEMBER 1, 2014.
3. REFER TO THE ENGINEERING FEASIBILITY REPORT PREPARED BY THIS OFFICE, DATED DECEMBER 18, 2014 FOR FURTHER DETAILS.

ONSITE WASTEWATER SYSTEM CALCULATIONS:
MAIN RESIDENCE: 5 BEDROOMS
PEAK DESIGN DAILY FLOWRATE: 900 GPD
AVERAGE DESIGN DAILY FLOWRATE: 500 GPD
WASTE STRENGTH FROM RESIDENCE: 200mg/L BOD OR LESS

GEOFLOW ETA DISPERSAL AREA: 2300 SF (2 ZONES)
PEAK DESIGN EFFLUENT LOADING RATE TO GEOFLOW: 0.25 GPD/SF
AVERAGE DESIGN EFFLUENT LOADING RATE TO GEOFLOW: 0.14 GPD/SF

PRESSURE DOSED LEACH FIELD (PDLF) AREA: 374 SF (28.5 LF)
PEAK DESIGN EFFLUENT LOADING RATE TO PDLF: 0.87 GPD/SF (11.40 GPD/LF)
AVERAGE DESIGN EFFLUENT LOADING RATE: 0.48 GPD/SF (6.33 GPD/LF)



consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-4565
Fax (310) 241-4566

REGISTERED PROFESSIONAL ENGINEER KEVIN L. POFFENBARGER Exp. 06-30-16 No. 69089 CIVIL STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN		
PROJECT: 33014 PACIFIC COAST HIGHWAY MALIBU, CA 90265		
DATE 12/18/14	SCALE AS_SHOWN	DRAWN BY CB

PROJECT NO. E140
DRAWING NO. W0.01
SHEET 1 OF 1 SHEETS

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	January 28, 2015	**Review Log #:**	3686
Site Address:	33014 Pacific Coast Highway		APR15-105
Lot/Tract/PM #:	n/a	**Planning #:**	~~CDP 14-076~~ Ref: PA 14-022
Applicant/Contact:	Marny Randall, marnyrandall@roadrunner.com	**BPC/GPC #:**	
Contact Phone #:	310-386-5521 **Fax #:**	**Planner:**	**Amanda Chiancola**
Project Type:	Remodel, addition, ~~detached gara~~ge		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in Bold.)*	GeoConcepts, Inc. (Barrett, CED 2088; Walter, GE 2476): **12-12-15**, 11-13-14 Ref: GeoConcepts, Inc. (Sousa, CEG 1315): 7-16-14 Building plans prepared by Scott Mitchell Studio dated December 1, 2014. Grading plans prepared by Peak Surveys, Inc. dated December 3, 2014. Ref: Site survey prepared by Peak Surveys, Inc. dated April 2014. Ref: Slope analysis prepared by Peak Surveys, Inc. dated April 2014. Ref: Building plans prepared by Scott Mitchell Studios dated July 14, 2014. Ref: Grover Hollingsworth & Associates, Inc. (Hollingsworth, RGE 2022; CEG 1265): 8-20-10, 10-2-07, 5-25-07, 7-12-06, 6-26-06, 3-9-06, 9-20-05 Ref: EPD Consultants, Inc. (Poffenbarger, PE 69089): 6-2-06, 4-25-06; AOWTS plans dated 7-06
Previous Reviews:	12-26-14, Geotechnical Review Referral Sheet dated 12-8-14; Ref: 8-13-14, 9-27-10, 5-3-10, 2-14-08, Geology Review Referral Sheet dated 1-29-08; Ref: 12-11-07, 3-16-07, 9-15-06, 7-6-06, Geology Review Referral Sheet dated 6-26-06, 4-18-06, 2-21-06, Geology Review Referral Sheet dated 1-27-06; Ref: Los Angeles County

Review Findings

Coastal Development Permit Review

☒ The project is **APPROVED** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage approval.

☐ The project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

AC

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

☐ **APPROVED** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ **NOT APPROVED** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage approval.

Remarks

The referenced supplemental report was reviewed by the City from a geotechnical perspective. The project comprises the interior and exterior remodel to an existing 3,684 square foot two-story single-family residence and 579 square foot additions including converting the existing garage to media and laundry rooms and a new detached subterranean garage. Grading includes 94 yards of cut under structure; 60 yards of cut non-exempt; and 154 yards of export.

No changes to the existing onsite wastewater treatment system (OWTS) are proposed.

The property includes a coastal bluff as defined in the City's Local Coastal Program-Local Implementation Plan (LCP-LIP). In accordance with Chapter 10.4(D) of the LIP, all new development located on a bluff top shall be setback from the bluff edge no less than 100 feet, unless slope stability analyses by the Project Geotechnical Consultant determines that reduced setbacks, no less than 50 feet, can be accepted in accordance with the conditions discussed in Chapter 10.4 (D). Please contact the Planning Department regarding this matter.

NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Comments:

1. Please provide calculations to support the retaining wall deign recommendations for static and seismic loading.
2. The structural integrity of the existing retaining walls adjacent to the proposed subterranean garage and additions needs to be evaluated by a structural engineer, and recommendations provided to protect the walls during construction or to demolish the walls and construct new walls, as appropriate.
3. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs on grade. Building plans shall reflect this requirement.
4. The following note must be placed on the plans *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% of the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified to be by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*
5. Include the following note on the building plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, depth to groundwater, and a map depicting the locations of the piles".*

6. Two sets of final grading, shoring, remodel, addition, and garage plans (**APPROVED BY BUILDING SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Civil/Geotechnical Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Geotechnical Engineering Review by: *January 28, 2015*

Kenneth Clements, G.E. # 2010, Exp. 6-30-16 Date
Geotechnical Engineering Reviewer (805-563-8909)
Email: kclements@fugro.com

Engineering Geology Review by: 1/28/15

Christopher Dean, C.E.G. #1751, Exp. 9-30-16 Date
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)
(310) 456-2489, x306 (*City of Malibu*)

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, shoring, addition, remodel, and garage plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Project Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department DATE: Revised ~~12/4/2014~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: ~~12-015-105~~, SPR 14-053, SPR 14-054, VAR 14-057

JOB ADDRESS: 33014 PACIFIC COAST HWY

APPLICANT / CONTACT: Marny Randall

APPLICANT ADDRESS: 909 Euclid Street, Suite #6
Santa Monica, CA 90403

APPLICANT PHONE #: (310) 386-5521

APPLICANT FAX #:

APPLICANT EMAIL: marnyrandall@roadrunner.com

PROJECT DESCRIPTION: Remodel, addition,

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

/ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE DATE 12/17/14

Rev 120910

AL

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer R

Date: December 17, 2014

Re: Proposed Conditions of Approval for 33014 Pacific Coast Highway CDP 14-075

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's Local Implementation Plan (LIP), Section 8.3. **A note shall be placed on the project that addresses this condition.**

2. A Grading and Drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
   - Public Works Department General Notes
   - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
   - The limits of land to be disturbed during project development shall be delineated on the Grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
   - The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.

Recycled Paper

- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the Resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the Grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public Storm drain modifications shown on the Grading plan shall be approved by the Public Works Department prior to the issuance of the Grading permit.

STORMWATER

3. The Ocean between Latigo Point and the West City Limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
    - Elimination of non-storm water discharges.

4. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage

	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

MISCELLANOUS

5. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.

