

## June 6, 2016 Regular Meeting

### 1. Agenda

Documents: [PC160606\\_AGENDA \(LINKS\).PDF](#)

### 2. Item 3B1 - Approval Of Minutes

Documents: [PC160606\\_ITEM3B1.PDF](#)

### 3. Item 3B2 - Extension Of Coastal Development Permit No. 09-058 / 32860 Pacific Coast Highway

Documents: [PC160606\\_ITEM3B2.PDF](#)

### 4. Item 5A - Coastal Development Permit Amendment Nos. 15-008 Through 15-012 / 24108, 24120, 24134, 24150, And 24174 Pacific Coast Highway

Documents: [PC160606\\_ITEM5A.PDF](#)

### 5. Item 5B - Coastal Development Permit No. 14-020 / 18954 Pacific Coast Highway

Documents: [PC160606\\_ITEM5B.PDF](#)

### 6. Item 5C - Administrative Plan Review No. 15-089 / 31948 Pacific Coast Highway

Documents: [PC160606\\_ITEM5C.PDF](#)

### 7. Item 5D - Coastal Development Permit No. 11-046 / 6050 Murphy Way

Documents: [PC160606\\_ITEM5D.PDF](#)

**Malibu Planning Commission**  
**Regular Meeting Agenda**

**Monday, June 6, 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 – May 27, 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. [Approval of Minutes](#)

Recommended Action: Approve the minutes for the May 16, 2016 Regular Planning Commission meeting.

Staff contact: Planning Director Blue, 456-2489 ext. 258

2. [Extension of Coastal Development Permit No. 09-058, Site Plan Review Nos. 09-048 and 10-031, and Demolition Permit No. 10-028 – A request to extend the Planning Commission’s approval of an application for the construction of a new single-family residence and associated development](#)

Location: 32860 Pacific Coast Highway

APN: 4473-017-020

Owner: Morteza Ejabat

Case Planner: Senior Planner Fernandez, 456-2489 ext. 482

Recommended Action: Adopt Planning Commission Resolution No. 16-47 granting a one-year extension of Coastal Development Permit No. 09-058, Site Plan Review Nos. 09-048 and 10-031, and Demolition Permit No. 10-028 to allow the construction of a new, two-story single-family residence, subterranean garage and associated development in the Rural Residential-Two Acre zoning district located at 32860 Pacific Coast Highway (Ejabat).

**4. Continued Public Hearings**

None.

**5. New Public Hearings**

A. [Coastal Development Permit Amendment Nos. 15-008 through 15-012 – An application to amend Coastal Development Permit Nos. 07-145 through 07-149, including an Addendum to the Certified Crummer Site Subdivision Final Environmental Impact Report](#)

Location: 24108, 24120, 24134, 24150, and 24174 Pacific Coast Highway, within the appealable coastal zone  
 APNs: 4458-018-019, 4458-018-018, and 4458-018-002  
 Zoning: Planned Development (PD)  
 Owner: PCH Project Owner, LLC  
 Case Planner: Contract Planner Janowicz, 456-2489 ext. 345

Recommended Action:

- 1) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-54 approving Coastal Development Permit Amendment No. 15-008 amending Coastal Development Permit No. 07-145 for development on Lot 1 of the Crummer Site Subdivision Project, consisting of a 7,950 square foot, one-story single-family residence with a 1,000 square foot basement, 948 square foot garage, detached 623 square foot second unit, 531 square feet of covered loggia space that projects more than six feet; outdoor barbeque area with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank and landscaping located at 24108 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).
- 2) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-55 approving Coastal Development Permit Amendment No. 15-012 amending Coastal Development Permit No. 07-146, for development Lot 2 of the Crummer Site Subdivision Project, consisting of a 7,661 square foot, one-story single-family residence with a 1,579 square foot basement and subterranean garage, 458 square foot gym, 480 square foot second unit, 733 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, spa, and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping located at 24120 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).
- 3) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-56 approving Coastal Development Permit Amendment No. 15-009 amending Coastal Development Permit No. 07-147 for development on Lot 3 of the Crummer Site Subdivision Project, consisting a 8,155 square foot, one-story single-family residence with a 1,000 square foot basement, 479 square foot detached second unit, 716 square foot garage, 84 square foot cabana; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping, located at 24134 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).
- 4) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and making findings in support thereof, and adopt Resolution No. 16-57 approving Coastal Development Permit Amendment No. 15-010 amending Coastal Development Permit No. 07-148 for

development on Lot 4 of the Crummer Site Subdivision Project, consisting of a 7,878 square foot, one-story single-family residence with a 1,000 square foot basement, 886 square foot garage, 149 square foot cabana, 600 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping, located at 24150 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).

5) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-58 approving Coastal Development Permit Amendment No. 15-011 amending Coastal Development Permit No. 07-149 for development on Lot 5 of the Crummer Site Subdivision Project, consisting of a 8,738 square foot, one-story single-family residence with a 1,000 square foot basement, 885 square foot garage, 479 square foot second unit, 188 square foot pool house, 700 square feet of covered loggia space that projects more than six feet; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping, located at 24174 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).

B. [Coastal Development Permit No. 14-020, Variance No. 14-011, Stringline Modification No. 15-001, Demolition Permit No. 15-013, and Code Violation No. 14-031 – An application for a new single-family beachfront residence and associated development](#)

Location: 18954 Pacific Coast Highway, within the appealable coastal zone  
 APN: 4449-002-005  
 Owner: MPH, LLC  
 Case Planner: Assoicate Planner Hawner, 456-2489 ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 16-52 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-020 to demolish an existing single-family residence, onsite wastewater treatment system, and solid wall at front property line, and construct a new 2,511 square foot, two-story, single-family beachfront residence including a loft, rear decks, rooftop deck with spa and barbeque, seawall extension, and installation of a new alternative onsite wastewater treatment system, including Variance No. 14-011 for reduction of the unenclosed parking space width, Stringline Modification No. 15-001 for modification of the required building stringline, and Demolition Permit No. 15-013 for demolition of the existing single-family residence and associated development located in the Single-Family Medium zoning district located at 18954 Pacific Coast Highway (MPH, LLC).

C. [Administrative Plan Review No. 15-089, Site Plan Review Nos. 16-004, 16-005, 16-007 – An application for improvements to an existing single-family residence and guest house with associated development](#)

Location: 31948 Pacific Coast Highway  
 APN: 4473-012-020  
 Owners: Jill and Wayne Cohen  
 Case Planner: Planning Technician Peltier, 456-2489 ext. 244

Recommended Action: Adopt Planning Commission Resolution No. 16-53 determining the project is categorically exempt from the California Environmental Quality Act, and approving Administrative Plan Review No. 15-089 to permit modifications to an existing single-family residence and guest house, exterior site work; Site Plan Review (SPR) No. 16-004 for a 50 percent reduction of the required front yard setback; SPR No. 16-005 for a 20 percent reduction of the required side yard setback; SPR No. 16-007 for the construction over 18 feet in height in the Single-Family Medium zoning district located at 31948 Pacific Coast Highway (Cohen).

D. [Coastal Development Permit No. 11-046, Variance No. 16-011, and Site Plan Review Nos. 16-017 and 16-018 - An application for the construction of a new two-story single-family residence and associated development](#)

Location: 6050 Murphy Way, not located within the appealable coastal zone  
 APN: 4467-004-028  
 Owner: C.A. Rasmussen Co. LLC  
 Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-51 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 11-046 – An application for the construction of a new 10,605 square foot, two-story single-family residence with attached guesthouse and a subterranean garage, for total development square footage for the site of 10,887, alternative onsite wastewater system, new driveway, restoration of unpermitted environmentally sensitive habitat area (ESHA) retaining walls, pool, spa, pool equipment, landscaping, patio with barbeque area, grading, and associated development, including Variance No. 16-011 to reduce the required ESHA buffer, Site Plan Review (SPR) No. 16-017 for a roof height of 28 feet, and SPR No. 16-018 to allow for remedial grading in the Rural Residential-Ten Acre zoning district located at 6050 Murphy Way (C.A. Rasmussen Co. LLC).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

None.

**Adjournment**

**Future Planning Commission Meetings**

Monday, June 20, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Tuesday, July 5, 2016		CANCELLED	
Monday, July 18, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, August 1, 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.

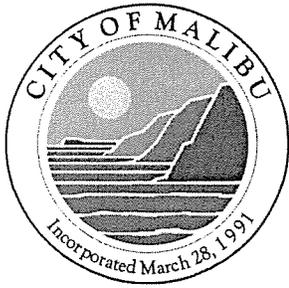
*Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and on the City's website at [www.malibucity.org](http://www.malibucity.org).*

*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 Acting Environmental Sustainability Director Craig George at (310) 456-2489, ext. 229. 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](mailto: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 27<sup>th</sup> day of May, 2016.*

  
Kathleen Stecko, Senior Office Assistant



Planning Commission  
Meeting  
06-06-16

**Item  
3.B.1.**

# Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Kathleen Stecko, Senior Office Assistant *KS*

Approved by: Bonnie Blue, Planning Director *BS*

Date prepared: May 24, 2016 Meeting Date: June 6, 2016

Subject: Approval of Minutes

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RECOMMENDED ACTION: Approve the minutes for the May 16, 2016 Regular Planning Commission meeting.

DISCUSSION: Staff has prepared draft minutes for the above-referenced Planning Commission meeting and hereby submits the minutes for the Commission's consideration.

ATTACHMENT: May 16, 2016 Regular Planning Commission Meeting

MINUTES  
MALIBU PLANNING COMMISSION  
REGULAR MEETING  
MAY 16, 2016  
COUNCIL CHAMBERS  
6:30 P.M.

**CALL TO ORDER**

Chair Stack called the meeting to order at 6:31 p.m.

**ROLL CALL**

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Roohi Stack; Vice Chair John Mazza; and Commissioners David Brotman, Jeffrey Jennings and Mikke Pierson.

ALSO PRESENT: Bonnie Blue, Planning Director; Trevor Rusin, Assistant City Attorney; Richard Mollica, Senior Planner; Adrian Fernandez, Senior Planner; Jessica Colvard, Assistant Planner; and Kathleen Stecko, Recording Secretary.

**PLEDGE OF ALLEGIANCE**

Commissioner Brotman led the Pledge of Allegiance.

**REPORT ON POSTING OF AGENDA**

Recording Secretary Stecko reported that the agenda for the meeting was properly posted on May 5, 2016, with the amended agenda properly posted on May 10, 2016.

**APPROVAL OF AGENDA**

MOTION Vice Chair Mazza moved and Commissioner Pierson seconded a motion to approve the agenda. The motion carried 5-0.

**ITEM 1 CEREMONIAL/PRESENTATIONS**

None.

**ITEM 2.A. PUBLIC COMMENTS**

None.

**ITEM 2.B. COMMISSION / STAFF COMMENTS**

Planning Director Blue announced the May 20, 2016 closure date of the public comment period for the Seaboard Road Extension Project and the cancellation of the July 5, 2016 Regular Planning Commission meeting.

CONSENSUS

By consensus, the Commission directed staff to report back on the unused conditional use permit that exists at the premises that formerly operated as a wine bar at 22775 Pacific Coast Highway and address other unused conditional use permits.

CONSENSUS

By consensus, the Commission moved to adjourn the meeting in honor of recently deceased Ozzie Silna and Rabbit Kekai.

**ITEM 3      CONSENT CALENDAR**

Item No. 3.B.2. was pulled for discussion by Commissioner Pierson.

MOTION      Chair Stack moved and Vice Chair Mazza seconded a motion to approve the Consent Calendar. The motion carried 5-0.

The Consent Calendar consisted of the following items:

A.      Previously Discussed Items

None.

B.      New Items

1.      Administrative Coastal Development Permit No. 15-065, Minor Modification Permit No. 15-018, and Demolition Permit No. 16-008 – An application for the partial demolition, remodel, and addition to an existing residence and associated development

Location:      5838 Deerhead Road, not within the appealable coastal zone

APN:            4469-014-006

Owner:         D and L Levitt Family Living Trust

Case Planner: Contract Planner Rudolph, 456-2489 ext. 238

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 15-065, Minor Modification No. 15-018, and Demolition Permit No. 16-008.

3.      Approval of Minutes

Recommended Action: Approve the minutes for the May 2, 2016 Regular Planning Commission meeting.

Staff contact: Planning Director Blue, 456-2489 ext. 258

The following item was pulled from the Consent Calendar for individual consideration:

2.      Administrative Coastal Development Permit No. 14-039 and Site Plan Review No. 14-024 – An application for the construction of a new single-family residence and associated development

Location:      27420 Calicut Road, not within the appealable coastal zone

APN:            4460-001-018

Owner:         John Shamolian

Case Planner: Assistant Planner Colvard, 456-2489 ext. 234

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 14-039 and Site Plan Review No. 14-024.

Disclosures: Commissioner Pierson and Vice Chair Mazza.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Stack opened the public comment.

Speakers: Ken Stockton; Valerio Pascotto; and Norman Haynie.

As there were no other speakers present, Chair Stack closed the public comment and returned the matter to the table for discussion.

**MOTION** Commissioner Jennings moved and Vice Chair Mazza seconded a motion to require the project to be considered by the Planning Commission as a regular coastal development permit. The question was called and the motion failed, 2-3, Commissioners Brotman and Jennings and Chair Stack dissenting resulting in the Commission receiving and filing the Planning Director's report on Administrative Coastal Development Permit No. 14-039.

**ITEM 4 CONTINUED PUBLIC HEARINGS**

A. Coastal Development Permit No. 11-056 and Site Plan Review Nos. 11-029 and 16-010 - An application for the construction of a new two-story single-family residence and associated development (Continued from April 18, 2016)

Location: 24157 Malibu Road, within the appealable coastal zone

APN: 4458-018-010

Owner: The Lyn and Laurie Konheim Trust

Recommended Action: Adopt Planning Commission Resolution No. 16-43 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 11-056 to allow for the construction of a new 10,680 square foot, two-story single-family residence, detached garage, fences and gates, swimming pool, installation of a new alternative onsite wastewater treatment system, and associated development including a Site Plan Review (SPR) No. 11-029 for height in excess of 18 feet (up to 28 feet for a pitched roof) and SPR No. 16-010 to allow for remedial grading, located in the Single-Family Medium Density zoning district at 24157 Malibu Road (Konheim Trust).

Senior Planner Mollica presented the staff report.

Disclosures: Commissioner Brotman and Vice Chair Mazza.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Stack opened the public hearing.

Speaker: Kari Kramer.

As there were no other speakers present, Chair Stack closed the public hearing and returned the matter to the table. No further discussion occurred.

**MOTION**

Commissioner Jennings moved and Commissioner Brotman seconded a motion to adopt Planning Commission Resolution No. 16-43, determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 11-056 to allow for the construction of a new 10,680 square foot, two-story single-family residence, detached garage, fences and gates, swimming pool, installation of a new alternative onsite wastewater treatment system, and associated development including a Site Plan Review (SPR) No. 11-029 for height in excess of 18 feet (up to 28 feet for a pitched roof) and SPR No. 16-010 to allow for remedial grading, located in the Single-Family Medium Density zoning district at 24157 Malibu Road (Konheim Trust).

The Commission directed questions to staff.

The question was called and the motion carried 5-0.

**ITEM 5 NEW PUBLIC HEARINGS**

- A. Coastal Development Permit No. 11-018, Variance No. 15-032, and Demolition Permit No. 15-018 – An application for the demolition of the existing residence, construction of a new two-story beachfront residence and associated development

Location: 23678 Malibu Colony Drive, within the appealable coastal zone

APN: 4458-005-023

Owner: Old Joes LLC

Recommended Action: Adopt Planning Commission Resolution No. No. 16-42, determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 11-018 for the demolition of an existing single-family beachfront residence, construction of a new, 5,880 square foot, two-story single-family beachfront residence, 380 square foot covered area, new ground floor deck, rear-facing balcony, swimming pool, spa, sunken fire-pit, fencing, entry gates and installation of a new alternative onsite wastewater treatment system, including Variance No. 15-032 for the location of the two unenclosed parking spaces in designated spaces on the adjacent private street located in the Single-Family Medium zoning district and Malibu Colony Overlay District at 23678 Malibu Colony Drive (Old Joes, LLC).

Senior Planner Fernandez presented the staff report.

Disclosures: Commissioners Brotman and Pierson.