6. POOLS, SPAS OR DECORATIVE WATER FEATURES – The discharge of the water contained in a Pool, spa and decorative water feature such as a fountain or fish pond is an illegal discharge unless it is discharged to a sanitary sewer system. Malibu has limited sewers available so it is likely that your property cannot legally discharge the contents of the proposed pool or spa to the street without violating the Clean Water Act or the Malibu Water Quality Ordinance. The plans should include the following information and or construction notes:
   - Provide information on the plans regarding the type of sanitation that you propose to use for this installation. Ozonization systems are an acceptable alternative to Chlorine. The release of clear water from this system is permitted to either landscaping or sanitary sewer. Salt water sanitation is an acceptable alternative, but the discharge of the salt water is prohibited to both sewer systems and landscape. Highly chlorinated water from pools or spas shall be discharged to a public sewer or may be trucked to a POTW for discharge.
   - Provide a construction note that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

RECEIVED
FEB 03 2015
PLANNING DEPT.

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: ~~12/4/2014~~ Revise

FROM: City of Malibu Planning Department

PROJECT NUMBER: ~~CDP 14-075,~~ APR 15-105 SPR 14-053, SPR 14-054, VAR 14-057

JOB ADDRESS: 33014 PACIFIC COAST HWY

APPLICANT / CONTACT: Marny Randall

APPLICANT ADDRESS: 909 Euclid Street, Suite #6
Santa Monica, CA 90403

APPLICANT PHONE #: (310) 386-5521

APPLICANT FAX #:

PROJECT DESCRIPTION: Remodel, addition,

TO: Malibu Planning Department and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment ✓
The project DOES NOT require Fire Department Plan Review
The required fire flow for this project is NA gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)
The project is required to have an interior automatic fire sprinkler system. ✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval ✓

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.		
Required and/or proposed Fire Department Vehicular Turnaround		
Required 5 foot wide Fire Department Walking Access (including grade %)		
Width of proposed driveway/access roadway gates		

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

OMNIE McGEE — JAN 12, 2015

SIGNATURE DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

AC

Notice Continued...

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Richard Mollica, AICP, Senior Planner, at (310) 456-2489, extension 346.**

Date: December 31, 2015

By: Bonnie Blue, AICP, Planning Director

ATTACHMENT 5

Notice of Public Hearing

City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489 Fax (310) 456-7650

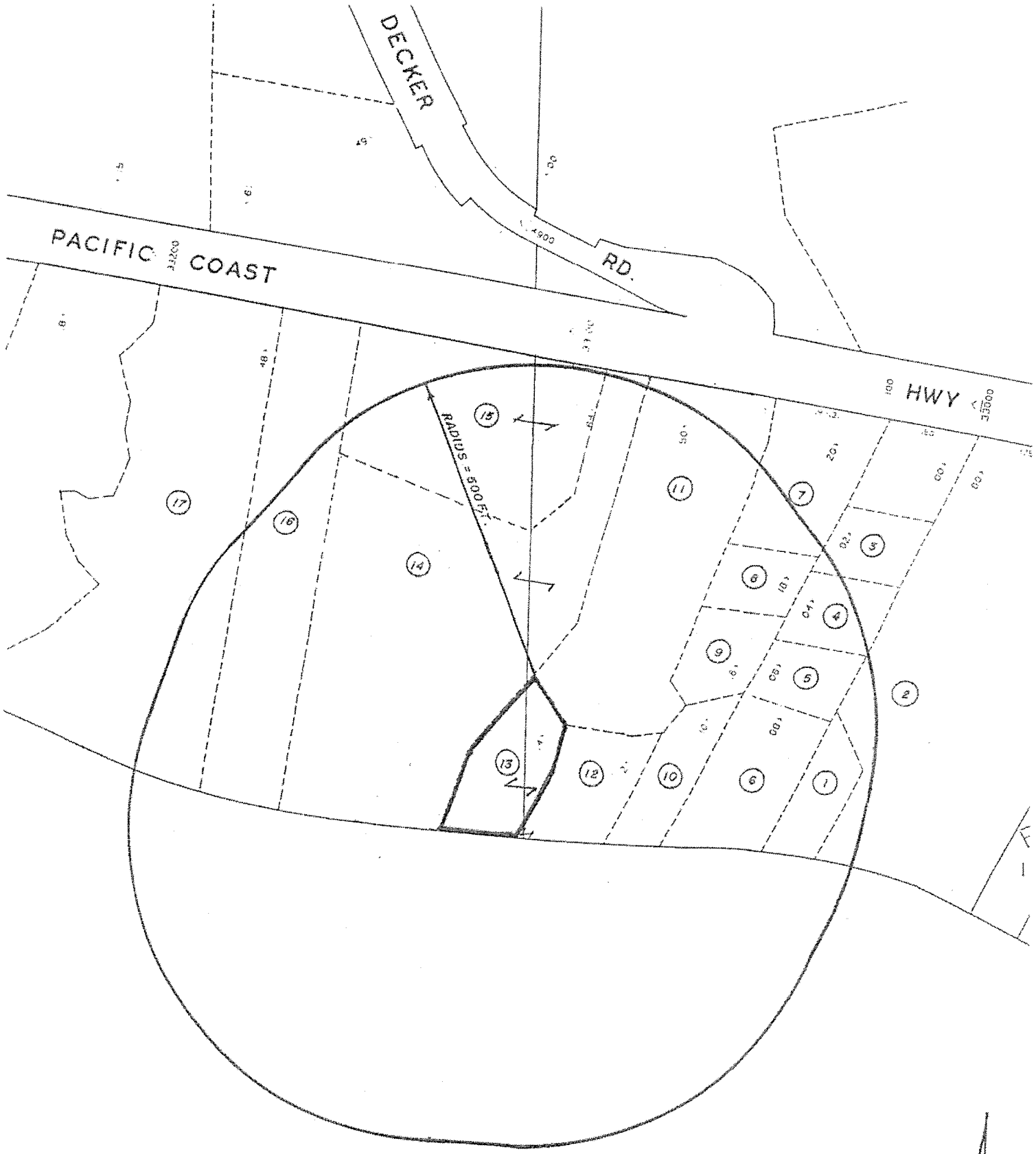
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **WEDNESDAY, January 27, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

ADMINISTRATIVE PLAN REVIEW NO. 15-105, VARIANCE NO. 15-024, AND SITE PLAN REVIEW NO. 14-054, DEMOLITION PERMIT NO. 15-017 – An application to modify an existing two-story single-family residence with an interior and exterior remodel, a 73 square foot addition, new stairway entrance, including a site plan review for construction over 18 feet in height, up to 28 feet for a pitched roof, and a variance for a second floor addition that results in a second floor in excess of two-thirds of the first floor area and a demolition permit for the demolition of less than 50 percent of exterior walls

LOCATION:	33014 Pacific Coast Highway
APN:	4473-018-008
ZONING:	Rural Residential-Two Acre (RR-2)
APPLICANT:	Marny Randall
OWNER:	Harpareno Trust
APPLICATION FILED:	December 4, 2014
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301(a) and (e) — Existing Facilities. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).



HERON
MAPS

(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265

N

1" = 200'

Planning Commission Meeting 01-27-16

Item 5.F.

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Stephanie Hawner, Associate Planner

Approved by: Bonnie Blue, AICP, Planning Director BB

Date prepared: January 20, 2016 Meeting date: January 27, 2016

Subject: Zoning Text Amendment No. 15-005 - An Amendment to Malibu Municipal Code Sections 17.02.060 (Definitions), 17.04.050 (Determination of Permitted Uses), and 17.66.120 (Medical Marijuana Dispensaries) to Regulate Medical Marijuana, and Addition of Chapter 17.77 (Medical Marijuana Delivery and Cultivation) to Title 17 (Zoning) to Prohibit the Cultivation, Delivery, and Mobile Dispensing of Medical Marijuana in All Zones Throughout the City

Applicant: City of Malibu
Location: Citywide

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-16 (Attachment 1) recommending that the City Council adopt the ordinance as proposed, or adopt the ordinance with modifications, and approve Zoning Text Amendment (ZTA) No. 15-005, amending Sections 17.02.060 (Definitions), 17.04.050 (Determination of Permitted Uses), and 17.66.120 (Medical Marijuana Dispensaries), to regulate medical marijuana, and adding Chapter 17.77 (Medical Marijuana Delivery and Cultivation) to Malibu Municipal Code (MMC) Title 17 (Zoning) to prohibit the cultivation, delivery, and mobile dispensing of medical marijuana in all zones throughout the City.