As there were no further questions for staff, Chair Stack opened the public hearing.

Speaker(s): None.

As there were no speakers present, Chair Stack closed the public hearing and returned the matter to the table. No further discussion occurred.

**MOTION** Vice Chair Mazza moved and Commissioner Pierson seconded a motion to adopt Planning Commission Resolution No. 16-42, as amended: 1) determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 11-018 for the demolition of an existing single-family beachfront residence, construction of a new, 5,880 square foot, two-story single-family beachfront residence, 380 square foot covered area, new ground floor deck, rear-facing balcony, swimming pool, spa, sunken fire-pit, fencing, entry gates and installation of a new alternative onsite wastewater treatment system, including Variance No. 15-032 for the location of the two unenclosed parking spaces in designated spaces on the adjacent private street located in the Single-Family Medium zoning district and Malibu Colony Overlay District at 23678 Malibu Colony Drive (Old Joes, LLC); and 2) removing references indicating lateral easement had been offered. The question was called and the motion carried 5-0.

**ITEM 6 OLD BUSINESS**

- A. Conditional Use Permit No. 14-005 – 99 High Tide Collective, a Medical Marijuana Dispensary Located at 22775 Pacific Coast Highway  
Case Planner: Senior Planner Mollica, 456-2489 ext. 346  
Recommended Action: Find the 99 High Tide Collective in compliance with Conditional Use Permit No. 14-005 subject to the removal of the unpermitted signage and the implementation of an onsite valet during the peak hours of operation for the retail center.

Senior Planner Mollica presented the staff report.

Disclosures: Commissioners Brotman and Pierson and Vice Chair Mazza.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Stack opened the public comment.

Speakers: Norman Haynie; Yvonne Greene (Colton Broccoli, Bruce Denberg, and Cyrus Fuhrmeister deferred time to Yvonne Greene); Modesto Chilingar (Candace Brown deferred time to Modesto Chilingar); Marc Bittan; Rob Fuller; Aaron Lachant; Alexander Willems; Heather Brady; K. Lani; Ileah Miezwa; Vanessa Rodriquez; Cody Samuel; Kandice Samuel; Madeleine Miller; Sam Boyer; Tamer El-Shakhs; Erika Maeir; Nick Eliopoulos; Alex Hakim; Steven Hakim; A. Freeman; Timothy Martin; John Carstarphen; Jennifer Straiton; and Natalia MacGamwell.

As there were no other speakers present, Chair Stack closed the public comment and returned the matter to the table for discussion.

**RECESS** Chair Stack called a recess at 9:07 p.m., reconvening at 9:23 with all Commissioners present.

The Commission deliberated on the matter and directed questions to staff and Alexander Willems.

**MOTION** Chair Stack moved and Commissioner Pierson seconded a motion to find the 99 High Tide Collective in compliance with the Malibu Municipal Code and the conditions of approval of Conditional Use Permit No. 14-005 as required by Condition No. 7, with the removal of the unpermitted signage and the implementation of a parking attendant during the peak hours of operation for the retail center. The question was called and the motion carried 4-1, Commissioner Brotman dissenting.

**ITEM 7 NEW BUSINESS**

None.

**ITEM 8 PLANNING COMMISSION ITEMS**

None.

**ADJOURNMENT**

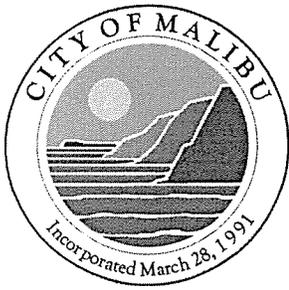
**MOTION** At 10:07 p.m., Vice Chair Mazza moved and Commissioner Pierson seconded a motion to adjourn the meeting in the memory of Ozzie Silna and Rabbit Kekai. The motion carried 5-0.

Approved and adopted by the Planning Commission  
of the City of Malibu on \_\_\_\_\_.

\_\_\_\_\_  
ROOHI STACK, Chair

ATTEST:

\_\_\_\_\_  
KATHLEEN STECKO, Recording Secretary



# Commission Agenda Report

Planning Commission  
Meeting  
06-06-16

**Item  
3.B.2.**

To: Chair Stack and Members of the Planning Commission

Prepared by: Adrian Fernandez, Senior Planner

Approved by: Bonnie Blue, Planning Director *BBS*

Date prepared: May 24, 2016

Meeting Date: June 6, 2016

Subject: Extension of Coastal Development Permit No. 09-058, Site Plan Review Nos. 09-048 and 10-031, and Demolition Permit No. 10-028 – A request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development

Location: 32860 Pacific Coast Highway  
APN: 4473-017-020  
Owner: Morteza Ejabat

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**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 16-47 (Attachment 1) granting a one-year extension of Coastal Development Permit (CDP) No. 09-058, Site Plan Review (SPR) Nos. 09-048 and 10-031, and Demolition Permit (DP) No. 10-028 to allow the construction of a new, two-story single-family residence, subterranean garage and associated development in the Rural Residential-Two Acre zoning district located at 32860 Pacific Coast Highway (Ejabat).

**DISCUSSION:** On May 17, 2011, the Planning Commission, adopted Resolution No. 11-53, approving the subject application. Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 11-53 states that the coastal development permit and associated requests shall expire if the project has not commenced within two years after final City action. Extension to the permit may be granted by the approving authority for due cause. The item before the Commission is an extension request by the applicant. An abbreviated project chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No. 16-47.

The subject coastal development permit was originally approved on May 17, 2011, has been extended two times previously, and is currently set to expire on May 17, 2016. On May 2, 2016, the applicant submitted a third extension request to ensure a valid CDP remains in place while building permits are obtained and work can be scheduled, which would extend the approval to May 17, 2017.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed. Upon the Planning Commission's approval of the time extension request, the approval set forth in Planning Commission Resolution No. 11-53 shall remain valid for an additional one-year term. The expiration date of this approval would then be May 17, 2017. All conditions of approval in Planning Commission Resolution No. 11-53 will remain in effect.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-47
2. Time Extension Request
3. Public Hearing Notice

Copies of all previously issued resolutions relating to the project can be obtained from the Planning Department upon request.

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 09-058, SITE PLAN REVIEW NOS. 09-048 AND 10-031, AND DEMOLITION PERMIT NO. 10-028 TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY SINGLE-FAMILY RESIDENCE, SUBTERRANEAN GARAGE AND ASSOCIATED DEVELOPMENT IN THE IN THE RURAL RESIDENTIAL-TWO ACRE (RR-2) ZONING DISTRICT LOCATED AT 32860 PACIFIC COAST HIGHWAY (EJABAT)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals.

A. On May 17, 2011, the Planning Commission adopted Planning Commission Resolution No. 11-53, approving Coastal Development Permit (CDP) 09-058, Site Plan Review Nos. 09-048 and 10-031, and Demolition Permit No. 10-028 for the demolition of an existing 3,512 square foot, two-story single-family residence, construction of a new, 5,447 square foot, two-story single-family residence with a 1,010 square foot basement, swimming pool, spa, pool deck, trellis, associated hardscape, driveway widening, fire department turnaround, landscaping, retaining walls, interior and exterior remodel of an existing 1,686 square foot detached accessory structure with a new, 3,711 square foot subterranean garage and 232 square foot, above-ground garage lift enclosure, and the installation of a new alternative onsite wastewater treatment system; including site plan reviews for construction in excess of 18 feet in height for a 28 foot pitched roof, and construction on slopes between 3 to 1 and 2.5 to 1.

B. On June 3, 2013, the Planning Commission adopted Resolution No. 13-51 granting a two-year time extension of CDP No. 09-058 and associated discretionary requests.

C. On June 15, 2015, the Planning Commission adopted Resolution No. 15-42 granting a two-year time extension of CDP No. 09-058 and associated discretionary requests.

D. On May 2, 2016, the applicant submitted a third time extension request.

E. On May 12, 2016, 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.

F. On June 6, 2016, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, 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 previously determined the project to be categorically exempt pursuant to CEQA Guidelines Sections 15301(l)(1) and 15303(a) – demolition and construction of a single-family residence. As such, Categorical Exemption No. 11-009 was filed for CDP No. 09-058.

SECTION 3. Findings of Fact.

Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, the Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby finds that the applicant has demonstrated due cause for the necessity of a time extension of the approval of the coastal development permit and associated requests.

SECTION 4. Planning Commission Action.

A. The approval set forth in Planning Commission Resolution No. 11-53 is hereby extended for an additional one-year term. The approval is now set to expire on May 17, 2017.

B. No other changes to the conditions contained in Planning Commission Resolution No. 11-53 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 11-53 shall remain in full force and effect.

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June, 2016.

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ROOHI STACK, Planning Commission Chair

ATTEST:

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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/planningforms](http://www.malibucity.org/planningforms), in person at City Hall, or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-47 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 6<sup>th</sup> day of June, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KATHLEEN STECKO, Recording Secretary

MARNY RANDALL  
909 Euclid Street, #6/Santa Monica, California 90403/Phone: 310-395-2615/Mobile: 310-386-5521  
E-mail: marnyrandall@gmail.com

April 27, 2016

Adrian Fernandez, Assistant Planner  
City of Malibu  
23815 Stuart Ranch Road  
Malibu, California 90265

RECEIVED  
MAY 02 2016  
PLANNING DEPT.

RE: 32860 Pacific Coast Highway/CDP 09-058/SPRs 09-048 & 10-031 and Demo Permit 10-028  
Time Extension

Dear Adrian,

The owner of the above referenced property is applying for a two year Time Extension on CDP 09-058 and the modifications and demolition permit listed above. The grading permits have been issued for both the subterranean garage/guest house construction and the main residence construction. Those grading permits are active. The building plans for both the subterranean garage/guest house remodel and the main residence have been approved, but those permits have not yet been issued.

Due to the expectation of heavy rains this past winter, the project civil engineer submitted a letter to the city's Building Official advising against any grading during the rainy season. Thus, the grading has not been completed to a stage that would allow for the construction of the subterranean garage or the basement of the residence. We expect to obtain the building permits for those structures in the next few months.

Contractors are extremely busy at this time, and scheduling of work is difficult due to the demand, and due to the lack of qualified contractors in the area. Many contractors closed their businesses and left the area after the crash of 2008, and the pool of sub-contractors left in this area, who are truly qualified to work on a project of this complexity, is limited.

Please let me know if you have any questions or need any additional information.

Thank you,

  
Marny Randall

Cc: Via e-mail: Mory Ejabat, Elizabeth Suzuki, Sutton-Suzuki Architects, Jens Holst, Holst Brothers Construction

Notice Continued...

The extension request will be presented on the consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar. The Commission's decision will be memorialized in a written resolution.

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/planningforms](http://www.malibucity.org/planningforms) 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: May 12, 2016**

**By: Bonnie Blue, Planning Director**

# 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

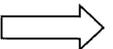
## NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, June 6, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, for the project identified below.

**EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 09-058, SITE PLAN REVIEW NOS. 09-048 AND 10-031, AND DEMOLITION PERMIT NO. 10-028** – A third request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development

LOCATION:	32860 Pacific Coast Highway
APN:	4473-017-020
ZONING:	Rural Residential-Two Acre (RR-2)
APPLICANT:	Marny Randall
OWNER:	Morteza Ejabat Trust
EXTENSION FILED:	May 2, 2016
CASE PLANNER:	Adrian Fernandez Senior Planner (310) 456-2489, ext. 482 <a href="mailto:afernandez@malibucity.org">afernandez@malibucity.org</a>

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 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(l)(1) and 15303(a) – demolition and construction of a single-family residence. The Planning Commission further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).







# Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Jasch Janowicz, Contract Planner

Approved by: Bonnie Blue, Planning Director *BB*

Date prepared: May 26, 2016 Meeting Date: June 6, 2016

Subject: Coastal Development Permit Amendment Nos. 15-008 through 15-012 – An application to amend Coastal Development Permit Nos. 07-145 through 07-149, including an Addendum to the Certified Crummer Site Subdivision Final Environmental Impact Report

Location: 24108, 24120, 24134, 24150, and 24174  
Pacific Coast Highway, within the  
appealable coastal zone

APNs: 4458-018-019, 4458-018-018, and  
4458-018-002

Zoning: Planned Development (PD)

Owner: PCH Project Owner, LLC

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## RECOMMENDED ACTION:

- 1) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-54 approving Coastal Development Permit Amendment No. 15-008 amending Coastal Development Permit No. 07-145 for development on Lot 1 of the Crummer Site Subdivision Project, consisting of a 7,950 square foot, one-story single-family residence with a 1,000 square foot basement, 948 square foot garage, detached 623 square foot second unit, 531 square feet of covered loggia space that projects more than six feet; outdoor barbeque area with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank and landscaping located at 24108 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).
- 2) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-55

approving Coastal Development Permit Amendment No. 15-012 amending Coastal Development Permit No. 07-146, for development Lot 2 of the Crummer Site Subdivision Project, consisting of a 7,661 square foot, one-story single-family residence with a 1,579 square foot basement and subterranean garage, 458 square foot gym, 480 square foot second unit, 733 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, spa, and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping located at 24120 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).

- 3) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-56 approving Coastal Development Permit Amendment No. 15-009 amending Coastal Development Permit No. 07-147 for development on Lot 3 of the Crummer Site Subdivision Project, consisting a 8,155 square foot, one-story single-family residence with a 1,000 square foot basement, 479 square foot detached second unit, 716 square foot garage, 84 square foot cabana; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping, located at 24134 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).
- 4) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and making findings in support thereof, and adopt Resolution No. 16-57 approving Coastal Development Permit Amendment No. 15-010 amending Coastal Development Permit No. 07-148 for development on Lot 4 of the Crummer Site Subdivision Project, consisting of a 7,878 square foot, one-story single-family residence with a 1,000 square foot basement, 886 square foot garage, 149 square foot cabana, 600 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping, located at 24150 Pacific Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).
- 5) Consider the Addendum to the Certified Crummer Site Subdivision Environmental Impact Report and make findings in support thereof, and adopt Resolution No. 16-58 approving Coastal Development Permit Amendment No. 15-011 amending Coastal Development Permit No. 07-149 for development on Lot 5 of the Crummer Site Subdivision Project, consisting of a 8,738 square foot, one-story single-family residence with a 1,000 square foot basement, 885 square foot garage, 479 square foot second unit, 188 square foot pool house, 700 square feet of covered loggia space that projects more than six feet; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, septic tank, and landscaping, located at 24174 Pacific

Coast Highway, in the Planned Development Zoning District (PCH Project Owner, LLC).

**DISCUSSION:** When the Coastal Commission approved the LCP Amendment for the Crummer Subdivision in August 2015, it did so subject to several project modifications, which the City accepted when it adopted the LCPA in September 2015. The modifications eliminated the need for Site Plan Review and necessitated changes to the CDPs previously approved by the Planning Commission. Accordingly, the CDP Amendment requests would modify the design of each single-family residence proposed on Lots 1-5 in conformance with the Planned Development (PD) Zoning District development standards adopted by the California Coastal Commission (CCC) and the City of Malibu.

This agenda report will provide an overview of the project, including a summary of the proposed CDPA amendments to the previously approved single-family residences located on Lots 1 through 5. The report summarizes staff's analysis of the project's consistency with PD Zoning District standards and the applicable provisions of the Malibu Local Coastal Program (LCP). To address the modifications to the projects that have been made since certification of the Final Environmental Impact Report (EIR), an Addendum has been prepared in accordance with the California Environmental Quality Act (CEQA). The discussion and analysis demonstrates the project is consistent with the PD Zoning District development standards, the LCP, and CEQA.

## **Background**

On February 14, 2014, the City Council adopted Resolution No. 14-11, which certified the Final EIR and adopted the Mitigation Monitoring and Reporting Program (MMRP) for the Crummer project; adopted Resolution No. 14-12, which approved CDP No. 07-144 and VTTM No. 07-033 for the subdivision of one legal parcel into seven lots and the associated grading and infrastructure; and adopted Resolution No. 14-13, which approved Local Coastal Program Amendment No. 12-001. On May 18, 2014, the Planning Commission considered the above-referenced CDPs and SPRs. At this public hearing, the Planning Commission approved Resolution Nos. 14-03 through 14-07, approving the development of one and two-story residences on Lots 1 through 5 of the Crummer Site Subdivision, contingent upon CCC certification of the LCPA. On April 2, 2014, the City submitted its LCPA to the CCC for consideration.

On February 12, 2015, the CCC held a public hearing to consider the proposed LCPA. After considering all of the testimony regarding the LCPA, the CCC continued the hearing and directed CCC staff, the applicant, the property owner, and the City of Malibu to address the CCC's comments and suggestions. The Commission suggested further limiting the height of the residences, further clustering, reducing the overall number of lots, expanding the open space area, and modifying the entry gate.

During the months that followed, the project applicant worked with City staff and CCC staff to modify the project design consistent with the revisions recommended by CCC staff. The revisions included:

- 1) Incorporating an earthen berm along the eastern edge of Lots 1 and 2 that gives the appearance of a natural-looking extension of the bluff slopes and helps to further minimize views of the structures from downcoast public viewing areas;
- 2) Reducing the height within the easternmost approximately 2,500 square feet of the residence on Lot 2 by three feet (from 18 feet down to 15 feet) and shifting the pool and patio on Lot 2 approximately 12 feet closer to the residence;
- 3) Reducing the height of the southwest corner of the residence on Lot 5 by three feet (from 18 feet down to 15 feet) and shifting the pool, patio, and cabana on Lot 5 approximately 10 feet to the east and six feet closer to the residence; and
- 4) Shifting the guest house on Lot 1 closer to the primary residence.
- 5) Relocating the entry gate and guard house farther way from the public park and reducing the size of the guard house;
- 6) Increasing the size of the open space conservation easement area by approximately 64,000 square feet; and
- 7) Modifying the landscaping plan to reduce the maximum height of proposed landscaping to 25 feet.

On August 12, 2015, the CCC held a public hearing to consider the revised project's consistency with the proposed LCPA. After hearing all of the testimony regarding the LCPA, the Commission adopted the City of Malibu LCP Amendment LCP-4-MAL-14-0408-1 subject to three suggested modifications consistent. The suggested modifications included: (1) minor text revisions to the definition of the PD Zone in Chapter 5 of the Land Use Plan, (2) minor revisions to the PD development standards to match the changes listed above, and (3) inclusion of the Malibu Coast Estate Planned Development Map 1 to Appendix 2 of the Local Implementation Plan (LIP).

On September 28, 2015 and October 14, 2015, the City Council adopted the CCC's modifications, which amended Chapter 5 of the Land Use Plan and established the final development standards for the Crummer Site Subdivision. The CCC Executive Director reported the City's action to the CCC and the approval was confirmed "legally adequate" and certified by the CCC in a letter dated November 9, 2015.

The development on Lot 6 (CDP No. 07-144) is limited to a private access road, a guard house, and an entry gate. Since the changes to the development resulting from the CCC modifications are limited to the relocation of the guard house and guard gate, a reduction in guard house height, and a reduction in guard house square footage, the Planning Director reviewed the changes and found them in substantial conformance with the original Planning Commission approval (Resolution No. 14-02) and the certified PD development standards, including Exhibit A - Planned Development Map 1.

## ***Project Setting and Surrounding Land Uses***

The project site is an irregularly shaped, approximately 24-acre vacant, blufftop parcel located on the southeast corner of Malibu Canyon Road and Pacific Coast Highway (PCH). The site includes coastal bluff and an inland bluff features. The site generally consists of a large flat pad which descends to the south into a bluff face, to the north into a cut slope that was constructed as part of PCH, and to the east toward the adjacent vacant private residential property. The slopes along the southern boundary drop approximately 120 feet toward private properties along either side of Malibu Road. The slopes along the eastern boundary drop approximately 65 feet toward the adjacent property. The northern property line of the project site runs parallel to PCH. At the northwest corner, the project site is at approximately the same grade as PCH, but the grade separation between PCH and the project site quickly increases when traveling east along the northern property line. Ultimately, the project site rises to an elevation approximately 60 feet higher than PCH at the northeast corner of the property. An aerial view of the project site and the immediately adjoining uses is included as Attachment 6.

According to the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, the project site is not designated as ESHA; however, ESHA is located immediately to the southwest of the subject property on State Park land. There are two drainage channels located on the subject property; however, there is no resource-dependent riparian vegetation present. The Winter Mesa drainage channel is located approximately 400 feet east of the project site and runs parallel to the eastern property line from north to south. The project does not propose new structures within the appealable jurisdiction as depicted on the CCC Post-LCP Certification Permit and Appeal Jurisdiction Map; however, fuel modification would extend into the appealable jurisdiction and therefore, the proposed project is appealable to the CCC.

Surrounding land uses are as follows:

- East – Towing Site Subdivision (under construction) and, approximately 800 feet east at the corner of PCH and Webb Way, the Malibu Colony Plaza shopping center.
- West – Malibu Bluffs Park and the SMMC-owned park land surrounds Malibu Bluffs Park to the south and west<sup>1</sup>.
- North, across PCH – Vacant land (proposed 27.8 acre Malibu Memorial Park cemetery project), to northeast are multi-family residences on DeVille Way and Civic Center Way, and to the northwest, Pepperdine University.
- South – Single-family residences, Malibu Road and the Pacific Ocean.

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<sup>1</sup> The City is currently in the process of preparing the Bluffs Park Master Plan and an Environmental Impact Report (EIR) for 83 acres of undeveloped open space and 10 acres of developed park space under an agreement with SMMC.

## ***Project Description***

The proposed project involves modifying the design of five single-family residences on Lots 1-5. Tables 1 through 5 include a comparison of the proposed project's development statistics with the previously approved development statistics.

<b>Table 1 - Lot 1 Proposed Project vs. Previously Approved Project</b>			
<b>Specification</b>	<b>Proposed Project</b>	<b>Previously Approved Project</b>	<b>Net Change</b>
Building Height	18 feet	28 feet	-10
First Floor Sq. Ft.	7,950	5,474	+2,476
Second Floor Sq. Ft.	N/A	2,565	-2,565
Basement Sq. Ft. included in TDSF	0	0	0
Basement Gross Sq. Ft.	1,000	1,000	0
Garage Sq. Ft.	948	891	+57
Second Unit Sq. Ft.	623	615	+8
Covered Loggia Sq. Ft.	531	507	+24
TDSF	10,052	10,052	0
Grading Quantities	1,972 CY (Non Exempt)	1,972 CY (Non Exempt)	0

In summary, the proposed re-design of Lot 1 eliminates the second floor and re-configures the one-story building footprint and associated structures. Building heights would not exceed 18 feet. A 4 foot tall landscaped earthen berm is proposed along the eastern boundary of Lot 1 to further screen the residence and reduce its visibility from downcoast public views.

<b>Table 2 - Lot 2 Proposed Project vs. Previously Approved Project</b>			
<b>Specification</b>	<b>Proposed Project</b>	<b>Previously Approved Project</b>	<b>Net Change</b>
Building Height	18 feet and 15 feet	18 feet	0
First Floor Sq. Ft.	7,661	7,661	0
Second Floor Sq. Ft.	0	0	0
Subterranean Garage / Basement Sq. Ft. included in TDSF	290	290	0
Basement Gross Sq. Ft.	1,579	1,853	-274
Garage Sq. Ft. per LIP 3.6(K)(3)	0 (part of subterranean garage)	0 (part of subterranean garage)	0
Gym Sq. Ft.	458	458	0
Second Unit Sq. Ft.	480	480	0
Covered Loggia Sq. Ft.	733	733	0
TDSF	9,622	9,622	0
Grading Quantities	1,994 CY (Non Exempt)	1,992 CCY (Non Exempt)	+2

The proposed re-design of Lot 2 slightly reduces the subterranean garage square footage. The building height remains no taller than 18 feet and the height within the eastern most 2,500 square feet of the residence has been reduced from 18 feet to 15 feet. A 4 foot tall landscaped earthen berm is proposed along the eastern boundary of Lot 2 to further screen the residence and reduce its visibility from downcoast public views.

<b>Table 3 - Lot 3 Proposed Project vs. Previously Approved Project</b>			
<b>Specification</b>	<b>Proposed Project</b>	<b>Previously Approved Project</b>	<b>Net Change</b>
Building Height	18 feet	28 feet	-10
First Floor Sq. Ft.	8,155	4,435	+3,720
Second Floor Sq. Ft.	0	3,285	-3,285
Basement Sq. Ft. included in TDSF	0	0	0
Basement Gross Sq. Ft.	1,000	1,000	0
Garage Sq. Ft.	716	716	0
Cabana Sq. Ft.	84	84	0
Second Unit Sq. Ft.	479	435	+44
Covered Loggia Sq. Ft.	0	479	-479
TDSF	9,434	9,434	0
Grading Quantities	1,992 CY (Non Exempt)	1,992 CY (Non Exempt)	0

In summary, the proposed re-design of Lot 3 eliminates the second floor and re-configures the one-story building footprint and associated structures. Building heights would not exceed 18 feet.

<b>Table 4 - Lot 4 Proposed Project vs. Previously Approved Project</b>			
<b>Specification</b>	<b>Proposed Project</b>	<b>Previously Approved Project</b>	<b>Net Change</b>
Building Height	18 feet	28 feet	-10
First Floor Sq. Ft.	7,878	4,659	+3,219
Second Floor Sq. Ft.	0	3,193	-3,193
Basement Sq. Ft. Included in TDSF	0	0	0
Basement Gross Sq. Ft.	1000	994	+6
Garage Sq. Ft	886	881	+5
Cabana Sq. Ft	149	149	0
Covered Loggia Sq. Ft.	600	631	-31
TDSF	9,513	9,513	0
Grading Quantities	1,831 CY (Non Exempt)	1,831 CY (Non Exempt)	0

In summary, the proposed re-design of Lot 4 eliminates the second floor and re-configures the one-story building footprint and associated structures. Building heights would not exceed 18 feet.

<b>Table 5 - Lot 5 Proposed Project vs. Previously Approved Project</b>			
<b>Specification</b>	<b>Proposed Project</b>	<b>Previously Approved Project</b>	<b>Net Change</b>
Building Height	18 feet and 15 feet	24 feet	-6
First Floor Sq. Ft.	8,738	4,700	+4,038
Second Floor Sq. Ft.	0	3,622	-3,622
Basement Sq. Ft. included in TDSF	0	376	-376
Basement Gross Sq. Ft.	1,000	1,752	-752
Garage Sq. Ft.	885	885	0
Pool Bath Sq. Ft.	188	188	0
Second Unit Sq. Ft.	479	479	0
Covered Loggia Sq. Ft.	700	700	0
TDSF	10,990	10,990	0
Grading Quantities	1,777 CY (Non Exempt)	1,777 CY (Non Exempt)	0

In summary, the proposed re-design of Lot 5 eliminates the second floor and re-configures the one-story building footprint and associated structures. The building height is no taller than 18 feet and the height within the south western portion of the structure has been reduced from 18 feet to 15 feet. The pool, patio, and cabana were relocated approximately 10 feet to the east and six feet closer to the residence to minimize views from the adjacent Malibu Bluffs Park open space.

***Applicable Development Standards (Lots 1-5)***

The approved Planned Development Zoning District includes property development and design standards that apply to Lots 1-5. The following development standards have replaced the corresponding development standards otherwise contained in LIP Section 3.6 (Residential Development Standards); however, all requirements of the LCP, including LIP Section 3.5 (General Regulations / Development Standards), that are not inconsistent with the criteria listed below remain in effect. Table 6 summarizes the applicable standards.

**Table 6 - Proposed Development Standards for Lots 1 – 5**

<p>Lots 1-5 Structure Size</p>	<ul style="list-style-type: none"><li>• The TDSF on each of Lot:<ul style="list-style-type: none"><li>○ Lot 1: 10,052 sf.</li><li>○ Lot 2: 9,642 sf.</li><li>○ Lot 3: 9,434, sf.</li><li>○ Lot 4: 9,513 sf.</li><li>○ Lot 5: 10,990 sf.</li></ul></li><li>• Combinations of Basements, Cellars and/or Subterranean Garages. If any combination of basements, cellars, and/or subterranean garages is proposed, the initial one-thousand (1,000) square feet of the combined area shall not count toward TDSF. Any additional area in excess of one-thousand (1,000) square feet shall be included in the calculation of TDSF at ratio of one square foot for every two square feet proposed.</li><li>• Covered areas, such as covered patios, eaves, and awnings that project up to six feet from the exterior wall of the structure shall not count toward TDSF; if the covered areas project more than six feet, the entire covered area (including the area within the six foot projection) shall be included in TDSF.</li><li>• The development footprint on each lot (Lot Nos. 1-5) shall substantially conform to that indicated on “Malibu Coast Estate Planned Development Map 1” of this LIP. Structures on Lot 5 shall be setback a minimum of 190 feet from the edge of the bluff as identified on “Malibu Coast Estate Planned Development Map 1” in order to ensure that impacts to public views of the eastern Malibu coastline as seen from Malibu Bluffs Park are minimized. The structural setback on Lot 5 does not apply to at grade improvements or low profile above-grade improvements for accessory uses not to exceed 10 feet in height.</li></ul>
<p>Lots 1-5 Setbacks</p>	<ul style="list-style-type: none"><li>• Front yard setbacks shall be at least twenty (20) percent of the total depth of the lot, or sixty-five (65) feet, whichever is less. However, the front yard setback for Lot 5 shall be at least forty-three (43) feet.</li><li>• Side yard setbacks shall be cumulatively at least twenty-five (25) percent of the total width of the lot but, in no event, shall a single side yard setback be less than ten (10) percent of the width of the lot.</li><li>• Rear yard setbacks shall be at least fifteen (15) percent of the lot depth.</li><li>• Parkland setbacks in LIP Section 3.6(F)(6) shall not apply.</li></ul>
<p>Lots 1-5 Structure Height</p>	<ul style="list-style-type: none"><li>• Every residence and every other building or structure associated with a residential development (excluding chimneys), including satellite dish antenna, solar panels and rooftop equipment, shall not be higher than eighteen (18) feet, except the easternmost approximately 2,500 sq. ft. of the residence on Lot 2 and the southwestern corner of the residence on Lot 5 shall not be higher than 15 feet, as indicated on</li></ul>

**Table 6 - Proposed Development Standards for Lots 1 – 5**

	<p>“Malibu Coast Estate Planned Development Map 1” of this LIP. Height is measured from natural or finished grade, whichever is lower.</p> <ul style="list-style-type: none"> <li>• Mechanical equipment, including screens may not exceed roof height. Roof-mounted mechanical equipment shall be integrated into the roof design and screened.</li> <li>• In no event shall the maximum number of stories above grade be greater than two. Basements and subterranean garages shall not be considered a story.</li> </ul>
<p>Lots 1-5 Grading</p>	<ul style="list-style-type: none"> <li>• Notwithstanding other provisions of this Code, all grading associated with the berm, ingress, egress, including safety access, shall be considered exempt grading.</li> <li>• Non-exempt grading shall be limited to 2,000 cubic yards per lot.</li> <li>• Net export shall be limited to 3,500 cubic yards per lot.</li> </ul>
<p>Lots 1-5 Impermeable Coverage</p>	<p>The impermeable coverage requirement in LIP Section 3.6(l) shall apply.</p>
<p>Lots 1-5 Landscaping &amp; Screening</p>	<ul style="list-style-type: none"> <li>• In addition to the requirements of LIP Section 3.10, site landscaping shall be designed to minimize views of the approved structures as seen from public viewing areas, including the use of native trees to screen approved structures. Landscaping and trees shall be selected, sited, and maintained to not exceed 25 feet.</li> <li>• A natural-looking earthen berm that is 4 feet in height (except for the northernmost 30 foot long portion on Lot 1 that shall be no less than 2 feet in height) above finished grade shall be constructed along the east side of all approved structures on Lots 1 and 2 to minimize views of the development from downcoast public viewing locations. The location and height of the berm shall substantially conform to that indicated on “Malibu Coast Estate Planned Development Map 1” of this LIP. The berm shall be vegetated with lower-lying native species that blend with the natural bluff landscape.</li> </ul>
<p>Lots 1-5 Parking</p>	<ul style="list-style-type: none"> <li>• Two enclosed and two unenclosed parking spaces. The minimum size for a residential parking space shall be 18 feet long by 10 feet wide.</li> <li>• One enclosed or unenclosed parking space for a guest unit or second unit.</li> </ul>
<p>Lots 1-5 Colors and Lighting</p>	<ul style="list-style-type: none"> <li>• Structures shall be limited to colors compatible with the surrounding environment and landscape (earth tones), including shades of green, brown, and gray with no white or light or bright tones. The color palette shall be specified on plans submitted in building plan check and must be approved by the Planning Director prior to issuance of a building permit. All windows shall be comprised of non-glare glass.</li> <li>• Lighting must comply with LIP Section 6.5(G).</li> </ul>
<p>Permit</p>	<ul style="list-style-type: none"> <li>• To insure the protection of scenic and visual resources in accordance</li> </ul>

**Table 6 - Proposed Development Standards for Lots 1 – 5**

Required Lots 1-5	with the provisions of the LCP, any future improvements to structures or significant changes to landscaping beyond that authorized by the coastal development permit (CDP) for each residential lot (Lots 1-5), which would ordinarily be exempt from a CDP pursuant to LIP Section 13.4.1, shall be subject to a new CDP or permit amendment.
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***LCP Analysis***

The Malibu LCP consists of a Land Use Plan (LUP) and the LIP. The LUP contains programs and policies to implement the 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 coastal development permit must adhere. This project has been reviewed and approved for LCP conformance review by the Planning Department, as well as the City Biologist and the City’s Geotechnical Staff. Departmental review sheets are included as Attachment 9.