EXECUTIVE SUMMARY: In October 2015, the Governor of California effectuated the Medical Marijuana Regulation and Safety Act (MMRSA), which, among other things, addresses whether and how local governments regulate or prohibit medical marijuana cultivation and delivery. As a result, the City must adopt land use regulations by March 1, 2016, to regulate or prohibit the cultivation of medical marijuana in the City, or otherwise relinquish regulatory authority over cultivation to the State.

Additionally, in December 2014, the City Council approved Conditional Use Permit (CUP) No. 13-013 for the operation of a medical marijuana dispensary. The City Council incorporated additional conditions related to annual reporting for the dispensary

operation, operators and staff. Those conditions are included in the proposed amendments to apply to any dispensary in the City, including the existing dispensary.

DISCUSSION: Until now, the City's land use regulations were not required to expressly prohibit commercial cultivation of medicinal marijuana because it was not legal pursuant to State or Federal law and because such commercial cultivation is not recognized as a specifically allowed use in the City's land use districts. In order to ensure full local control over regulation of commercial cultivation and delivery services of medical marijuana, the MMRSA requires the City to have an express cultivation and delivery ordinance in effect by March 1, 2016 to ensure the State is not the sole regulator of cultivation activities. A draft urgency ordinance has been prepared for the City Council to consider at a future meeting, and it is included as Attachment 2 for reference[1]. The item before the Commission is the full zoning text amendment that would take effect following the urgency ordinance.

Commercial medical marijuana activities, as well as cultivation for personal medical use as allowed by the Compassionate Use Act and the Medical Marijuana Program, can adversely affect the health, safety, and peace of City residents. Several California cities have reported negative impacts of marijuana cultivation, processing and distribution activities. For instance, within the Counties of Los Angeles and Orange, mobile dispensaries have been the targets of armed robbers seeking cash and drugs. As a result, many drivers reportedly carry weapons or have armed guards as protection, although sometimes to no avail[2]. In the City of Oakland, the cultivation and processing of medical cannabis has resulted in damages to buildings containing indoor medical cannabis cultivation facilities; such damages include improper and dangerous electrical alternations and use, inadequate ventilation leading to mold and mildew, as well as an increase in the frequency of home-invasion robberies and similar crimes. Unlike indoor cultivation, exterior cultivation activities require large amounts of space and, if operated by a number of primary caregivers, collectives and cooperatives, may result in a large quantity of plants being cultivated on a single parcel of land. As these "crops" begin to flower, they produce a strong odor that is detectable far beyond the property boundaries. Not only is the odor of flowering marijuana plants offensive, it also alerts persons to the location of the valuable plants and creates an increased risk of nuisance activity, including crime.

Even though the Compassionate Use Act and Medical Marijuana Program provide limited immunity from specified State marijuana laws, this immunity does not grant any land use rights or create the right to maintain a public nuisance.

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[1] Pursuant to Government Code section 36937, an urgency ordinance for the immediate preservation of the public peace, health or safety takes effect immediately, subject to a four-fifths (4/5ths) vote of approval by the City Council.

[2] For instance, in June of 2011, a marijuana delivery from a Los Angeles mobile dispensary turned deadly in Orange County when four individuals reportedly ambushed the mobile dispensary driver and his armed security guard and tried to rob them. One of the suspects approached the delivery vehicle and confronted the driver and a struggle ensued. A second suspect, armed with a handgun, approached the security guard, who fired at the suspect hitting him multiple times.

BACKGROUND: In 1996, the voters of the State of California approved Proposition 215, entitled the Compassionate Use Act, to enable persons who are in need of medical marijuana to use it without fear of prosecution under limited, specified circumstances.

In 2004, the Legislature enacted Senate Bill 420 (referred to as the Medical Marijuana Program) to clarify the scope of Proposition 215 providing qualifying patients and primary caregivers who cultivate marijuana with a limited defense to certain specified State criminal statutes. Assembly Bills 2650 (2010) and 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of local government to "[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective" and to civilly and criminally enforce such ordinances.

On October 9, 2015, Governor Brown signed three bills into law – Assembly Bills 266 and 243, and Senate Bill 643 – collectively referred to as the MMRSA. The MMRSA creates a state licensing system for the commercial cultivation, manufacture, retail sale, transport, distribution, delivery and testing of medical marijuana. Until the MMRSA was passed, cultivation of marijuana for medicinal purposes in California was restricted to individual qualified patients or their primary care givers for non-commercial purposes and limited to personal quantities. The MMRSA became effective on January 1, 2016.

The MMRSA contains new statutory provisions regulating medical marijuana. In addition, it allows local governments to adopt new ordinances that permit or license such businesses, or prevent them entirely. These provisions are as follows:

- Allow the City to completely prohibit the delivery of marijuana by requiring it to enact an ordinance affirmatively banning such delivery activity (see Business & Professions (Bus. & Prof.) Code § 19340(a)).

- Allow the City to enact ordinances expressing its intent to prohibit the cultivation of marijuana and its intent not to administer a conditional permit program for the cultivation of marijuana (see Health & Safety Code § 11362.777(c)(4)).

- Expressly provide that the MMRSA does not supersede or limit local law enforcement activity, enforcement of local ordinances, or enforcement of local permit or licensing requirements regarding marijuana (see Bus. & Prof. Code § 19315(a)).

- Expressly provide that the MMRSA does not limit the authority or remedies of a local government under any provision of law regarding marijuana, including but not limited to local governments' right to make and enforce within its limits all police regulations not in conflict with general laws (see Bus. & Prof. Code § 19316(c)).

- Set up a "dual licensing" scheme which requires dispensaries and cultivators to obtain a local license prior to requesting and obtaining a license from the State; no dispensary or cultivation activity may lawfully operate without both a State and local license.

- Preserves the ability of a qualified patient and/or primary caregiver to cultivate for personal, non-commercial purposes, sets new limits on such cultivation, and excludes such personal cultivation from State cultivation licensing requirements.

If the City does not adopt land use regulations to either regulate or ban cultivation of marijuana for medicinal purposes by March 1, 2016, the State will have the authority to issue cultivation licenses in the City. No local license will be required. Specifically, Health & Safety Code § 11362.777(a)(4) states:

> If a city, county, or city and county does not have land use regulations or ordinances regulating or prohibiting the cultivation of marijuana, either expressly or otherwise under principles of permissive zoning, or chooses not to administer a conditional permit program pursuant to this section, then commencing March 1, 2016, the division shall be the sole licensing authority for medical marijuana cultivation applicants in that city, county, or city and county.

SUGGESTED AMENDMENTS:

Amendments are proposed to sections 17.02.060, 17.04.050, and 17.66.120 of the MMC to regulate medical marijuana, and the addition of Chapter 17.77 to Title 17 of the MMC is proposed to prohibit the cultivation[3], delivery and mobile dispensing of marijuana throughout the City. Alternatively, as opposed to an outright ban, the City may consider regulating medical marijuana deliveries and cultivation. For instance, the City may elect to permit cultivation entirely, prohibit only commercial cultivation, or prohibit only personal cultivation. Additionally, the City may wish to allow and regulate the delivery of medical marijuana. For instance, such a regulation may permit deliveries to be conducted only within City limits and among City patients and dispensaries.