There are 14 sections within the LIP that potentially require conformance review and 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 Systems, 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 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. Of these nine, General Coastal Development Permit finding, Scenic, Visual and Hillside Resource Protection, Hazards, and Shoreline and Bluff Development apply to the project. Consistency review with these sections is discussed later in the *LIP Findings* section.

**LIP Conformance**

Zoning (LIP Chapter 3)

On September 28, 2016, the City Council adopted Ordinance No. 398 approving LCPA No. 12-001 / ZTA No. 12-001 establishing the development standards for the Malibu Coast Estate PD Zoning District. Table 7 below compares the proposed project’s characteristics against the adopted PD development standards and the general residential development standards (GRDS) in LIP Section 3.6.

**Table 7 – PD Development Standards Conformance**

Adopted Malibu Coast Estate PD Development Standards	Allowed/Required	Proposed	Comments
Front Yard Setback 20% of lot depth, up to 65 ft. max.	65 Feet 43 Feet for Lot 5	Lot 1: 65 ft.	Complies
		Lot 2: 65 ft.	
		Lot 3: 65 ft.	
		Lot 4: 65 ft.	
		Lot 5: 43 ft.	
Rear Yard Setback 15% of lot depth	Same as GRDS	Lot 1: 81.7 ft.	Complies
		Lot 2: 113.4 ft.	
		Lot 3: 93.2 ft.	
		Lot 4: 114.3 ft.	
		Lot 5: 72.7 ft.	
Side Yard Setback (cumulative)  25% of lot width	Same as GRDS	Lot 1: 77 ft.	Complies
		Lot 2: 60 ft.	
		Lot 3: 42 ft.	
		Lot 4: 67 ft.	
		Lot 5: 1075 ft.	
Side Yard Setback (minimum)  10% of lot width	Same as GRDS	Lot 1: 30.5 ft.	Complies
		Lot 2: 24 ft.	
		Lot 3: 21 ft.	
		Lot 4: 27 ft.	
		Lot 5: 43 ft.	
Bluff Setback (structures with foundation)	Same as GRDS	Lot 1: 100 ft.	Complies
		Lot 2: 95 ft.	
		Lot 3: 55 ft.	
		Lot 4: 115 ft.	
		Lot 5: 85 ft.	
Bluff setback (Structures without foundation)	Same as GRDS	15 feet (fencing)	Complies
PARKING	Same as GRDS	2 enclosed 2 unenclosed 1 space for second unit	Complies
TDSF (in sq. ft.)	Lot 1: 10,052	Lot 1: 10,052	Complies
	Lot 2: 9,642	Lot 2: 9,622	Complies
	Lot 3: 9,434	Lot 3: 9,434	Complies
	Lot 4: 9,513	Lot 4: 9,513	Complies
	Lot 5: 10,990	Lot 5: 10,990	Complies
HEIGHT	Lots 2 and 5: 18 feet and 15 feet	Lot 1: 18 feet	Complies
		Lot 2: 18 feet, 15 feet	Complies

**Table 7 – PD Development Standards Conformance**

<b>Adopted Malibu Coast Estate PD Development Standards</b>	<b>Allowed/Required</b>	<b>Proposed</b>	<b>Comments</b>
	where applicable.  Lots 1,3, & 4: 18 feet	Lot 3: 18 feet pitched Lot 4: 18 feet Lot 5: 18 feet, 15 feet	Complies Complies Complies
IMPERMEABLE COVERAGE	Same as GRDS	Lot 1: 21,771 sq. ft. Lot 2: 23,500 sq. ft. Lot 3: 23,934 sq. ft. Lot 4: 23,950 sq. ft. Lot 5: 22,920 sq. ft.	Complies
BASEMENT	Combinations of basements, cellars, and subterranean garages up to 1,000 sq. ft. shall not count toward TDSF. Above 1,000 sq. ft. shall be count towards TDSF at ratio of 1 sq. ft. for every 2 sq. ft. proposed. No walk-out basements.	Basements are fully enclosed and do not daylight more than 3 feet. Only light wells proposed, no walk-out basements.	Complies
SLOPES	Same as GRDS	3 to 1 or flatter	Complies
Front/Side Yard Fencing	Same as GRDS	42" solid + 30" wrought iron (up to 6' max)	Complies
Rear Yard Fencing	Same as GRDS	6' wrought iron	Complies
Retaining Walls	Same as GRDS	6 ft. or less single wall	Complies
Vehicle Entry Gate	Same as GRDS	42" solid + 30" wrought iron (up to 6' max)	Complies
GRADING	Ingress, egress, including safety access considered exempt. Non-exempt grading limited to 2,000 cubic yards per lot. Net export limited to 3,500 cubic yards per lot.	Lot 1: 1,972 CYDs Lot 2: 1,994 CYDs Lot 3: 1,992 CYDs Lot 4: 1,831 CYDs Lot 5: 1,777 CYDs	Complies

The revised designs of the single-family residences located on Lots 1-5 comply with the applicable residential development standards contained within the Section 3.6 of the Malibu LIP (standards applicable to the RR zone) and the development standards of the PD zoning district.

### Grading (LIP Chapter 8)

Revised grading plans and calculations were prepared for the proposed project. The total grading yardage calculations for each lot are included in each plan set. The approved PD zoning designation permits all grading on Lots 1 through 5 associated with ingress, egress, including safety access grading, as exempt grading. The PD grading standards limit non-exempt grading to 2,000 cubic yards for each of lot and restrict net export<sup>2</sup> to 3,500 cubic yards. Grading quantities proposed on Lots 1-5 are as follows:

- Lot 1: 1,972 c.y. of non-exempt grading and the net export of 1,992 c.y.
- Lot 2: 1,994 c.y. of non-exempt grading and the net export of 3,109 c.y.
- Lot 3: 1,992 c.y. of non-exempt grading and the net export of 368 c.y.
- Lot 4: 1,831 c.y. of non-exempt grading and the net export of 807 c.y.
- Lot 5: 1,777 c.y. of non-exempt grading and the net export of 307 c.y.

In total, the grading of Lots 1-5 would require 9,566 cubic yards of non-exempt grading and after shrinkage, the total export is estimated to be 6,583 cubic yards. This is consistent with the previously approved grading quantities for each lot. Lot 2 generates the most export because of a combination of factors. The main factor is that the home is located on a slight rise in the ground, which requires leveling through cutting to achieve finish grades. As a result, this generated more cut for the home, pad and swimming pool. However, cutting over most of the lot to establish finish grades resulted in minimal planned fill. The combination of these factors resulted in a net export that exceeds the average for the other homes. The site's overall export quantities are also a result of the upper portions of onsite soils being unsuitable for the support of structures. In accordance with the remediation measures recommended in the site specific geotechnical reports, the mitigation measures contained in the Final EIR and MMRP, and the conditions of approval, over excavation of the upper soils and replacement with compacted fill is required within the building pad areas to alleviate soil related hazards. The proposed modifications do not require changes to any mitigation measures or the Final EIR analysis.

### Archaeological / Cultural Resources (LIP Chapter 11)

No archaeological or paleontological resources were identified onsite. However, because project construction activities could possibly disturb previously unidentified archaeological resources, mitigation measures require a qualified archaeologist and a

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<sup>2</sup> Net export = [total cubic yards cut – total cubic yards fill – shrinkage].

Native American Monitor of Chumash heritage to monitor all ground-disturbing activities, including but not limited to all grading, excavation and site preparation.

Standard conditions of approval have been included 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. The proposed revisions do not require changes to any mitigation measures or the Final EIR analysis.

#### Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the previously approved project for conformance to LIP Chapter 17 requirements for water quality protection and the same standard conditions of approval have been required for the modified project. The conditions 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. The Final EIR determined that neither the construction nor the operation of the proposed project would result in a significant degradation of water quality, or in a violation of any water quality standards. However, without mitigation, the proposed project could generate increased stormwater runoff that could result in erosion, siltation, and flooding impacts; therefore, a mitigation measure is included to require the proper maintenance of onsite stormwater detention tanks underneath each residential lot and private street to mitigate potential flooding and erosion impacts to downstream areas. The modified project does not require changes to any mitigation measures or the Final EIR analysis.

#### Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Section 18.7 includes specific siting, design and performance requirements. New discharges from onsite wastewater disposal systems are prohibited within the Malibu Civic Center area under Los Angeles Regional Water Quality Control Board (LARWQCB) Resolution R4-2009-007 issued in November 2009. The modified project is one of a few projects exempt from certain aspects of the prohibition because those projects had already progressed far enough through the entitlement process at the time the prohibition was enacted. Under the terms of the prohibition, the applicant is allowed to construct a new onsite wastewater treatment plant (OWTP) to serve the project as long as a permit is obtained from the LARWQCB. The modified project is still required to be connected to a centralized municipal wastewater treatment facility by 2019. Conditions of approval have been included for the modified project that require the applicant / property owner or successor to obtain a permit for the OWTP and AOWTS from the RWQCB and legally establish a homeowners' association (HOA) governing document that obligates the collection of assessments, and specifies how the OWTP will be operated and maintained.

The wastewater collection and treatment infrastructure proposed on Lots 1-5 remains unchanged and includes the construction of five 2,000 gallon septic tanks, for collection of each lot's wastewater prior to routing to the AOWTS treatment plant (located on Lot 6). The OWTP would be maintained by the HOA. The AOWTS treatment plant consists of four 35,000 gallon compartments. Equalization, recirculation, polishing, and dosing tanks would also be connected to treatment units. Treatment would be performed in two stages. Three Advantex AX100 treatment units would be used for stage I treatment, and three additional Advantex AX100 treatment units would be used for nitrogen reduction (secondary nitrification). After treatment, disinfection of the effluent would occur by liquid chlorination and the effluent then would be dechlorinated prior to discharge to the seepage pits. The seepage pits would be six feet in diameter and range from 61 to 65 feet deep. Soil conditions at the proposed seepage pit locations allow for a separation between groundwater and the bottom of the seepage pits, ranging from 17 to 22 feet.

The OWTP for the previously approved project has been reviewed by the City Environmental Health Administrator. The modified project will not change the OWTP and thus was found to meet the minimum requirements of the Malibu Plumbing Code, the MMC and the LCP. The same conditions of approval have been included, which requires continued operation, maintenance and monitoring of onsite facilities. The LARWQCB will review the final OWTS design during the issuance of the waste discharge requirement (WDR) permit to ensure compliance with the total maximum daily load (TMDL) / Clean Water Act Section 303(d) requirements. As conditioned, the proposed AOWTS meets the minimum requirements of the City of Malibu Plumbing Code and the Malibu LIP. The modified project does not require changes to any mitigation measures or the Final EIR analysis.

## **LIP Findings**

The findings address all five lots and CDPAs. Individual resolutions have been prepared for each lot (Attachments 1-5). The original CDP resolutions have not been attached but are available upon request from the Planning Department.

### **A. 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 previously approved and the modified project have been reviewed for conformance with the LCP by the Planning Department, City Environmental Health Administrator, City Geologist, City Public Works Department, City Biologist, and the LACFD. The CDPAs, as conditioned conforms to the LCP in that it meets all residential development standards set forth in the underlying Planned Development (PD) Zoning District.

*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 and will not impact public access or recreation because the project site is not along the shoreline. The project will not result in significant impacts on public access or recreation. The project conforms to the public access and recreation policies of the Coastal Act of 1976.

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

The Final EIR (EIR No. 09-001) was prepared in accordance with CEQA and presented to the Planning Commission and City Council for consideration. Following the implementation of mitigation measures identified in the Certified EIR, the modified project would not result in significant adverse effects on the environment, within the meaning of CEQA. The modified project was compared to the alternatives considered in the Certified EIR, which are summarized below.

1. No Project, No Development Alternative - Under this alternative, the project site would remain unchanged. The project site would not be subdivided, and therefore, no development, including the proposed single-family residences would be constructed and Malibu Bluffs Park would not be expanded. Under this alternative, the project site would continue in its existing vacant land use.
2. Two-Story Homes with Skate Park Alternative – Under this alternative, 5 two-story residential structures would be constructed and Lot 7 would be developed with a skate park along with a 94 stall parking lot for recreational uses.
3. One Story Homes with Skate Park or Baseball Field Alternative – Under this alternatives, 5 one-story residential structures would be constructed and lot 7 would be developed with either a skate park or a baseball field and a 94 stall parking lot.
4. No Project, Foreseeable Development Alternative – Under this alternative, 8 two-story residential structures on two-acre lots would be constructed. Lot 7 would be developed for active recreational uses (baseball field and basketball court) along with a 100 stall parking lot.
5. Modified Project – The proposed project consists of the development of 5 one-story residential structures and associated improvements. The design of each residential structure and the development each lot has been modified to ensure compliance with the PD development standards and to reduce impacts to visual resources to the greatest extent feasible.

Based on the analysis contained in the Addendum to the Certified EIR, site reconnaissance, visual analysis submitted by the applicant, photos, review of the landscape plan and architectural plans, and the nature of the surrounding area, the modified project will reduce impacts on visual resources when compared to the previously approved project and impacts would remain less than significant. Therefore, the modified project is the least environmentally damaging alternative.

*Finding A4. 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.*

According to the LCP ESHA Overlay Map, the project site is not designated as ESHA; however ESHA is located immediately to the southwest of the subject property in State Park land. There are two drainage channels located on the subject property; however, there is no resource dependent riparian vegetation present. The DEIR was reviewed by the Environmental Review Board (ERB). The ERB had several recommendations for the proposed project; all feasible recommendations have been incorporated to the modified project as conditions of approval. Therefore, the modified project conforms to the recommendations of the ERB.

#### **B. Environmentally Sensitive Habitat Area Findings (LIP Chapter 4)**

The project site is not designated as ESHA on the LCP ESHA and Marine Resources Map. However, ESHA is located immediately to the southwest of the project site in State parkland within Bluffs Park. The proposed development footprint has been designed to stay a minimum of 100 feet from the offsite ESHA, consistent with LIP Chapter 4. Proposed development of the project site would not impact the adjacent ESHA to the southwest, nor would it impact the native plant communities in the two onsite drainage channels or the native landscape on its southern, southwestern, eastern, or northern boundaries, which are contiguous with the plant community located within the ESHA to the southwest. Therefore, according to LIP Section 4.7.6(C), the supplemental ESHA findings are not applicable.

#### **C. Native Tree Protection Ordinance Findings (LIP Chapter 5)**

The provisions of the Native Tree Protection Ordinance only apply to those areas containing one or more native Oak, California Black Walnut, Western Sycamore, Alder or Toyon trees that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, four and one-half feet from the ground (LIP Section 5.2). According to a Protected Tree Report prepared by Impact Sciences, Inc. in January 2009, the project site contains six southern California black walnut trees that meet the City's definition of a Protected Tree.

The locations of these southern California walnut trees are all outside of the project's grading limits and will be avoided. Therefore, the Chapter 5 findings are not applicable.

#### **D. Scenic, Visual and Hillside Findings (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, or provide views to or is visible from any scenic area, scenic road or public viewing area. The development proposed as part of the modified project would be visible from PCH, and Malibu Canyon Road, designated as scenic roadways per the LCP. In addition, other public scenic areas within the vicinity include Malibu Bluffs Park immediately adjacent, Malibu Lagoon, approximately one-half mile to the east. Amarillo Beach, approximately 300 feet south of the project site, and Legacy Park, approximately one-half mile east of the project site. The required findings in Chapter 6 are made below.

*Finding D1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.*

The modified project would be developed within the same general footprint as the previously approved project, and does not materially change the architecture, design or materials. Under the modified project, the reduction in structure height for all five residences (from 28 to 18 feet), with the further reduction in structure height for portions of the residences on Lots 2 and 5 (from 18 to 15 feet), the reduction in maximum height of trees and landscaping, combined with the further clustering of accessory development on Lots 1, 2, and 5, would serve to reduce the overall profile of the project and minimize views of the project from public viewing locations. The combination of the proposed siting, design, and landscape techniques would have no significant adverse scenic or visual impacts to public views and protect the scenic quality of the area, consistent with the policies of the LCP.

*Finding D2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.*

As stated in Finding D1, the combination of the proposed siting, design, and landscape techniques combined with the applicable conditions of approval, would minimize adverse impacts to public views and protect the scenic quality of the area, consistent with the policies of the LCP.

*Finding D3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

The modified project will have no significant impacts on scenic and visual resources and impacts to all other impact areas will be less than significant or less than significant after mitigation. The modified project will reduce environmental impacts to a greater degree when compared to all of the EIR alternatives, with the exception of the No Project

alternative. Therefore, the modified project is the least environmentally damaging alternative.

*Finding D4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.*

The modified project does not any pose any significant adverse impacts on scenic and visual resources. As discussed in Finding D3, the modified project will reduce environmental impacts to a similar or greater degree when compared to all of the EIR alternatives, with the exception of the No Project alternative. However, the No Project Alternative was rejected from further analysis because it is unreasonable to assume that the applicant will never develop this site and it will remain in its current condition.

*Finding D5. 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 Findings A3 and D1, the modified project as conditioned will have no adverse scenic and visual impacts. With the incorporation of mitigation measures outlined in the MMRP, all impacts have mitigated to a less than significant level.

## **E. Hazards Findings (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 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 was analyzed for the hazards listed in LIP Section 9.2(A)(1-7). The required findings of LIP Chapter 9 are made as follows:

*Finding E1. 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 for the hazards listed in LIP Section 9.2(A)(1-7). The applicant submitted the following documents/data, which are on file at the City:

- Feasibility-Level Grading Plan Review - Leighton and Associates, Inc., December 5, 2007.
- Revised Addendum No. 1, Feasibility-Level Grading Plan Review - Leighton and Associates, Inc., October 29, 2008.
- Responses to the City of Malibu Geotechnical Review Sheet Dated March 20, 2008 - Leighton and Associates, Inc., September 21, 2009a.

- Geotechnical Evaluation of Proposed OWTS - Leighton and Associates, Inc., September 21, 2009b.
- Phase I Environmental Site Assessment - Leighton and Associates, Inc., October 28, 2011.
- Response to City of Malibu Comments on “Hydrogeological/Treated Water Mounding Report” - Earth Consultants International, Inc., March 7, 2012.
- Responses to City of Malibu Geotechnical Review Dated January 12, 2010 - Leighton and Associates, Inc., March 7, 2012.
- Response to City of Malibu Environmental Health Review Sheet Dated December 21, 2009 - Earth Consultants International, Inc., March 7, 2012
- Response to City Of Malibu Geotechnical Review Dated May 7, 2012 - Leighton and Associates Inc., May 16, 2012
- Five Geotechnical Reports, one for each individual residential lot - Leighton and Associates, Inc., May 16, 2012
- Response to City of Malibu Environmental Health Review Sheet Dated April 16, 2012 - Earth Consultants International, Inc., May 22, 2012.
- Geotechnical Responses to Comments on DEIR – Leighton and Associates, Inc., July 1, 2013
- City of Malibu Geology Review Sheets - City of Malibu 2016

In these reports, site-specific conditions were evaluated and recommendations were provided to address any pertinent issues. Based on extensive review of the above-referenced information, it has been determined that:

1. The project site is not located within an Alquist-Priolo Earthquake Fault Zone; therefore, it is unlikely that the project site will be impacted by active faulting or ground rupture.
2. The Seismic Hazards Zones map identifies the slopes on the eastern and southern boundaries of the project site as an earthquake-induced landslide hazard zone.
3. The site is not within a California Seismic Hazard Zone for potential liquefaction hazard.
4. Preliminary slope stability analysis indicates that slopes in the eastern and southern portion of the site meets the minimum required factors of safety for pseudo-static stability; however, structural setbacks are required to ensure buildings within other areas of the site meet the minimum required factors of safety.
5. The project site is outside of the potential tsunami inundation zone.
6. The property is not located within the Federal Emergency Management Agency’s (FEMA’s) 100-year flood zone.
7. The project site is in the vicinity of extreme fire hazard areas.

The City Geologist, City Public Works Department and the LACFD have reviewed the modified 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 reports are incorporated into the project design.

### Landslides and Slope Instability Hazards

During field investigations and reconnaissance, no signs of deep-seated landslide features were observed onsite, only isolated erosion, rilling, and gullies were noted along the lower slopes. Immediately to the south of the site along Malibu Road is the historical Amarillo Beach landslide. This landslide is documented as a complex of rotational landslides affecting the south-facing coastal cliffs and the area underlying Malibu Road and the adjacent beachfront properties. Movement within the Malibu Coast Fault Zone, weathering, erosion, undercutting by wave action and the presence of groundwater have been described as contributing factors for slope instability for this area. Significant movement of the Amarillo Beach landslide complex would most likely adversely affect the offsite residential structures along Malibu Road, and significant movement of the feature could cause headward movement of the headscarp region of the Amarillo Beach landslide complex, but not on the subject property because the subject property is located north of the landslide.

The State Seismic Hazards Zones map identifies the slopes on the eastern and southern boundaries of the project site as an earthquake-induced landslide hazard zone, where “previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.” The eastern and southern portions of the project site contain steep downward slopes. The height and steepness of the slopes are such that they may be susceptible to seismically induced slope failure or landslides.

The 2007 Leighton and Associates, Inc. reports established geotechnical setback zones for structures on the project site in order to avoid slope instability hazards. The modified project design still locates structures within the structural setback zones and therefore the original 2007 Leighton and Associates, Inc. reports and recommendations are still applicable and will be amended as necessary during the plan check process. The City Geologist has conditionally approved the modified project with the specific recommendations. Based on the findings summarized in all referenced Leighton and Associates, Inc. reports and the applicable conditions of approval, the modified project would be safe from hazards posed by landslides, settlement, or slippage provided that the recommendations, including deepen foundations, in the reports are implemented. The design of each residence must incorporate all of the recommendations contained in the above-cited geotechnical reports and all foundation plans must be reviewed by the geotechnical consultant and approved by the City Geologist prior to permit issuance.

### Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defined by a more destructive behavior of fire and a greater

probability of flames and embers threatening buildings. The site has been affected by wildfires in the past. Most recently, an October 2007 wildfire severely burned the northern, eastern, southern, and southwestern perimeters of the project site. A preliminary fuel modification plan has been prepared and approved for the proposed project. The preliminary fuel modification plan was prepared in accordance with the LACFD Fuel Modification Plan Guidelines and identifies specific zones within a property that are subject to fuel modification. The long-term maintenance of the fuel modification zones will be addressed in the proposed project's Covenants, Conditions and Restrictions (CC&Rs) and will be maintained by the HOA. The LACFD has reviewed and approved the Preliminary Fuel Modification Plan, and the Final Fuel Modification Plan for the proposed project will need to be approved at the time of vesting tentative tract map recordation.

Construction of the proposed structures would utilize appropriate building materials (i.e., ignition-resistant materials) and design features to complement the provided fuel modification. The design will also incorporate alternative fuel modification measures where fuel modification cannot be fully accommodated onsite, such as noncombustible firewalls and landscaping techniques that include irrigated, fire-resistant plant species.

In addition to the approved Preliminary Fuel Modification Plan, a supplementary Fire Protection Plan was prepared to evaluate the project's vulnerability to fires with regard to emergency access to the site, the adequacy of fire hydrants available to serve the site, and the design of the proposed structures. The Fire Protection Plan includes recommendations for the design of the road, gate, and driveways that would be created by the proposed project. The modified project design did not require amendments to the Fire Protection Plan and therefore the originally approved planning and design recommendations for fuel modification, permitted vegetation, roadway access, fire resistant building materials, and interior/exterior fire protection systems still apply.

In accordance with Section 9.4(Y) of the LIP, a condition of approval has been included in each CDPA Resolution, requiring that the property owner indemnify and hold the City harmless against wildfire hazards.

*Finding E2. 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 E1, the modified project, as conditioned and approved by the City Geologist, City Public Works Department and the LACFD, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to project modifications, landscaping or other conditions.

*Finding E3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As stated in Finding A3, the proposed project is the least environmentally damaging alternative.

*Finding E4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.*

As stated in Finding E1, the proposed project as designed, conditioned, and approved by the City Geologist, City Public Works Department and the LACFD, will not have any significant adverse impacts on the site stability or structural integrity of the proposed project.

*Finding E5. 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.*

The sensitive resource protection policies contained in the LCP are not affected by the modified project because it does not impact ESHA or ESHA buffer.

#### **F. Shoreline and Bluff Development Findings (LIP Chapter 10)**

LIP Section 10.3 requires that shoreline and bluff development findings be made if the modified project is anticipated to result in potentially significant adverse impacts on coastal resources, including public access and shoreline sand supply. The modified project is not anticipated to result in such impacts. The project is sited and designed to minimize risks and assure stability and structural integrity while neither creating nor contributing significantly to erosion or adverse impacts on public access. The project site is seaward of Malibu Road. The required findings in LIP Section 10.3(A) are made as follows.

*Finding F1. 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.*

Pursuant to LIP Section 10.4, “[a]ll new development located on a bluff top shall be set back from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure.” The required setback is 100 feet from the bluff edge, however, this distance may be reduced to 50 feet if the City geotechnical staff determines that the proposed development will not be endangered by erosion or slope instability with a lesser setback. The project site contains descending slopes along the north, east, and south portion of the site. Slope stability analyses and erosion rate estimates were performed by a licensed Certified Engineering Geologist and/or Geotechnical Engineer.

The December 2007 Leighton and Associates, Inc., report established a geotechnical setback line away from the slope delineating areas with factor of safety of 1.5 or greater.

Furthermore, the October 2008 Leighton and Associates, Inc. report determined that the average historic rate of bluff retreat is 0.12 feet per year. To account for future extreme conditions, such as future El Niño storm events, Leighton and Associates, Inc. assumed a long-term bluff retreat rate of 0.2 feet per year. Based on a 0.2 bluff retreat rate, the current top of bluff is estimated to erode 20 feet over the course of 100 years. The study also concluded that the bluff retreat line is less restrictive than the 1.5 geotechnical setback line.

The proposed residences are located landward of the 100 foot bluff retreat line and all accessory structures are located landward of the 50 foot setback line. All structures are located a minimum of 50 feet from the top of the bluff.

Fencing, which does not require any structural foundations, extends into the 50 foot setback area but not closer than 15 feet from the bluff edge. Pursuant to LIP Section 10.4, "ancillary structures such as decks, patios and walkways that do not require structural foundations may extend into the setback area but in no case shall be sited closer than 15 feet from the bluff edge." The project is not anticipated to result in any new significant adverse impacts on public access, shoreline sand supply, or other resources.

*Finding F2. 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 discussed in Finding F1, the modified project, as conditionally approved by the City Geologist will not have any significant adverse impacts on public access, shoreline sand supply or other resources.

*Finding F3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

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

*Finding F4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.*

As discussed in Finding F4, the modified project, as conditionally approved by the City Geologist, will not have any significant adverse impacts on public access, shoreline sand supply or other resources.

*Finding F5. 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 feasible extent adverse impacts on local shoreline sand supply and public access, [that] there are no alternatives that would avoid or lessen impacts on*

*shoreline sand supply, public access or coastal resources and that it is the least environmentally damaging alternative.*

The modified project does not include a shoreline protective device; therefore, this finding is not applicable.

### **G. Public Access (LIP Chapter 12)**

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

- Lateral and Vertical Access - The project is not located on or adjacent to a shoreline; therefore, no condition for lateral or vertical access is required by the LCP.
- Bluff-top Access - The project is located on a bluff-top property; however, no potential project-related or cumulative impact on bluff-top access is anticipated because the property is vacant and does not encroach on any existing public access ways.
- Trail Access - The project site does not include any existing or planned trails as indicated on the LCP Park Lands Map; therefore, no condition for trail access is required by the LCP.
- Recreational Access – Lots 1-5 are located adjacent to Malibu Bluffs Park. Lot 7 of the approved VTTM No. 07-003 will be dedicated to the City for public recreational uses. The proposed private street providing access to the single-family homes would include sufficient turnaround area in the event that vehicles intending to go to Malibu Bluffs Park inadvertently turn into the private residential road serving the project. No condition for recreational access is required by the LCP.

### **H. Land Division (LIP Chapter 15)**

LIP Chapter 15.2(B) applies to land division applications. The land division portion of the project (CDP No. 07-144 and VTTM No. 07-033) was analyzed in Planning Commission Resolution No. 14-02 and no changes to the approved land division area are proposed.

### **ENVIRONMENTAL REVIEW:**

#### **Addendum to the Certified Final EIR**

A Final EIR was prepared and certified in accordance with CEQA to examine the potential environmental effects of the Crummer Site Subdivision. The Crummer Site Subdivision Final EIR was certified on February 24, 2014, making the required findings under CEQA. An Addendum to the Certified Final EIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed revisions to Lots 1-6, all of which established consistency with the PD development standards.

As discussed in Section IIIA and IIIB of the Addendum, the revised design of the single-family residences on Lots 1-5 and the guard house on Lot 6 would result in reduced impacts to visual resources compared to the previously approved project and would not create any new significant impacts or increase the severity of any other impacts compared to those that were identified in the Crummer Site Subdivision Final EIR. No new information of substantial importance has been identified that shows that mitigation measures or alternatives previously found not to be feasible in the Final EIR will in fact be feasible, and will substantially reduce one or more significant effects of the project. In addition, no information has been identified that shows that mitigation measures which are considerably different from those analyzed in the Crummer Site Subdivision Final EIR will substantially reduce one or more significant effects on the environment. Therefore, in accordance with CEQA Guidelines Section 15162 and Section 15164, the Planning Department has concluded that an addendum is the appropriate environmental document under CEQA. The Addendum is included as Attachment 10.

CORRESPONDENCE: To date, no correspondence has been received on the CDPAs.

PUBLIC NOTICE: Staff published the required Public Hearing Notice in a newspaper of general circulation on May 12, 2016 and mailed the notice to property owners and occupants within a 500-foot radius of the subject property (Attachment 11).

SUMMARY: The required findings can be made that the development of Lots 1-5 of the Crummer Site complies with the LCP, MMC, and the PD Zoning District development standards. Further, the Planning Department findings of fact are supported by substantial evidence in the record.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-54
2. Planning Commission Resolution No. 16-55
3. Planning Commission Resolution No. 16-56
4. Planning Commission Resolution No. 16-57
5. Planning Commission Resolution No. 16-58
6. Aerial Map and Vicinity Map
7. Site and Story Poles Photographs
8. Project Plans (Architectural, Grading, and Landscaping Plans – Lots 1-5)
9. Departmental Review Sheets
10. Addendum to the Final EIR
11. Public Hearing Notice / Mailer

The Final EIR, environmental documents correspondence received, and other information regarding this project are available on the City's website at: <http://www.malibucity.org/index.aspx?NID=386>

*All referenced reports and documents not included in the attachments can be viewed in their entirety in the project file located at Malibu City Hall.*

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, CONSIDERING AN ADDENDUM TO THE CERTIFIED CRUMMER SITE SUBDIVISION FINAL EIR AND MAKING FINDINGS IN SUPPORT THEREOF, AND APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-008 AMENDING COASTAL DEVELOPMENT PERMIT NO. 07-145 FOR DEVELOPMENT ON LOT 1 OF THE CRUMMER SITE SUBDIVISION PROJECT, CONSISTING OF A 7,950 SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 1,000 SQUARE FOOT BASEMENT, 948 SQUARE FOOT GARAGE, DETACHED 623 SQUARE FOOT SECOND UNIT, 531 SQUARE FEET OF COVERED LOGGIA SPACE THAT PROJECTS MORE THAN SIX FEET; OUTDOOR BARBEQUE AREA WITH TRELIS, SWIMMING POOL, SPA AND POOL EQUIPMENT, DECKING, HARDSCAPE, ROOF-TOP MECHANICAL EQUIPMENT, WATER FEATURES, FENCING, GRADING, MOTOR COURT, SEPTIC TANK, AND LANDSCAPING LOCATED AT 24108 PACIFIC COAST HIGHWAY, IN THE PLANNED DEVELOPMENT ZONING DISTRICT (PCH PROJECT OWNER)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On May 19, 2014, the Planning Commission adopted Resolution No. 14-03 approving CDP No. 07-145.