The following proposed ordinance for an outright ban is but one option the City may consider with regard to the regulation of medical marijuana. If adopted, the attached ordinance will modify the MMC as reflected in the underline/strikethrough version of the amendments shown in the Tables below.

I. Amend MMC Section 17.02.060 - Definitions

MMC Section 17.02.060 provides the definitions of terms and provisions found in Title 17 (Zoning). The proposed amendment to the definition for the term "medical marijuana dispensary" reflects the newly updated definition of this term provided by the MMRSA.

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3 Pursuant to *Maral v. City of Live Oak* (2013) 221 Cal.App.4th 975, a city can ban all marijuana cultivation – even cultivation of small amounts by qualified patients. The MMRSA does not change the law in this regard.

Table 1 – MMC Section 17.02.060 Definitions	
Existing Language	**Proposed Language**
"Medical marijuana dispensary" means any association, cooperative, club, coop, delivery service, collective, and any other similar use involved in the sale, possession, cultivation, use, and/or distribution of marijuana for medicinal purposes in accordance with Health and Safety Code Section 11362.5, as amended.	"Medical marijuana dispensary" means any association, cooperative, club, co-op, delivery service, collective, and any other similar use that distributes, dispenses, stores, sells, exchanges, processes, delivers, cultivates, makes available, transmits and/or gives away marijuana in the City ~~involved in the sale, possession, cultivation, use, and/or distribution of marijuana~~ for medicinal purposes in accordance with Health and Safety Code Sections 11362.5 and 11362.7, *et seq.*, as amended.

II. Amend MMC Section 17.04.050 – Determination of permitted uses

The amendment adds Subsection B to MMC Section 17.04.050, which states that uses not specifically included in the zoning code as a permitted use are prohibited. The proposed amendment will renumber the existing provision as Subsection A and add Subsection B to specifically prohibit the delivery, cultivation, and mobile dispensing of marijuana in all zones within the City.

Table 2 – Determination of permitted uses	
Existing Language	**Proposed Language**
When a use is not specifically listed or is determined by the director not to be included in a general category of use in the chapter defining uses permitted, it shall be assumed that such uses are prohibited unless it is determined by an action of the planning commission, following receipt of a recommendation from the director, and a public hearing, that the use is similar to and not more objectionable than the uses listed. A determination of similar use shall be processed in the same manner as provided in Chapter 17.74 of this title.	A. When a use is not specifically listed or is determined by the director not to be included in a general category of use in the chapter defining uses permitted, it shall be assumed that such uses are prohibited unless it is determined by an action of the planning commission, following receipt of a recommendation from the director, and a public hearing, that the use is similar to and not more objectionable than the uses listed. A determination of similar use shall be processed in the same manner as provided in Chapter 17.74 of this title.

	B. The cultivation, delivery and mobile dispensing of marijuana are highly objectionable uses; as such the cultivation, delivery, and mobile dispensing of marijuana are expressly prohibited within all zones of the city (per Chapter 17.77). Accordingly, the city shall not issue any permit, license or other entitlement for the cultivation, delivery and mobile dispensing of marijuana.

III. Amend MMC Section 17.66.120(B)(15) – Medical Marijuana Dispensary

Chapter 17.66 (Conditional Use Permits) Section 17.66.120 (Medical Marijuana Dispensaries) provides standards related to the location, operation and application requirements for dispensaries. Subsection B (Development and Performance Standards) provides operational requirements and the proposed amendment to Subsection 15 of this section will remove the reference to Proposition 215 and update with the reference to an additional Health and Safety Code Section 11362.7, which defines the terms related to the issuance of identification guards to qualified patients.

Table 3 – Development and Performance Standards	
Existing Language	**Proposed Language**
B. Development and Performance Standards. To assure that the operations of medical marijuana dispensaries are in compliance with California law and to mitigate the adverse secondary effects from operations of dispensaries, medical marijuana dispensaries shall operate in compliance with the following standards: 15. The proposed use shall comply with all other applicable property development and design standards of the Malibu Municipal Code and with the provisions of Health and Safety Code Section 11362.5 (adopted as Proposition 215, the "Compassionate Use Act of 1996") or any state regulations adopted in furtherance thereof.	B. Development and Performance Standards. To assure that the operations of medical marijuana dispensaries are in compliance with California law and to mitigate the adverse secondary effects from operations of dispensaries, medical marijuana dispensaries shall operate in compliance with the following standards: 15. The proposed use shall comply with all other applicable property development and design standards of the Malibu Municipal Code and with the provisions of Health and Safety Code Sections 11362.5 and 11362.7 (~~adopted as Proposition 215, the "Compassionate Use Act of 1996"~~) or any state regulations adopted in furtherance thereof.

IV. Amend MMC Section 17.66.120(C) – Medical Marijuana Dispensary

Chapter 17.66 (Conditional Use Permits) Section 17.66.120 (Medical Marijuana Dispensaries) Subsection C provides the submittal requirements for medical marijuana dispensary conditional use permits. This proposed amendment will add annual reporting requirements related to certain submittal requirements consistent with the conditions that were incorporated by the City Council when it recently approved CUP No. 13-013 for a medical marijuana dispensary.

The proposed amendment will create a new Subsection 1 under Subsection C and renumber the existing provisions under that subsection, and create a new Subsection 2 and add language regarding the requirement for annual reporting. The revised provisions are shown in underline/strikethrough format below.

C. Supplemental Submittal Requirements:

1. The items below must be included with an application for a conditional use permit for a medical marijuana dispensary.

~~1~~a. California Department of Justice (DOJ) Live Scan: Criminal background check for the operator.

~~2~~b. Photocopies of government issued identification for each applicant and operator. These may include a state driver's license, state ID, or passport. These will be used to confirm identity and that the age of the applicant and operator is eighteen (18) years of age or older. Minors, persons under the age of eighteen (18) years of age, are not permitted to operate a dispensary.

~~3~~c. A state of California seller's permit.

~~4~~d. Demonstration of operator status as a "collective" or "cooperative": articles of incorporation and collective or cooperative agreements.

~~5~~e. Site plan accurately showing property lines, parking areas and existing and proposed structures and uses on the subject.

~~6~~f. Architectural Plan—Tenant Space Floor Plan and Building Elevations. A dispensary shall have a lobby waiting area at the entrance to the dispensary, a separate and secure designated area for medical marijuana dispensing, and a separate and secure designated area for the storage of medical marijuana. All entrances and exits to the dispensary tenant space and the building must be identified.

~~7~~g. One Thousand (1,000) Foot Radius Map and Address List. This list must include verified mailing information for property owners, and all occupants within those properties, for those properties within a one thousand (1,000) foot radius, using a

straight line radius, of the dispensary tenant space. The map must show all property boundaries within one thousand (1,000) feet of dispensary tenant space. Provide a digital, mail-merged version of the mailing information.

2. For any existing, or new dispensary, the items listed below shall be submitted annually to the City to determine compliance.

~~1~~a. California Department of Justice (DOJ) Live Scan: Criminal background check for the operator, and for any person currently employed by the medical marijuana dispensary. For the purposes of this subsection, "person employed by the medical marijuana dispensary" shall mean:

i. Any person with an ownership interest in the business of more than 10 percent, or if incorporated, a directing role, including, but not limited to a sole proprietor, general or limited partner, a member of the board of directors, or a corporate officer;

ii. Any person acting as the representative and agent of the owner in managing the day-to-day operations with corresponding responsibilities; or

iii. Any person hired by the owner or manager who renders any service for the owner in exchange for any form of compensation from the medical marijuana dispensary.

~~2~~b. Photocopies of government issued identification for each applicant and operator. These may include a state driver's license, state ID, or passport. These will be used to confirm identity and that the age of the applicant and operator is eighteen (18) years of age or older. Minors, persons under the age of eighteen (18) years of age, are not permitted to operate a dispensary.