B. On April 2, 2014, the City submitted its Local Coastal Program Amendment (LCPA) No. 12-001 establishing the PD Development Standards and the associated project development statistics to the California Coastal Commission (CCC). The CCC staff deemed the application complete on June 6, 2014.

C. On February 12, 2015, the CCC held a public hearing to consider the proposed LCPA. After considering all of the testimony regarding the LCPA, the CCC continued the hearing and directed CCC staff, the applicant, the property owner, and the City of Malibu to address the CCC's comments and suggestions.

D. On August 12, 2015, the CCC held a public hearing and approved the LCPA with suggested modifications.

E. On September 28, 2015, the City Council adopted LCPA No. 12-001 with the CCC's suggested modifications. The LCPA amended Chapter 5 of the Land Use Plan and established the final development standards for the Crummer Site Subdivision. The CCC Executive Director reported the City's action to the CCC and the approval was confirmed "legally adequate" and certified by the CCC in a letter dated November 9, 2015.

F. On October 15, 2015, the applicant submitted the subject application, Coastal Development Permit Amendment (CDPA) No. 15-008 to amend the previously approved CDP in accordance with the certified PD Development Standards. The application was routed to the City Biologist and City Geotechnical Staff for review.

G. On May 2, 2016, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On May 6, 2016, a Notice of CDP Application for CDPA No. 15-008 was posted on the subject property.

I. On May 6, 2016, the project was deemed complete for processing.

J. On May 12, 2016, 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.

K. On May 13, 2016, story poles were placed on the project site.

L. On June 6, 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, including the Certified Final Environmental Impact Report (EIR) for the Crummer Site Subdivision and the addendum thereto.

## SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has exercised its independent judgment and analyzed the modified project. The Planning Commission finds that the modified project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the Crummer Site Subdivision Final EIR, which was certified by the City of Malibu on February 24, 2014; and that none of the conditions described in CEQA Guidelines Sections 15162 have occurred. The modified project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the previously approved project was undertaken that would cause significant environmental impacts to which the modified project would result in a cumulatively considerable contribution. There is no new information that shows that the modified project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum. The Final EIR and the Addendum were considered prior to approval of the project. Together they are determined to adequately satisfy all the requirements of CEQA.

## 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 Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPA No. 15-008 to amend the scope of work previously approved for CDP No. 07-145 for a 7,950 square foot, one-story single-family residence with a 1,000 square foot basement, 941 square foot garage, detached 623 square foot second unit, 531 square feet of loggia space that projects more than six feet, outdoor barbeque area with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, landscaping and a septic tank located at 24108 Pacific Coast Highway (PCH).

The modified project does not affect the approved project's conformance with the LCP. The required LCP findings affected by the proposed amendment are made below. All other findings and conditions for CDP No. 07-145 remain in effect and are incorporated by reference.

The modified project is consistent with the zoning, cultural resources, water quality, and OWTS requirements of the LCP. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies.

**A. General Coastal Development Permit (LIP Chapter 13)**

1. The previously approved project and the modified project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, LACFD and WD29. The proposed project, as conditioned, conforms to the LCP in that it meets all of the required development standards of the PD zoning district.

2. Based on evidence contained within the record, the modified project, as conditioned, will not result in significant environmental impacts and has been designed to reduce impacts to visual resources and all other environmental issue areas to the greatest extent feasible. The development proposed on Lot 1 would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no feasible alternatives that would further reduce any impacts on the environment.

**B. Scenic, Visual and Hillside Resource Protection Ordinance (LIP Chapter 6)**

1. Based on evidence contained within the record, the combination of the proposed siting, design, and landscape techniques would have no significant adverse scenic or visual impacts to public views and would protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

2. The modified project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. The modified project, would avoid or substantially lessen any significant adverse impacts on scenic and visual resources when compared to the originally approved project and there are no feasible alternatives that would avoid or substantially less any significant adverse impacts on scenic and visual resources.

5. The modified project, as conditioned, will have no adverse scenic and visual impacts. With the incorporation of mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP), all environmental impacts have been reduced to a less than significant level.

**C. Hazards (LIP Chapter 9)**

1. Based on the evidence contained within the record, it has been determined that the modified project will sufficiently remediate geologic and seismic hazards; and the project site is not located in a tsunami inundation zone. 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.

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

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

4. The proposed project as designed and conditioned, will have no significant adverse impacts on site stability, structural integrity or sensitive resources. Therefore, no adverse impacts are anticipated to result from hazards or conflict with sensitive resource protection policies contained in the LCP.

#### **D. Shoreline and Bluff Development Ordinance (LIP Chapter 10)**

1. Pursuant to LIP Section 10.4, “[a]ll new development located on a bluff top shall be set back from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure.” The required setback is 100 feet from the bluff edge, however, this distance may be reduced to 50 feet if the City geotechnical staff determines that the proposed development will not be endangered by erosion or slope instability with a lesser setback. The proposed residence is located landward of the 100 foot bluff retreat line and all accessory structures are located landward of the 50 foot setback line. The modified project is not anticipated to result in any new significant adverse impacts on public access, shoreline sand supply, or other resources.

2. The modified 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.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

#### SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPA No. 15-008 subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution No. 14-03 are made by this amendment and all other applicable findings, terms, and/or conditions contained in Resolution No. 14-03 remain in full force and effect.

#### SECTION 5. Conditions of Approval.

1. The applicants and property owners, and their successors in interest, shall indemnify, defend and hold harmless the City of Malibu and its elected and appointed officials, officers, employees and agents from and against any and all claims, actions, proceedings, liabilities and costs

brought against the City and its elected and appointed officials, officers, employees and agents relating to the City's actions concerning this project, including but not limited to any proceeding under CEQA. This indemnification shall include (without limitation) damages, fees, and/or costs awarded against the City, cost of suit, attorney's fees, and 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 the property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project and the City's costs, fees, and damages that it incurs in enforcing the indemnification provisions set forth in this section.

2. Approval of this application is to allow for the project described herein. The approved project is limited to:
  - a. 7,950 square foot, one-story single-family residence;
  - b. 1,000 square foot basement;
  - c. 948 square foot garage;
  - d. 623 square foot second unit;
  - e. 531 square feet of loggia space that projects more than six feet;
  - f. outdoor barbeque area with trellis;
  - g. swimming pool, spa and pool equipment;
  - h. decking;
  - i. hardscape;
  - j. roof-top mechanical equipment;
  - k. water features;
  - l. fencing;
  - m. grading;
  - n. motor court;
  - o. landscaping; and
  - p. a septic tank
3. Subsequent submittals for this project shall be in substantial compliance with site plans on-file with the Planning Department, dated **April 15, 2016**. 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 the Planning Commission's resolution and prior to issuance of any development permits. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDPA is not effective until all appeals, 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.

#### *Biology/Landscaping*

5. With the exception of the newly proposed water line no new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.

6. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District, please provide landscape water use approval from that department.
7. Invasive plant species, as determined by the City of Malibu, are prohibited.
8. 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). The vegetation shall also be maintained so that the residential structures are screened to the maximum extent feasible. On-site trees and other landscaping shall be maintained so that they shall not exceed 25 feet in height.
9. 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.
10. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.
11. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
12. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required park buffer areas, except that habitat restoration and invasive plant eradication may be permitted if designed to protect and enhance habitat values.
13. Permitted development located within or adjacent to parklands that adversely impact those areas may include open space or conservation restrictions or easements over parkland buffer in order to protect resources.
14. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.
15. Grading/excavation/grubbing or any other site preparation activities that has the potential to remove or encroach into existing vegetation (including the pipeline project) scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to any vegetation removal on site. Nesting bird survey reports are valid for no more than 5 days.
16. Construction fencing shall be installed within five (5) feet of the limits of grading adjacent to native habitat prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

17. 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. All lighting fixtures shall be rated dark skies compliant. Prior to issuance of a Building Permit, the applicant shall submit a photometric plan for review and approval by the Planning Director. The photometric plan shall also demonstrate compliance with any dark skies ordinance or any other applicable lighting standards adopted by the City prior to issuance of a building permit for any structure on the site.
18. No lighting for aesthetic purposes such as up-lighting of landscaping, is permitted.
19. 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.
20. Upon completion of landscape planting in the proposed common areas, 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.
21. All biological conditions outlined in the final approved Environmental Impact Report (EIR) and individual lot development reviews shall be adhered to. In the event of any conflicting conditions, the more restrictive shall apply.
22. Prior to final plan check, the applicant shall provide detailed “construction level” planting and irrigation plans for review and final approval by the City Biologist.

SECTION 6. Severability.

If any part, provision, or section of this Resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this Resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 2016.

\_\_\_\_\_  
ROOHI STACK, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
KATHLEEN STECKO, Recording Secretary

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LOCAL APPEAL - Pursuant to 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 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](http://www.malibucity.org), 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 approval 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](http://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. 16-54 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 6<sup>th</sup> day of June 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KATHLEEN STECKO, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, CONSIDERING AN ADDENDUM TO THE CERTIFIED CRUMMER SITE SUBDIVISION FINAL EIR AND MAKING FINDINGS IN SUPPORT THEREOF, AND APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-012 AMENDING COASTAL DEVELOPMENT PERMIT NO. 07-146 FOR DEVELOPMENT ON LOT 2 OF THE CRUMMER SITE SUBDIVISION PROJECT, CONSISTING OF A 7,661 SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 1,579 SQUARE FOOT BASEMENT AND SUBTERRANEAN GARAGE, 458 SQUARE FOOT GYM, 480 SQUARE FOOT SECOND UNIT, 733 SQUARE FEET OF COVERED LOGGIA SPACE THAT PROJECTS MORE THAN SIX FEET; OUTDOOR FIREPLACE WITH TRELIS, SWIMMING POOL, SPA AND POOL EQUIPMENT, DECKING, HARDSCAPE, ROOF-TOP MECHANICAL EQUIPMENT, WATER FEATURES, FENCING, GRADING, MOTOR COURT, SEPTIC TANK, AND LANDSCAPING, LOCATED AT 24120 PACIFIC COAST HIGHWAY, IN THE PLANNED DEVELOPMENT ZONING DESIGNATION (PCH PROJECT OWNER)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On May 19, 2014, the Planning Commission adopted Resolution No. 14-04 approving CDP No. 07-146.

B. On April 2, 2014, the City submitted its Local Coastal Program Amendment (LCPA) No. 12-001 establishing the PD Development Standards and the associated project development statistics to the California Coastal Commission (CCC). The CCC staff deemed the application complete on June 6, 2014.

C. On February 12, 2015, the CCC held a public hearing to consider the proposed LCPA. After considering all of the testimony regarding the LCPA, the CCC continued the hearing and directed CCC staff, the applicant, the property owner, and the City of Malibu to address the CCC's comments and suggestions.

D. On August 12, 2015, the CCC held a public hearing and approved the LCPA with suggested modifications.

E. On September 28, 2015 the City Council adopted LCPA No. 12-001 with the CCC's suggested modifications. The LCPA amended Chapter 5 of the Land Use Plan and established the final development standards for the Crummer Site Subdivision. The CCC Executive Director reported the City's action to the CCC and the approval was confirmed "legally adequate" and certified by the CCC in a letter dated November 9, 2015.

F. On October 15, 2015, the applicant submitted the subject application, Coastal Development Permit Amendment (CDPA) No. 15-012 to amend the previously approved CDP in accordance with the certified PD development standards. The application was routed to the City Biologist and City Geotechnical Staff for review.

G. On May 2, 2016, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On May 6, 2016, a Notice of CDP Application for CDPA No. 15-012 was posted on the subject property.

I. On May 6, 2016, the project was deemed complete for processing.

J. On May 12, 2016, 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.

K. On May 13, 2016, story poles were placed on the project site.

L. On June 6, 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, including the Certified Final Environmental Impact Report (EIR) for the Crummer Site Subdivision and the addendum thereto.

## SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has exercised its independent judgment and analyzed the modified project. The Planning Commission finds that the modified project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the Crummer Site Subdivision Final EIR, which was certified by the City of Malibu on February 24, 2014; and that none of the conditions described in CEQA Guidelines Sections 15162 have occurred. The modified project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the previously approved project was undertaken that would cause significant environmental impacts to which the modified project would result in a cumulatively considerable contribution. There is no new information that shows that the modified project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum. The Final EIR and the Addendum were considered prior to approval of the project. Together they are determined to adequately satisfy all the requirements of CEQA.

## 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 Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPA No. 15-012 to amend the scope of work previously approved under CDP No. 07-146 for a 7,951 square foot, one-story single-family residence with a 1,579 square foot basement and subterranean garage, 458 square foot gym, 480 square foot second unit, 733 square feet of loggia space that projects more than six feet, outdoor fireplace with trellis, swimming pool, spa, and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, landscaping and a septic tank located at 24120 Pacific Coast Highway (PCH).

The modified project is consistent with the zoning, cultural resources, water quality, and OWTS requirements of the LCP. 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 previously approved project and the modified project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, LACFD and WD29. The proposed project, as conditioned, conforms to the LCP in that it meets all of the required development standards of the PD zoning district.

2. Based on evidence contained within the record, the modified project, as conditioned, will not result in environmental impacts and has been designed to reduce impacts to visual resources and all other environmental issue areas to the greatest extent feasible. The development proposed on Lot 2 would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no feasible alternatives that would further reduce any impacts on the environment.

**B. Scenic, Visual and Hillside Resource Protection Ordinance (LIP Chapter 6)**

1. Based on evidence contained within the record, the combination of the proposed siting, design, and landscape techniques would have no significant adverse scenic or visual impacts to public views and would protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

2. The modified project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. The modified project, would avoid or substantially lessen any significant adverse impacts on scenic and visual resources when compared to the originally approved project and there are no feasible alternatives that would avoid or substantially less any significant adverse impacts on scenic and visual resources.

5. The modified project, as conditioned, will have no adverse scenic and visual impacts. With the incorporation of mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP), all environmental impacts have been reduced to a less than significant level.

**C. Hazards (LIP Chapter 9)**

1. Based on the evidence contained within the record, it has been determined that the modified project will sufficiently remediate geologic and seismic hazards; and the project site is not located in a tsunami inundation zone. 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.

2. The project, as proposed or as conditioned, is the least environmentally damaging alternative.
3. There are no project alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.
4. The proposed project as designed and conditioned, will have no significant adverse impacts on site stability, structural integrity or sensitive resources. Therefore, no adverse impacts are anticipated to result from hazards or conflict with sensitive resource protection policies contained in the LCP.

**D. Shoreline and Bluff Development Ordinance (LIP Chapter 10)**

1. Pursuant to LIP Section 10.4, “[a]ll new development located on a bluff top shall be set back from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure.” The required setback is 100 feet from the bluff edge, however, this distance may be reduced to 50 feet if the City geotechnical staff determines that the proposed development will not be endangered by erosion or slope instability with a lesser setback. The proposed residence is located landward of the 100 foot bluff retreat line and all accessory structures are located landward of the 50 foot setback line. The modified project, is not anticipated to result in any new significant adverse impacts on public access, shoreline sand supply, or other resources.
2. The modified 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.
3. The modified project, as conditioned, is the least environmentally damaging alternative.
4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

**SECTION 4. Planning Commission Action.**

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPA No. 15-012 subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution No. 14-04 are made by this amendment and all other applicable findings, terms, and/or conditions contained in Resolution No. 14-04 remain in full force and effect.