~~3~~c. A current state of California seller's permit.

~~4~~d. Demonstration of operator status as a "collective" or "cooperative"~~:~~ by proof of current articles of incorporation, and collective or cooperative agreements.

V. Add Chapter 17.77 (Medical Marijuana Delivery and Cultivation) to MMC Title 17 (Zoning)

Chapter 17.77 to Title 17 (Zoning) of the MMC is proposed to regulate the delivery, cultivation and dispensing of marijuana within the City (See Section 5 of Draft Ordinance). In general, Chapter 17.77 will:

- Prohibit mobile marijuana dispensaries[4] from operating within the City;
- Expressly prohibit deliveries of marijuana both within the City, as well as deliveries to and from the City;
- Expressly state that commercial cannabis activities, including cultivation and delivery, are prohibited and cannot be found to be a use similar to and not more objectionable than other permitted uses in the City pursuant to MMC Section 17.04.050; and
- Regard any violation of the ordinance to be a nuisance subject to summary abatement, and/or administrative citation, among other enforcement remedies.

PUBLIC CORRESPONDENCE: No written public correspondence has been received to date.

PUBLIC NOTICE: On January 14, 2016, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to all interested parties.

CONCLUSION: Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 16-16 (Attachment 1) recommending that the City Council adopt the ordinance as proposed, or adopt the ordinance with modifications, and approve Zoning Text Amendment (ZTA) No. 15-005, amending Sections 17.02.060 (Definitions), 17.04.050 (Determination of Permitted Uses), and 17.66.120 (Medical Marijuana Dispensaries), to regulate medical marijuana, and adding Chapter 17.77 (Medical Marijuana Delivery and Cultivation) to Malibu Municipal Code (MMC) Title 17 (Zoning) to prohibit the cultivation, delivery, and mobile dispensing of medical marijuana in all zones throughout the City.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-16 (with Attachment A – Draft Ordinance)
2. Draft Urgency Ordinance
3. Public Hearing Notice

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4 The MMRSA identifies a new business model for the distribution of marijuana: "mobile dispensaries." Mobile dispensaries involve the commercial transportation of medical marijuana to qualified patients or caregivers by a dispensary or via any technology platform, which may be independently licensed or owned by the dispensary. According to the provisions of the MMRSA, mobile dispensaries must be expressly identified and banned in order to be prohibited.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ORDINANCE AS PROPOSED, OR ADOPT THE ORDINANCE WITH MODIFICATIONS, AND APPROVE ZONING TEXT AMENDMENT (ZTA) NO. 15-005, AMENDING SECTIONS 17.02.060 (DEFINITIONS), 17.04.050 (DETERMINATION OF PERMITTED USES), AND 17.66.120 (MEDICAL MARIJUANA DISPENSARIES), TO REGULATE MEDICAL MARIJUANA, AND ADDING CHAPTER 17.77 (MEDICAL MARIJUANA DELIVERY AND CULTIVATION) TO MALIBU MUNICIPAL CODE TITLE 17 (ZONING) TO PROHIBIT THE CULTIVATION, DELIVERY, AND MOBILE DISPENSING OF MEDICAL MARIJUANA IN ALL ZONES THROUGHOUT THE CITY

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On December 22, 2015, the City began processing Zoning Text Amendment (ZTA) No. 15-005 to expressly prohibit the cultivation, delivery and mobile dispensing of medical marijuana in all zones throughout the City by amending sections 17.02.060, 17.04.050, and 17.66.120; and adding Chapter 17.77 to Title 17 of the Malibu Municipal Code (MMC).

B. The application has been reviewed in accordance with the California Environmental Quality Act (CEQA), and it has been determined that the proposed project would not have a significant effect on the environment.

C. On January 14, 2016, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to all interested parties.

D. On January 27, 2016, the Planning Commission held a duly noticed public hearing on ZTA No. 15-005, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record.

Section 2. Findings.

A. On October 9, 2015, Governor Brown signed three bills into law – Assembly Bills 266 and 243, and Senate Bill 643 – collectively referred to as the Medical Marijuana Regulation and Safety Act (MMRSA). The MMRSA became effective on January 1, 2016 and contains provisions that govern the cultivating, processing, transporting, testing, and distributing of medical marijuana to qualified patients.

B. The MMRSA states that if a city or county has not adopted land use regulations by March 1, 2016, to either regulate or ban cultivation of marijuana for medicinal purposes, the State will be the sole authority that issues cultivation licenses in that jurisdiction, meaning no local license will be required.

C. As explained in the agenda report, commercial medical marijuana activities, as well as cultivation for personal medical use as allowed by the Compassionate Use Act and the Medical Marijuana Program, can adversely affect the health, safety, and well-being of City residents. Further, as recognized by the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, marijuana cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime.

D. The MMC does not currently expressly and separately prohibit the cultivation of marijuana or the delivery of marijuana within the City. In order to ensure full local control over regulation of commercial cultivation of marijuana for medicinal purposes in the City is preserved, the MMRSA requires the City have in effect an express commercial cultivation ordinance by March 1, 2016 to ensure the State is not the sole regulator of cultivation activities. Additionally, the MMRSA also contains language that requires delivery services to be expressly prohibited by local ordinance, if the City wishes to do so.

E. The Zoning Ordinance text amendments are consistent with the goals, policies, and objectives of the General Plan because the Project is in the public interest and there are community benefits resulting from the regulation of medical marijuana, such as preventing crime associated with marijuana activities.

F. The Zoning Ordinance text amendments promote the health, safety, and welfare of Malibu residents and serve the goals and purposes of MMC Title 17 by ensuring compliance with the MMRSA.

Section 3. Environmental Review.

The Planning Commission has analyzed the project proposal described herein. CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA requires that the environmental impacts of the action be assessed. The proposed amendments will not result in any environmental impacts nor will the amendments result in any changes in the physical conditions that exist in the City. The Planning Commission has determined the project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

Section 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission recommends that the City Council adopt the Zoning Ordinance text amendments set forth in Attachment A, which is incorporated by reference.

PASSED, APPROVED AND ADOPTED this 27th day of January 2016.

_____
ROOHI STACK, Planning Commission Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-16 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 27th day of January, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
KATHLEEN STECKO, Recording Secretary

ORDINANCE NO. 15-___

AN ORDINANCE OF THE CITY OF MALIBU AMENDING SECTIONS 17.02.060, 17.04.050, AND 17.66.120 OF THE MALIBU MUNICIPAL CODE TO REGULATE MEDICAL MARIJUANA, AND ADDING CHAPTER 17.77 TO MALIBU MUNICIPAL CODE TITLE 17 TO PROHIBIT THE CULTIVATION, DIELIVERY, AND MOBILE DISPENSING OF MEDICAL MARIJUANA IN ALL ZONES THROUGHOUT THE CITY

The City Council of the City of Malibu does hereby ordain as follows:

Section 1. Chapter 17.02 (Introductory Provisions and Definitions) Section 17.02.060 (Definitions) is hereby amended to add the following definition for "medical marijuana dispensary" to read as follows:

"Medical marijuana dispensary" means any association, cooperative, club, co-op, delivery service, collective, and any other similar use that distributes, dispenses, stores, sells, exchanges, processes, delivers, cultivates, makes available, transmits and/or gives away marijuana in the City for medicinal purposes in accordance with Health and Safety Code Sections 11362.5 and 11362.7, et seq., as amended.

Section 2. Chapter 17.04 (Administration and Enforcement) Section 17.04.050 (Determination of permitted uses) is hereby amended to create a Subsection (A) and add Subsection (B) to read as follows:

A. When a use is not specifically listed or is determined by the director not to be included in a general category of use in the chapter defining uses permitted, it shall be assumed that such uses are prohibited unless it is determined by an action of the planning commission, following receipt of a recommendation from the director, and a public hearing, that the use is similar to and not more objectionable than the uses listed. A determination of similar use shall be process in the same manner as provided in Chapter 17.74 of this title.

B. The cultivation, delivery and mobile dispensing of marijuana are highly objectionable uses; as such the cultivation, delivery, and mobile dispensing of marijuana are expressly prohibited within all zones of the city (per Chapter 17.77). Accordingly, the city shall not issue any permit, license or other entitlement for the cultivation, delivery and mobile dispensing of marijuana.

ATTACHMENT A

Section 3. Chapter 17.66 (Conditional Use Permits), Section 17.66.120 (Medical Marijuana Dispensaries) Subsection B(15) is hereby amended to read as follows:

B. Development and Performance Standards. To assure that the operations of medical marijuana dispensaries are in compliance with California law and to mitigate the adverse secondary effects from operations of dispensaries, medical marijuana dispensaries shall operate in compliance with the following standards:

15. The proposed use shall comply with all other applicable property development and design standards of the Malibu Municipal Code and with the provisions of Health and Safety Code Sections 11362.5 and 11362.7 or any state regulations adopted in furtherance thereof.

Section 4. Chapter 17.66 (Conditional Use Permits), Section 17.66.120 (Medical Marijuana Dispensaries) Subsection C is hereby amended to read as follows:

C. Supplemental Submittal Requirements:

1. The items below must be included with an application for a conditional use permit for a medical marijuana dispensary.

a. California Department of Justice (DOJ) Live Scan: Criminal background check for the operator.

b. Photocopies of government issued identification for each applicant and operator. These may include a state driver's license, state ID, or passport. These will be used to confirm identity and that the age of the applicant and operator is eighteen (18) years of age or older. Minors, persons under the age of eighteen (18) years of age, are not permitted to operate a dispensary.

c. A state of California seller's permit.

d. Demonstration of operator status as a "collective" or "cooperative"-: by proof of current articles of incorporation and collective or cooperative agreements.

e. Site plan accurately showing property lines, parking areas and existing and proposed structures and uses on the subject.

f. Architectural Plan—Tenant Space Floor Plan and Building Elevations. A dispensary shall have a lobby waiting area at the entrance to the dispensary, a separate and secure designated area for medical marijuana dispensing, and a separate and secure designated area for the storage of

medical marijuana. All entrances and exits to the dispensary tenant space and the building must be identified.

g. One Thousand (1,000) Foot Radius Map and Address List. This list must include verified mailing information for property owners, and all occupants within those properties, for those properties within a one thousand (1,000) foot radius, using a straight line radius, of the dispensary tenant space. The map must show all property boundaries within one thousand (1,000) feet of dispensary tenant space. Provide a digital, mail-merged version of the mailing information.

2. For any existing, or new dispensary, the items listed below shall be submitted annually to the City to determine compliance.

a. California Department of Justice (DOJ) Live Scan: Criminal background check for the operator, and for any person currently employed by the medical marijuana dispensary. For the purposes of this subsection, "person employed by the medical marijuana dispensary" shall mean:

i. Any person with an ownership interest in the business of more than 10 percent, or if incorporated, a directing role, including, but not limited to a sole proprietor, general or limited partner, a member of the board of directors, or a corporate officer;

ii. Any person acting as the representative and agent of the owner in managing the day-to-day operations with corresponding responsibilities; or

iii. Any person hired by the owner or manager who renders any service for the owner in exchange for any form of compensation from the medical marijuana dispensary.

b. Photocopies of government issued identification for each applicant and operator. These may include a state driver's license, state ID, or passport. These will be used to confirm identity and that the age of the applicant and operator is eighteen (18) years of age or older. Minors, persons under the age of eighteen (18) years of age, are not permitted to operate a dispensary.

c. A current state of California seller's permit.

d. Demonstration of operator status as a "collective" or "cooperative"~~:~~ by proof of current articles of incorporation, and collective or cooperative agreements.

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Section 5. Chapter 17.77 is hereby added to Title 17 (Zoning) of the Malibu Municipal Code to read as follows:

17.77 MEDICAL MARIJUANA DELIVERY AND CULTIVATION

Sections:

17.77.010 Definitions.

17.77.020 Prohibition.

17.77.030 Violations.

17.77.040 Public Nuisance.

17.77.010 Definitions.

As used in this Chapter:

"Cannabis, or Marijuana" shall have the same definition as Health and Safety Code section 11018.

"Commercial Cannabis Activity" means cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of Medical Cannabis or a Medical Cannabis product, except as set forth in Business and Professions Code section 19319, related to Qualifying Patients and Primary Caregivers.

"Cultivation" means any activity involving planting, growing, harvesting, drying, curing, grading or trimming of cannabis.

"Delivery" shall include the use by a dispensary of any technology platform owned and controlled by the dispensary, or independently licensed by the State under the Medical Marijuana Regulation and Safety Act, which enables persons, qualified patients, and/or primary caregivers to arrange for or facilitate the commercial transfer of Medical Cannabis or Medical Cannabis products.

"Dispensary" means a facility where medical cannabis, medical cannabis products, or devices for the use of medical cannabis or medical cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical cannabis and medical cannabis products as part of a retail sale.

"Medical cannabis" means a product containing cannabis, including but not limited to, concentrates and extractions, intended to be sold by medical cannabis patients in California pursuant to Health and Safety Code sections 11362.5 and 11362.7.

"Medical Marijuana Regulation and Safety Act" shall refer to Chapter 3.5 of the California Business and Professions Code, commencing with section 19300, et seq.

"Mobile Marijuana Dispensaries" means any dispensary, clinic, cooperative, association, club, business or group which transports or delivers, or arranges the transportation or delivery, of medical cannabis to a person.

"Person" means any individual, firm, corporation, association, club, society, or other organization. The term person shall include any owner, manager, proprietor, employee, volunteer or salesperson.

"Primary Caregiver" shall have the same definitions as Health and Safety Code section 11362.7, as may be amended.

"Qualified Patient" shall have the same definition as Health and Safety Code section 3362.7, as may be amended, and which means a person who is entitled to the protections of Health and Safety Code section 11362.5. For the purposes of this Chapter, qualified patient shall include a person with an identification card, as that term is defined by Health and Safety Code section 11362.7, et seq.

17.77.020 Prohibition.

A. Mobile Marijuana Dispensaries are prohibited within the city. No person shall:

1. Locate, operate, own, suffer, allow to be operated or abide, abet, or assist in the operation of any mobile marijuana dispensary within the city;

2. Deliver marijuana to any location within the city from a mobile marijuana dispensary, regardless of where the mobile marijuana dispensary is located, or engaged in any operation for this purpose; or

3. Deliver any medical cannabis product, including but not limited to, tinctures, baked goods, or other consumable products, to any location within the city from a mobile marijuana dispensary, regardless of where the mobile marijuana dispensary is located, or engaged in any operation for this purpose.

B. This section expressly prohibits all activities for which a State license is required in order to engage in commercial cannabis activity constituting cultivation. Accordingly, the city shall not issue any permit, license or other entitlement for any activity for which a State license is required under the California Medical Marijuana Regulation and Safety Act, to engage in commercial cannabis activity constituting cultivation.

C. Marijuana cultivation by any person or entity, including clinics, collectives, cooperatives, and dispensaries, is prohibited in all zones within the city's jurisdictional limits. No permit, whether conditional or otherwise, shall be issued for the establishment of such activity. No person, including a qualified patient or primary caregiver, shall cultivate any amount of cannabis in the city, even for medicinal purposes, except where the city is preempted by federal or state law from enacting a prohibition on such activity.