**SECTION 5. Conditions of Approval.**

1. The applicants and property owners, and their successors in interest, shall indemnify, defend and hold harmless the City of Malibu and its elected and appointed officials, officers, employees and agents from and against any and all claims, actions, proceedings, liabilities and costs brought against the City and its elected and appointed officials, officers, employees and agents relating to the City’s actions concerning this project, including but not limited to any proceeding under CEQA. This indemnification shall include (without limitation) damages, fees, and/or

costs awarded against the City, cost of suit, attorney's fees, and 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 the property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project and the City's costs, fees, and damages that it incurs in enforcing the indemnification provisions set forth in this section.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:
  - a. 7,661 square foot, one-story single-family residence;
  - b. 1,579 square foot basement and subterranean garage;
  - c. 458 square foot gym;
  - d. 480 square foot second unit;
  - e. 733 square feet of loggia space that projects more than six feet;
  - f. outdoor fireplace with trellis;
  - g. swimming pool, spa, and pool equipment;
  - h. decking;
  - i. hardscape;
  - j. roof-top mechanical equipment;
  - k. water features;
  - l. fencing;
  - m. grading;
  - n. motor court;
  - o. landscaping; and
  - p. a septic tank
3. Subsequent submittals for this project shall be in substantial compliance with site plans on-file with the Planning Department, dated **April 15, 2016**. 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 the Planning Commission's resolution and prior to issuance of any development permits. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDPA is effective. The CDPA is not effective until all appeals, 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 amendment approved by the City is void.

#### *Biology/Landscaping*

5. With the exception of the newly proposed water line no new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.
6. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District, please provide landscape water use approval from that department.

7. Invasive plant species, as determined by the City of Malibu, are prohibited.
8. 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). The vegetation shall also be maintained so that the residential structures are screened to the maximum extent feasible. On-site trees and other landscaping shall be maintained so that they shall not exceed 25 feet in height.
9. 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.
10. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.
11. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
12. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required park buffer areas, except that habitat restoration and invasive plant eradication may be permitted if designed to protect and enhance habitat values.
13. Permitted development located within or adjacent to parklands that adversely impact those areas may include open space or conservation restrictions or easements over parkland buffer in order to protect resources.
14. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.
15. Grading/excavation/grubbing or any other site preparation activities that has the potential to remove or encroach into existing vegetation (including the pipeline project) scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to any vegetation removal on site. Nesting bird survey reports are valid for no more than 5 days.
16. Construction fencing shall be installed within five (5) feet of the limits of grading adjacent to native habitat prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
17. 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. All lighting fixtures shall be rated dark skies compliant. Prior to issuance of a Building Permit, the applicant shall submit a photometric plan for review and approval by the Planning Director. The photometric plan shall also demonstrate compliance with any dark skies ordinance or any other applicable lighting standards adopted by the City prior to issuance of a building permit for any structure on the site.

18. No lighting for aesthetic purposes such as up-lighting of landscaping, is permitted.
19. 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.
20. Upon completion of landscape planting in the proposed common areas, 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.
21. All biological conditions outlined in the final approved Environmental Impact Report (EIR) and individual lot development reviews shall be adhered to. In the event of any conflicting conditions, the more restrictive shall apply.
22. Prior to final plan check, the applicant shall provide detailed "construction level" planting and irrigation plans for review and final approval by the City Biologist.

SECTION 6. Severability.

If any part, provision, or section of this Resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this Resolution are severable.

SECTION 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>h</sup> day of June 2016.

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ROOHI STACK, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
KATHLEEN STECKO, Recording Secretary

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LOCAL APPEAL - Pursuant to 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 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](http://www.malibucity.org), 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 approval 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](http://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. 16-55 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 6<sup>th</sup> day of June 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KATHLEEN STECKO, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, CONSIDERING AN ADDENDUM TO THE CERTIFIED CRUMMER SITE SUBDIVISION FINAL EIR AND MAKING FINDINGS IN SUPPORT THEREOF, AND APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-009 AMENDING COASTAL DEVELOPMENT PERMIT NO. 07-147 FOR DEVELOPMENT ON LOT 3 OF THE CRUMMER SITE SUBDIVISION PROJECT, CONSISTING OF A 8,155 SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 1,000 SQUARE FOOT BASEMENT, 479 SQUARE FOOT DETACHED SECOND UNIT, 716 SQUARE FOOT GARAGE, 84 SQUARE FOOT CABANA, TRELIS, SWIMMING POOL, SPA AND POOL EQUIPMENT, DECKING, HARDSCAPE, ROOF-TOP MECHANICAL EQUIPMENT, WATER FEATURES, FENCING, GRADING, MOTOR COURT, SETPIC TANK, AND LANDSCAPING, INCLUDING A SITE PLAN REVIEW FOR CONSTRUCTION IN EXCESS OF 18 FEET IN HEIGHT, LOCATED AT 24134 PACIFIC COAST HIGHWAY, IN THE PLANNED DEVELOPMENT ZONING DISTRICT (PCH PROJECT OWNER)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On May 19, 2014, the Planning Commission adopted Resolution No. 14-05 approving CDP No. 07-147.

B. On April 2, 2014, the City submitted its Local Coastal Program Amendment (LCPA) No. 12-001 establishing the PD Development Standards and the associated project development statistics to the California Coastal Commission (CCC). The CCC staff deemed the application complete on June 6, 2014.

C. On February 12, 2015, the CCC held a public hearing to consider the proposed LCPA. After considering all of the testimony regarding the LCPA, the CCC continued the hearing and directed CCC staff, the applicant, the property owner, and the City of Malibu to address the CCC's comments and suggestions.

D. On August 12, 2015, the CCC held a public hearing and approved the LCPA with suggested modifications.

E. On September 28, 2015, the City Council adopted LCPA No. 12-001 with the CCC's suggested modifications. The LCPA amended Chapter 5 of the Land Use Plan and established the final development standards for the Crummer Site Subdivision. The CCC Executive Director reported the City's action to the CCC and the approval was confirmed "legally adequate" and certified by the CCC in a letter dated November 9, 2015.

F. On October 15, 2015, the applicant submitted the subject application, Coastal Development Permit Amendment (CDPA) No. 15-009 to amend the previously approved CDP in accordance with the certified PD Development Standards. The application was routed to the City Biologist and City Geotechnical Staff for review.

G. On May 2, 2016, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On May 6, 2016, a Notice of CDP Application for CDPA No. 15-009 was posted on the subject property.

I. On May 6, 2016, the project was deemed complete for processing.

J. On May 12, 2016, 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.

K. On May 13, 2016, story poles were placed on the project site.

L. On June 6, 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, including the Certified Final Environmental Impact Report (EIR) for the Crummer Site Subdivision and the addendum thereto.

## SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has exercised its independent judgment and analyzed the modified project. The Planning Commission finds that the modified project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the Crummer Site Subdivision Final EIR, which was certified by the City of Malibu on February 24, 2014; and that none of the conditions described in CEQA Guidelines Sections 15162 have occurred. The modified project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the previously approved project was undertaken that would cause significant environmental impacts to which the modified project would result in a cumulatively considerable contribution. There is no new information that shows that the modified project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum. The Final EIR and the Addendum were considered prior to approval of the project. Together they are determined to adequately satisfy all the requirements of CEQA.

## 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 Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPA No. 15-009, to amend the scope of work previously approved under CDP No. 07-147 for a 8,155 square foot, one-story single-family residence with a 1,000 square foot basement, 479 square foot detached second unit, 716 square foot garage, 84 square foot cabana, trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, landscaping and a septic tank located at 24134 Pacific Coast Highway (PCH).

The modified project is consistent with the zoning, cultural resources, water quality, and OWTS requirements of the LCP. 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 previously approved project and the modified project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, LACFD and WD29. The proposed project, as conditioned, conforms to the LCP in that it meets all of the required development standards of the PD zoning district.

2. Based on evidence contained within the record, the modified project, as conditioned, will not result in environmental impacts and has been designed to reduce impacts to visual resources and all other environmental issue areas to the greatest extent feasible. The development proposed on Lot 1 would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no feasible alternatives that would further reduce any impacts on the environment.

**B. Scenic, Visual and Hillside Resource Protection Ordinance (LIP Chapter 6)**

1. Based on evidence contained within the record, the combination of the proposed siting, design, and landscape techniques would have no significant adverse scenic or visual impacts to public views and would protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

2. The modified project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. The modified project, would avoid or substantially lessen any significant adverse impacts on scenic and visual resources when compared to the originally approved project and there are no feasible alternatives that would avoid or substantially less any significant adverse impacts on scenic and visual resources.

5. The modified project, as conditioned, will have no adverse scenic and visual impacts. With the incorporation of mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP), all environmental impacts have been reduced to a less than significant level.

**C. Hazards (LIP Chapter 9)**

1. Based on the evidence contained within the record, it has been determined that the modified project will sufficiently remediate geologic and seismic hazards; and the project site is not located in a tsunami inundation zone. 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.

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

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

4. The proposed project as designed and conditioned, will have no significant adverse impacts on site stability, structural integrity or sensitive resources. Therefore, no adverse impacts are anticipated to result from hazards or conflict with sensitive resource protection policies contained in the LCP.

**D. Shoreline and Bluff Development Ordinance (LIP Chapter 10)**

1. Pursuant to LIP Section 10.4, “[a]ll new development located on a bluff top shall be set back from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure.” The required setback is 100 feet from the bluff edge, however, this distance may be reduced to 50 feet if the City geotechnical staff determines that the proposed development will not be endangered by erosion or slope instability with a lesser setback. The proposed residence is located landward of the 100 foot bluff retreat line and all accessory structures are located landward of the 50 foot setback line. The project is not anticipated to result in any new significant adverse impacts on public access, shoreline sand supply, or other resources.

2. The modified 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.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPA No. 15-009 subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution No. 14-05 are made by this amendment and all other applicable findings, terms, and/or conditions contained in Resolution No. 14-05 remain in full force and effect.

SECTION 5. Conditions of Approval.

1. The applicants and property owners, and their successors in interest, shall indemnify, defend and hold harmless the City of Malibu and its elected and appointed officials, officers, employees and agents from and against any and all claims, actions, proceedings, liabilities and costs brought against the City and its elected and appointed officials, officers, employees and agents relating to the City’s actions concerning this project, including but not limited to any proceeding under CEQA. This indemnification shall include (without limitation) damages, fees, and/or

costs awarded against the City, cost of suit, attorney's fees, and 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 the property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project and the City's costs, fees, and damages that it incurs in enforcing the indemnification provisions set forth in this section.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:
  - a. 8,155 square foot, one-story single-family residence;
  - b. 1,000 square foot basement;
  - c. 479 square foot detached second unit;
  - d. 716 square foot garage;
  - e. 84 square foot cabana;
  - f. swimming pool, spa and pool equipment;
  - g. decking;
  - h. hardscape;
  - i. roof-top mechanical equipment;
  - j. water features;
  - k. fencing;
  - l. grading;
  - m. motor court;
  - n. landscaping; and
  - o. a septic tank
3. Subsequent submittals for this project shall be in substantial compliance with site plans on-file with the Planning Department, dated **April 15, 2016**. 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 the Planning Commission's resolution and prior to issuance of any development permits.
5. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDPA is effective. The CDPA is not effective until all appeals, 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 amendment approved by the City is void.

#### *Biology/Landscaping*

6. With the exception of the newly proposed water line no new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.

7. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District, please provide landscape water use approval from that department.
8. Invasive plant species, as determined by the City of Malibu, are prohibited.
9. 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). The vegetation shall also be maintained so that the residential structures are screened to the maximum extent feasible. On-site trees and other landscaping shall be maintained so that they shall not exceed 25 feet in height.
10. 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.
11. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.
12. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
13. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required park buffer areas, except that habitat restoration and invasive plant eradication may be permitted if designed to protect and enhance habitat values.
14. Permitted development located within or adjacent to parklands that adversely impact those areas may include open space or conservation restrictions or easements over parkland buffer in order to protect resources.
15. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.
16. Grading/excavation/grubbing or any other site preparation activities that has the potential to remove or encroach into existing vegetation (including the pipeline project) scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to any vegetation removal on site. Nesting bird survey reports are valid for no more than 5 days.
17. Construction fencing shall be installed within five (5) feet of the limits of grading adjacent to native habitat prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

18. 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. All lighting fixtures shall be rated dark skies compliant. Prior to issuance of a Building Permit, the applicant shall submit a photometric plan for review and approval by the Planning Director. The photometric plan shall also demonstrate compliance with any dark skies ordinance or any other applicable lighting standards adopted by the City prior to issuance of a building permit for any structure on the site.
19. No lighting for aesthetic purposes such as up-lighting of landscaping, is permitted.
20. 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.
21. Upon completion of landscape planting in the proposed common areas, 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.
22. All biological conditions outlined in the final approved Environmental Impact Report (EIR) and individual lot development reviews shall be adhered to. In the event of any conflicting conditions, the more restrictive shall apply.
23. Prior to final plan check, the applicant shall provide detailed “construction level” planting and irrigation plans for review and final approval by the City Biologist.

SECTION 6. Severability.

If any part, provision, or section of this Resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this Resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 2016.

\_\_\_\_\_  
 ROOHI STACK, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
 KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to 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 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](http://www.malibucity.org), 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 approval 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](http://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. 16-56 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 6<sup>th</sup> day of June 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KATHLEEN STECKO, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-57

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, CONSIDERING AN ADDENDUM TO THE CERTIFIED CRUMMER SITE SUBDIVISION FINAL EIR AND MAKING FINDINGS IN SUPPORT THEREOF, AND APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-010 AMENDING COASTAL DEVELOPMENT PERMIT NO. 07-148 FOR DEVELOPMENT ON LOT 4 OF THE CRUMMER SITE SUBDIVISION PROJECT, CONSISTING OF A 7,878 SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 1,000 SQUARE FOOT BASEMENT, 886 SQUARE FOOT GARAGE, 149 SQUARE FOOT CABANA, 600 SQUARE FEET OF COVERED LOGGIA SPACE THAT PROJECTS MORE THAN SIX FEET; SWIMMING POOL, SPA AND POOL EQUIPMENT, DECKING, HARDSCAPE, ROOF-TOP MECHANICAL EQUIPMENT, WATER FEATURES, FENCING, GRADING, MOTOR COURT, SEPTIC TANK, AND LANDSCAPING LOCATED AT 24150 PACIFIC COAST HIGHWAY, IN THE PLANNED DEVELOPMENT ZONING DISTRICT (PCH PROJECT OWNER)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On May 19, 2014, the Planning Commission adopted Resolution No. 14-06 approving CDP No. 07-148.

B. On April 2, 2014, the City submitted its Local Coastal Program Amendment (LCPA) No. 12-001 establishing the PD Development Standards and the associated project development statistics to the California Coastal Commission (CCC). The CCC staff deemed the application complete on June 6, 2014.

C. On February 12, 2015, the CCC held a public hearing to consider the proposed LCPA. After considering all of the testimony regarding the LCPA, the CCC continued the hearing and directed CCC staff, the applicant, the property owner, and the City of Malibu to address the CCC's comments and suggestions.

D. On August 12, 2015, the CCC held a public hearing and approved the LCPA with suggested modifications.

E. On September 28, 2015, the City Council adopted LCPA No. 12-001 with the CCC's suggested modifications. The LCPA amended Chapter 5 of the Land Use Plan and established the final development standards for the Crummer Site Subdivision. The CCC Executive Director reported the City's action to the CCC and the approval was confirmed "legally adequate" and certified by the CCC in a letter dated November 9, 2015.

F. On October 15, 2015, the applicant submitted the subject application, Coastal Development Permit Amendment (CDPA) No. 15-010. The CDP application was routed to the City Biologist and City Geotechnical Staff for review.

G. On May 2, 2016, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On May 6, 2016, a Notice of CDP Application for CDPA No. 15-010 was posted on the subject property.

I. On May 6, 2016, the project was deemed complete for processing.

J. On May 12, 2016, 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.

K. On May 13, 2016, story poles were placed on the project site.

L. On June 6, 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, including the Certified Final Environmental Impact Report (EIR) for the Crummer Site Subdivision and the addendum thereto.

## SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has exercised its independent judgment and analyzed the modified project. The Planning Commission finds that the modified project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the Crummer Site Subdivision Final EIR, which was certified by the City of Malibu on February 24, 2014; and that none of the conditions described in CEQA Guidelines Sections 15162 have occurred. The modified project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the previously approved project was undertaken that would cause significant environmental impacts to which the modified project would result in a cumulatively considerable contribution. There is no new information that shows that the modified project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum. The Final EIR and the Addendum were considered prior to approval of the project. Together they are determined to adequately satisfy all the requirements of CEQA.