17.77.030 Violations.

In addition to any other remedy available under law, violations of this Chapter are subject to the administrative citations and penalties provisions in Chapter 1.10 of this code.

17.77.040 Public Nuisance.

Any use or condition caused, or permitted to exist, in violation of any provision of this Chapter shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the city pursuant to Code of Civil Procedure section 731 or any other remedy available to the city.

Section 6. This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (the Guidelines), and the environmental regulations of the City. The City Council hereby finds that under Section 15061(b)(3) of the State CEQA Guidelines, this Ordinance is exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

Section 7. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

PASSED, APPROVED AND ADOPTED THIS ____ day of _____, 2016.

_____
MAYOR

ATTEST:

_____
City Clerk

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ORDINANCE NO. 15-___U

AN ORDINANCE OF THE CITY OF MALIBU AMENDING SECTIONS 17.02.060, 17.04.050, AND 17.66.120 OF THE MALIBU MUNICIPAL CODE TO REGULATE MEDICAL MARIJUANA, AND ADDING CHAPTER 17.77 TO MALIBU MUNICIPAL CODE TITLE 17 TO PROHIBIT THE CULTIVATION, DELIVERY AND MOBILE DISPENSING OF MEDICAL MARIJUANA IN ALL ZONES THROUGHOUT THE CITY, AND DECLARING THE URGENCY THEREOF

The City Council of the City of Malibu does hereby ordain as follows:

Section 1. Amendments.

1. Chapter 17.02 (Introductory Provisions and Definitions) Section 17.02.060 (Definitions) is hereby amended to add the following definition for "medical marijuana dispensary" to read as follows:

"Medical marijuana dispensary" means any association, cooperative, club, co-op, delivery service, collective, and any other similar use that distributes, dispenses, stores, sells, exchanges, processes, delivers, cultivates, makes available, transmits and/or gives away marijuana in the City for medicinal purposes in accordance with Health and Safety Code Sections 11362.5 and 11362.7, *et seq.*, as amended.

2. Chapter 17.04 (Administration and Enforcement) Section 17.04.050 (Determination of permitted uses) is hereby amended to create a Subsection (A) and add Subsection (B) to read as follows:

A. When a use is not specifically listed or is determined by the director not to be included in a general category of use in the chapter defining uses permitted, it shall be assumed that such uses are prohibited unless it is determined by an action of the planning commission, following receipt of a recommendation from the director, and a public hearing, that the use is similar to and not more objectionable than the uses listed. A determination of similar use shall be process in the same manner as provided in Chapter 17.74 of this title.

B. The cultivation, delivery and mobile dispensing of marijuana are highly objectionable uses; as such the cultivation, delivery, and mobile dispensing of marijuana are expressly prohibited within all zones of the city (per Chapter 17.77). Accordingly, the city shall not issue any permit, license or other entitlement for the cultivation, delivery and mobile dispensing of marijuana.

3. Chapter 17.66 (Conditional Use Permits), Section 17.66.120 (Medical Marijuana Dispensaries) Subsection B(15) is hereby amended to read as follows:

B. Development and Performance Standards. To assure that the operations of medical marijuana dispensaries are in compliance with California law and to mitigate the adverse secondary effects from operations of dispensaries, medical marijuana dispensaries shall operate in compliance with the following standards:

15. The proposed use shall comply with all other applicable property development and design standards of the Malibu Municipal Code and with the provisions of Health and Safety Code Sections 11362.5 and 11362.7 or any state regulations adopted in furtherance thereof.

4. Chapter 17.66 (Conditional Use Permits), Section 17.66.120 (Medical Marijuana Dispensaries) Subsection C is hereby amended to read as follows:

C. Supplemental Submittal Requirements:

1. The items below must be included with an application for a conditional use permit for a medical marijuana dispensary.

a. California Department of Justice (DOJ) Live Scan: Criminal background check for the operator.

b. Photocopies of government issued identification for each applicant and operator. These may include a state driver's license, state ID, or passport. These will be used to confirm identity and that the age of the applicant and operator is eighteen (18) years of age or older. Minors, persons under the age of eighteen (18) years of age, are not permitted to operate a dispensary.

c. A state of California seller's permit.

d. Demonstration of operator status as a "collective" or "cooperative"-: by proof of current articles of incorporation and collective or cooperative agreements.

e. Site plan accurately showing property lines, parking areas and existing and proposed structures and uses on the subject.

f. Architectural Plan—Tenant Space Floor Plan and Building Elevations. A dispensary shall have a lobby waiting area at the entrance to the dispensary, a separate and secure designated area for medical marijuana dispensing, and a separate and secure designated area for the storage of medical marijuana. All entrances and exits to the dispensary tenant space and the building must be identified.

g. One Thousand (1,000) Foot Radius Map and Address List. This list must include verified mailing information for property owners, and all occupants within those properties, for those properties within a one thousand (1,000) foot radius, using a straight line radius, of the dispensary tenant space. The map must show all property boundaries within one thousand (1,000) feet of dispensary tenant space. Provide a digital, mail-merged version of the mailing information.

2. For any existing, or new dispensary, the items listed below shall be submitted annually to the City to determine compliance.

a. California Department of Justice (DOJ) Live Scan: Criminal background check for the operator, and for any person currently employed by the medical marijuana dispensary. For the purposes of this subsection, "person employed by the medical marijuana dispensary" shall mean:

i. Any person with an ownership interest in the business of more than 10 percent, or if incorporated, a directing role, including, but not limited to a sole proprietor, general or limited partner, a member of the board of directors, or a corporate officer;

ii. Any person acting as the representative and agent of the owner in managing the day-to-day operations with corresponding responsibilities; or

iii. Any person hired by the owner or manager who renders any service for the owner in exchange for any form of compensation from the medical marijuana dispensary.

b. Photocopies of government issued identification for each applicant and operator. These may include a state driver's license, state ID, or passport. These will be used to confirm identity and that the age of the applicant and operator is eighteen (18) years of age or older. Minors, persons under the age of eighteen (18) years of age, are not permitted to operate a dispensary.

c. A current state of California seller's permit.

d. Demonstration of operator status as a "collective" or "cooperative"~~:~~ by proof of current articles of incorporation, and collective or cooperative agreements.

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D. Chapter 17.77 (Medical Marijuana Delivery and Cultivation) is hereby added to Title 17 (Zoning) to read as follows:

17.77 MEDICAL MARIJUANA DELIVERY AND CULTIVATION

Sections:

17.77.010 Definitions.

17.77.020 Prohibition.

17.77.030 Violations.

17.77.040 Public Nuisance.

17.77.010 Definitions.

As used in this Chapter:

"Cannabis, or Marijuana," shall have the same definition as Health and Safety Code section 11018.

"Commercial Cannabis Activity" means cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of Medical Cannabis or a Medical Cannabis product, except as set forth in Business and Professions Code section 19319, related to Qualifying Patients and Primary Caregivers.

"Cultivation" means any activity involving planting, growing, harvesting, drying, curing, grading or trimming of cannabis.

"Delivery" shall include the use by a dispensary of any technology platform owned and controlled by the dispensary, or independently licensed by the State under the Medical Marijuana Regulation and Safety Act, which enables persons, qualified patients, and/or primary caregivers to arrange for or facilitate the commercial transfer of Medical Cannabis or Medical Cannabis products.

"Dispensary" means a facility where medical cannabis, medical cannabis products, or devices for the use of medical cannabis or medical cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical cannabis and medical cannabis products as part of a retail sale.

"Medical cannabis" means a product containing cannabis, including but not limited to, concentrates and extractions, intended to be sold by medical cannabis patients in California pursuant to Health and Safety Code sections 11362.5 and 11362.7.

"Medical Marijuana Regulation and Safety Act" shall refer to Chapter 3.5 of the California Business and Professions Code, commencing with section 19300, et seq.

"Mobile Marijuana Dispensaries" means any dispensary, clinic, cooperative, association, club, business or group which transports or delivers, or arranges the transportation or delivery, of medical cannabis to a person.

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"Person" means any individual, firm, corporation, association, club, society, or other organization. The term person shall include any owner, manager, proprietor, employee, volunteer or salesperson.

"Primary Caregiver" shall have the same definitions as Health and Safety Code section 11362.7, as may be amended.

"Qualified Patient" shall have the same definition as Health and Safety Code section 3362.7, as may be amended, and which means a person who is entitled to the protections of Health and Safety Code section 11362.5. For the purposes of this Chapter, qualified patient shall include a person with an identification card, as that term is defined by Health and Safety Code section 11362.7, et seq.

17.77.020 Prohibition.

A. Mobile Marijuana Dispensaries are prohibited within the city. No person shall:

1. Locate, operate, own, suffer, allow to be operated or abide, abet, or assist in the operation of any mobile marijuana dispensary within the city;

2. Deliver marijuana to any location within the city from a mobile marijuana dispensary, regardless of where the mobile marijuana dispensary is located, or engaged in any operation for this purpose; or

3. Deliver any medical cannabis product, including but not limited to, tinctures, baked goods, or other consumable products, to any location within the city from a mobile marijuana dispensary, regardless of where the mobile marijuana dispensary is located, or engaged in any operation for this purpose.

B. This section expressly prohibits all activities for which a State license is required in order to engage in commercial cannabis activity constituting cultivation. Accordingly, the city shall not issue any permit, license or other entitlement for any activity for which a State license is required under the California Medical Marijuana Regulation and Safety Act, to engage in commercial cannabis activity constituting cultivation.

C. Marijuana cultivation by any person or entity, including clinics, collectives, cooperatives, and dispensaries, is prohibited in all zones within the city's jurisdictional limits. No permit, whether conditional or otherwise, shall be issued for the establishment of such activity. No person, including a qualified patient or primary caregiver, shall cultivate any amount of cannabis in the city, even for medicinal purposes, except where the city is preempted by federal or state law from enacting a prohibition on such activity.

17.77.030 Violations.

In addition to any other remedy available under law, violations of this Chapter are subject to the administrative citations and penalties provisions in Chapter 1.10 of this code.

17.77.040 Public Nuisance.

Any use or condition caused, or permitted to exist, in violation of any provision of this Chapter shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the city pursuant to Code of Civil Procedure section 731 or any other remedy available to the city.

Section 2. Zoning Text Amendment Findings.

On January 27, 2016, the Planning Commission held a duly noticed public hearing on ZTA No. 15-005, and reviewed and considered the agenda report, written reports, public testimony, and other information on the record. Pursuant to MMC section 17.74.040, the Planning Commission hereby makes the following findings and recommends to the City Council that the MMC be amended as stated in Section 4.

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendments serve to enhance the Malibu General Plan Mission Statement and preserve Malibu's natural and cultural resources.

B. The Planning Commission held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan, MMC and the Malibu Local Coastal Program, and finds that the zoning text amendment is consistent and recommends approval to the City Council.

Section 3. This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (the Guidelines), and the environmental regulations of the city. The City Council hereby finds that under Section 15061(b)(3) of the State CEQA Guidelines, this Ordinance is exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

Section 4. Urgency Findings. On October 9, 2015, the Governor of California signed into law the Medical Marijuana Regulation and Safety Act (MMRSA) which became effective on January 1, 2106. Pursuant to the MMRSA, the City must have land use regulations in effect by March 1, 2016, to regulate or prohibit the cultivation of medical marijuana otherwise this use will be authorized and regulated solely by the State. Existing City law prohibits medical marijuana

dispensaries and is silent as to cultivation and mobile dispensaries. Commercial medical marijuana activities, as well as cultivation for personal medical use, as contemplated under the Compassionate Use Act and the Medical Marijuana Program, can adversely affect the health and safety of City residents and have the potential to adversely and significantly impact the City. The exact number of delivery services operating in California is unclear, since the state does not keep a registry of mobile medical marijuana distributors. Mobile dispensaries have been the targets of armed robbers seeking cash and drugs. As a result, many drivers reportedly carry weapons or have armed guards as protection. The cultivation and processing of medical cannabis has resulted in damages to buildings containing indoor medical cannabis cultivation facilities; such damages include improper and dangerous electrical alternations and use, inadequate ventilation leading to mold and mildew, as well as an increase in the frequency of home-invasion robberies and similar crimes. Unlike indoor cultivation, exterior cultivation activities require large amounts of space and, if operated by a number of primary caregivers, collectives and cooperatives, may result in a large quantity of plants being cultivated on a single parcel of land. As these "crops" begin to flower, they produce a strong odor that is detectable far beyond the property boundaries. Not only is the odor of flowering marijuana plants offensive, it also alerts persons to the location of the valuable plants and creates an increased risk of nuisance activity, including crime. As noted, dispensaries and collectives are already prohibited under existing law due to their negative secondary effects and this ordinance clarifies that prohibition. There exists a current and immediate threat to public health and safety in the absence of the City adopting an ordinance expressly prohibiting establishment, operation or use of Commercial medical marijuana activities, delivery and cultivation of medical marijuana. The failure to prohibit mobile marijuana dispensaries and cultivation will expose the City to costs related to regulation, enforcement, and the negative secondary effects of mobile dispensaries and cultivation including an increase in violent crime. It is the purpose and intent of this Ordinance prohibiting all commercial medical marijuana activities and cultivation to protect the health and safety of the residents and businesses within the City. Absent immediate effectiveness, cultivation will be authorized and regulated by the state during the time this Ordinance would otherwise be required to take effect. Additionally, mobile dispensaries could begin operating without a clear statement of prohibition in the Municipal Code. State law also requires that processing of medical marijuana, delivery of medical marijuana and cultivation be expressly regulated or banned in a local ordinance. This ordinance must be adopted immediately to comply with state law and clarify that none of these uses are permitted in the City and prevent the negative and dangerous secondary effects associated with these uses. This is an urgency ordinance adopted pursuant to Government Code Section 36937 and shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED THIS ____ day of _____, 2016.

_____
MAYOR

ATTEST:

_____
City Clerk

DRAFT

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
PLANNING COMMISSION

The Malibu Planning Commission will hold a public hearing on **WEDNESDAY, January 27, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, on the approval of the project identified below.

ZONING TEXT AMENDMENT NO. 15-005 – Zoning text amendment to Sections 17.02.060, 17.04.050, and 17.66.120 of the Malibu Municipal Code to regulate medical marijuana, and proposed addition of Chapter 17.77 to Title 17 ("Zoning") of the Malibu Municipal Code to prohibit the cultivation, delivery, and mobile dispensing of medical marijuana in all zones throughout the City

Applicant:	City of Malibu
Location:	Citywide
City Planner:	Stephanie Hawner, Associate Planner (310) 456-2489, extension 276 shawner@malibucity.org

This ordinance is exempt from review under California Environmental Quality Act (CEQA) and the CEQA Guidelines because it does not involve any commitment to a specific project that could result in a potentially significant physical impact on the environment; and it establishes rules and procedures to implement an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this ordinance does not constitute a "project" that requires environmental review pursuant to Guidelines section 15378; and it is otherwise exempt from CEQA pursuant to section 15061. (See 14 CCR §§ 15061(b)(3) & 15378(b)(5)).

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If there are any questions regarding this notice, please contact Stephanie Hawner, Associate Planner, at (310) 456-2489, extension 276.

BRB

BONNIE BLUE, AICP
Planning Director

Publish Date: January 14, 2016