## 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 Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPA No. 15-010, to amend the scope of work previously approved under CDP No. 07-148 for a 7,878 square foot, one-story single-family residence with a 1,000 square foot basement, 886 square foot garage, 149 square foot cabana, 600 square feet of loggia space that projects more than six feet, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, grading, motor court, landscaping and a septic tank located at 24150 Pacific Coast Highway (PCH).

The modified project is consistent with the zoning, cultural resources, water quality, and OWTS requirements of the LCP. 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 previously approved project and the modified project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, LACFD and WD29. The proposed project, as conditioned, conforms to the LCP in that it meets all of the required development standards of the PD zoning district.

2. Based on evidence contained within the record, the modified project, as conditioned, will not result in environmental impacts and has been designed to reduce impacts to visual resources and all other environmental issue areas to the greatest extent feasible. The development proposed on Lot 1 would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no feasible alternatives that would further reduce any impacts on the environment.

**B. Scenic, Visual and Hillside Resource Protection Ordinance (LIP Chapter 6)**

1. Based on evidence contained within the record, the combination of the proposed siting, design, and landscape techniques would have no significant adverse scenic or visual impacts to public views and would protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

2. The modified project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. The modified project, would avoid or substantially lessen any significant adverse impacts on scenic and visual resources when compared to the originally approved project and there are no feasible alternatives that would avoid or substantially less any significant adverse impacts on scenic and visual resources.

5. The modified project, as conditioned, will have no adverse scenic and visual impacts. With the incorporation of mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP), all environmental impacts have been reduced to a less than significant level.

**C. Hazards (LIP Chapter 9)**

1. Based on the evidence contained within the record, it has been determined that the modified project will sufficiently remediate geologic and seismic hazards; and the project site is not located in a tsunami inundation zone. 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.

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

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

4. The proposed project as designed and conditioned, will have no significant adverse impacts on site stability, structural integrity or sensitive resources. Therefore, no adverse impacts are anticipated to result from hazards or conflict with sensitive resource protection policies contained in the LCP.

**D. Shoreline and Bluff Development Ordinance (LIP Chapter 10)**

1. Pursuant to LIP Section 10.4, “[a]ll new development located on a bluff top shall be set back from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure.” The required setback is 100 feet from the bluff edge, however, this distance may be reduced to 50 feet if the City geotechnical staff determines that the proposed development will not be endangered by erosion or slope instability with a lesser setback. The proposed residence is located landward of the 100 foot bluff retreat line and all accessory structures are located landward of the 50 foot setback line. The project is not anticipated to result in any new significant adverse impacts on public access, shoreline sand supply, or other resources.

2. The modified 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.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPA No. 15-010 subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution No. 14-06 are made by this amendment and all other applicable findings, terms, and/or conditions contained in Resolution No. 14-06 remain in full force and effect.

SECTION 5. Conditions of Approval.

1. The applicants and property owners, and their successors in interest, shall indemnify, defend and hold harmless the City of Malibu and its elected and appointed officials, officers, employees and agents from and against any and all claims, actions, proceedings, liabilities and costs brought against the City and its elected and appointed officials, officers, employees and agents relating to the City’s actions concerning this project, including but not limited to any proceeding under CEQA. This indemnification shall include (without limitation) damages, fees, and/or

costs awarded against the City, cost of suit, attorney's fees, and 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 the property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project and the City's costs, fees, and damages that it incurs in enforcing the indemnification provisions set forth in this section.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:
  - a. 7,878 square foot, one-story single-family residence;
  - b. 1,000 square foot basement;
  - c. 886 square foot garage;
  - d. 149 square foot cabana;
  - e. 600 square feet of loggia space that projects more than six feet;
  - f. swimming pool, spa and pool equipment;
  - g. decking;
  - h. hardscape;
  - i. roof-top mechanical equipment;
  - j. water features;
  - k. fencing;
  - l. grading;
  - m. motor court;
  - n. landscaping; and
  - o. a septic tank
3. Subsequent submittals for this project shall be in substantial compliance with site plans on-file with the Planning Department, dated **April 15, 2016**. 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 the Planning Commission's resolution and prior to issuance of any development permits. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDPA is not effective until all appeals, 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.

*Biology/Landscaping*

5. With the exception of the newly proposed water line no new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.
6. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District, please provide landscape water use approval from that department.

7. Invasive plant species, as determined by the City of Malibu, are prohibited.
8. 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). The vegetation shall also be maintained so that the residential structures are screened to the maximum extent feasible. On-site trees and landscaping shall be maintained so that they shall not exceed 25 feet in height.
9. 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.
10. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.
11. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
12. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required park buffer areas, except that habitat restoration and invasive plant eradication may be permitted if designed to protect and enhance habitat values.
13. Permitted development located within or adjacent to parklands that adversely impact those areas may include open space or conservation restrictions or easements over parkland buffer in order to protect resources.
14. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.
15. Grading/excavation/grubbing or any other site preparation activities that has the potential to remove or encroach into existing vegetation (including the pipeline project) scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to any vegetation removal on site. Nesting bird survey reports are valid for no more than 5 days.
16. Construction fencing shall be installed within five (5) feet of the limits of grading adjacent to native habitat prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
17. 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. All lighting fixtures shall be rated dark skies compliant. Prior to issuance of a Building Permit, the applicant shall submit a photometric plan for review and approval by the Planning Director. The photometric plan shall also demonstrate compliance with any dark skies ordinance or any other applicable lighting standards adopted by the City prior to issuance of a building permit for any structure on the site.

18. No lighting for aesthetic purposes such as up-lighting of landscaping, is permitted.
19. 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.
20. Upon completion of landscape planting in the proposed common areas, 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.
21. All biological conditions outlined in the final approved Environmental Impact Report (EIR) and individual lot development reviews shall be adhered to. In the event of any conflicting conditions, the more restrictive shall apply.
22. Prior to final plan check, the applicant shall provide detailed "construction level" planting and irrigation plans for review and final approval by the City Biologist.

SECTION 6. Severability.

If any part, provision, or section of this Resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this Resolution are severable.

SECTION 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 2016.

\_\_\_\_\_  
ROOHI STACK, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
KATHLEEN STECKO, Recording Secretary

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LOCAL APPEAL - Pursuant to 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 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](http://www.malibucity.org), 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 approval 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](http://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. 16-57 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 6<sup>th</sup> day of June 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KATHLEEN STECKO, Recording Secretary

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, CONSIDERING AN ADDENDUM TO THE CERTIFIED CRUMMER SITE SUBDIVISION FINAL EIR AND MAKING FINDINGS IN SUPPORT THEREOF, AND APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-011 AMENDING COASTAL DEVELOPMENT PERMIT NO. 07-149 FOR DEVELOPMENT ON LOT 5 OF THE CRUMMER SITE SUBDIVISION PROJECT, CONSISTING OF A 8,738 SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 1,000 SQUARE FOOT BASEMENT, 885 SQUARE FOOT GARAGE, 479 SQUARE FOOT SECOND UNIT, 188 SQUARE FOOT CABANA, 700 SQUARE FEET OF COVERED LOGGIA SPACE THAT PROJECTS MORE THAN SIX FEET; TRELLIS, SWIMMING POOL, SPA AND POOL EQUIPMENT, DECKING, HARDSCAPE, ROOF-TOP MECHANICAL EQUIPMENT, WATER FEATURES, FENCING, GRADING, MOTOR COURT, SEPTIC TANK, AND LANDSCAPING LOCATED AT 24174 PACIFIC COAST HIGHWAY, IN THE PLANNED DEVELOPMENT ZONING DISTRICT (PCH PROJECT OWNER)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

- A. On May 19, 2014, adopted Resolution No. 14-07 approving CDP No. 07-149.
- B. On April 2, 2014, the City submitted its Local Coastal Program Amendment (LCPA) No. 12-001 establishing the PD Development Standards and the associated project development statistics to the California Coastal Commission (CCC). The CCC staff deemed the application complete on June 6, 2014.
- C. On February 12, 2015, the CCC held a public hearing to consider the proposed LCPA. After considering all of the testimony regarding the LCPA, the CCC continued the hearing and directed CCC staff, the applicant, the property owner, and the City of Malibu to address the CCC's comments and suggestions.
- D. On August 12, 2015, the CCC held a public hearing and approved the LCPA with suggested modifications.
- E. On September 28, 2015, the City Council adopted LCPA No. 12-001 with the CCC's suggested modifications. The LCPA amended Chapter 5 of the Land Use Plan and established the final development standards for the Crummer Site Subdivision. The CCC Executive Director reported the City's action to the CCC and the approval was confirmed "legally adequate" and certified by the CCC in a letter dated November 9, 2015.
- F. On October 15, 2015, the applicant submitted the subject application, Coastal Development Permit Amendment (CDPA) No. 15-011. The CDP application was routed to the City Biologist and City Geotechnical Staff for review.

G. On May 2, 2016, a Courtesy Notice of Proposed Project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On May 6, 2016, a Notice of CDP Application for CDPA No. 15-011 was posted on the subject property.

I. On May 6, 2016, the project was deemed complete for processing.

J. On May 12, 2016, 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.

K. On May 13, 2016, story poles were placed on the project site.

L. On June 6, 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, including the Certified Final Environmental Impact Report (EIR) for the Crummer Site Subdivision and the addendum thereto.

## SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has exercised its independent judgment and analyzed the modified project. The Planning Commission finds that the modified project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the Crummer Site Subdivision Final EIR, which was certified by the City of Malibu on February 24, 2014; and that none of the conditions described in CEQA Guidelines Sections 15162 have occurred. The modified project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the previously approved project was undertaken that would cause significant environmental impacts to which the modified project would result in a cumulatively considerable contribution. There is no new information that shows that the modified project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum. The Final EIR and the Addendum were considered prior to approval of the project. Together they are determined to adequately satisfy all the requirements of CEQA.

## 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 Local Coastal Program (LCP) Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDPA No. 15-011, to amend the scope of work previously approved under CDP No. 07-149 for a 8,738 square foot, one-story single-family residence with a 1,000 square foot basement, 885 square foot garage, 479 square foot second unit, 188 square foot cabana, 700 square feet of loggia space that projects more than six feet, trellis, swimming pool, spa and pool equipment, decking, hardscape, rooftop mechanical equipment, water features, fencing, grading, motor court, landscaping and a septic tank located at 24174 Pacific Coast Highway (PCH).

The modified project is consistent with the zoning, cultural resources, water quality, and OWTS requirements of the LCP. 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 previously approved project and the modified project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, LACFD and WD29. The proposed project, as conditioned, conforms to the LCP in that it meets all of the required development standards of the PD zoning district.

2. Based on evidence contained within the record, the modified project, as conditioned, will not result in environmental impacts and has been designed to reduce impacts to visual resources and all other environmental issue areas to the greatest extent feasible. The development proposed on Lot 1 would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no feasible alternatives that would further reduce any impacts on the environment.

**B. Scenic, Visual and Hillside Resource Protection Ordinance (LIP Chapter 6)**

1. Based on evidence contained within the record, the combination of the proposed siting, design, and landscape techniques would have no significant adverse scenic or visual impacts to public views and would protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

2. The modified project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. The modified project, would avoid or substantially lessen any significant adverse impacts on scenic and visual resources when compared to the originally approved project and there are no feasible alternatives that would avoid or substantially less any significant adverse impacts on scenic and visual resources.

5. The modified project, as conditioned, will have no adverse scenic and visual impacts. With the incorporation of mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP), all environmental impacts have been reduced to a less than significant level.

**C. Hazards (LIP Chapter 9)**

1. Based on the evidence contained within the record, it has been determined that the modified project will sufficiently remediate geologic and seismic hazards; and the project site is not located in a tsunami inundation zone. 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.

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

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

4. The proposed project as designed and conditioned, will have no significant adverse impacts on site stability, structural integrity or sensitive resources. Therefore, no adverse impacts are anticipated to result from hazards or conflict with sensitive resource protection policies contained in the LCP.

**D. Shoreline and Bluff Development Ordinance (LIP Chapter 10)**

1. Pursuant to LIP Section 10.4, “[a]ll new development located on a bluff top shall be set back from the bluff edge a sufficient distance to ensure that it will not be endangered by erosion or threatened by slope instability for a projected 100 year economic life of the structure.” The required setback is 100 feet from the bluff edge, however, this distance may be reduced to 50 feet if the City geotechnical staff determines that the proposed development will not be endangered by erosion or slope instability with a lesser setback. The proposed residence is located landward of the 100 foot bluff retreat line and all accessory structures are located landward of the 50 foot setback line. The project is not anticipated to result in any new significant adverse impacts on public access, shoreline sand supply, or other resources.

2. The modified 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.

3. The modified project, as conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPA No. 15-011 subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution No. 14-07 are made by this amendment and all other applicable findings, terms, and/or conditions contained in Resolution No. 14-07 remain in full force and effect.

SECTION 5. Conditions of Approval.

1. The applicants and property owners, and their successors in interest, shall indemnify, defend and hold harmless the City of Malibu and its elected and appointed officials, officers, employees and agents from and against any and all claims, actions, proceedings, liabilities and costs brought against the City and its elected and appointed officials, officers, employees and agents relating to the City’s actions concerning this project, including but not limited to any proceeding under CEQA. This indemnification shall include (without limitation) damages, fees, and/or

costs awarded against the City, cost of suit, attorney's fees, and 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 the property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project and the City's costs, fees, and damages that it incurs in enforcing the indemnification provisions set forth in this section.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:
  - a. 8,738 square foot, one-story single-family residence;
  - b. 1,000 square foot basement;
  - c. 885 square foot garage;
  - d. 479 square foot second unit;
  - e. 188 square foot cabana;
  - f. 700 square feet of loggia space that projects more than six feet;
  - g. trellis;
  - h. swimming pool, spa and pool equipment;
  - i. decking;
  - j. hardscape;
  - k. roof-top mechanical equipment;
  - l. water features;
  - m. fencing;
  - n. grading;
  - o. motor court;
  - p. landscaping; and
  - q. a septic tank
3. Subsequent submittals for this project shall be in substantial compliance with site plans on-file with the Planning Department, dated **April 15, 2016**. In the event the project plans conflict with any condition of approval, the condition shall take precedence. 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 the Planning Commission's resolution and prior to issuance of any development permits. Pursuant to LIP Section 13.20, development pursuant to an approved CDPA shall not commence until the CDPA is effective. The CDPA is not effective until all appeals, 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 amendment approved by the City is void.

#### *Biology/Landscaping*

4. With the exception of the newly proposed water line no new development, planting, or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.
5. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District, please provide landscape water use approval from that department.

6. Invasive plant species, as determined by the City of Malibu, are prohibited.
7. 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). The vegetation shall also be maintained so that the residential structures are screened to maximum extent feasible. On-site trees and landscaping shall be maintained so that they shall not exceed 25 feet in height.
8. 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.
9. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.
10. Prior to final landscape inspection, provide a signed copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved plans.
11. New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in required park buffer areas, except that habitat restoration and invasive plant eradication may be permitted if designed to protect and enhance habitat values.
12. Permitted development located within or adjacent to parklands that adversely impact those areas may include open space or conservation restrictions or easements over parkland buffer in order to protect resources.
13. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.
14. Grading/excavation/grubbing or any other site preparation activities that has the potential to remove or encroach into existing vegetation (including the pipeline project) scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Should active nests be identified, a buffer area no less than 300 feet (500 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to any vegetation removal on site. Nesting bird survey reports are valid for no more than 5 days.
15. Construction fencing shall be installed within five (5) feet of the limits of grading adjacent to native habitat prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
16. 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. All lighting fixtures shall be rated dark skies compliant. Prior to issuance of a Building Permit, the applicant shall submit a photometric plan for review and approval by the Planning Director. The photometric plan shall also demonstrate compliance with any dark skies ordinance or any other applicable lighting standards adopted by the City prior to issuance of a building permit for any structure on the site.

17. No lighting for aesthetic purposes such as up-lighting of landscaping, is permitted.
18. 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.
19. Upon completion of landscape planting in the proposed common areas, 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.
20. All biological conditions outlined in the final approved Environmental Impact Report (EIR) and individual lot development reviews shall be adhered to. In the event of any conflicting conditions, the more restrictive shall apply.
21. Prior to final plan check, the applicant shall provide detailed “construction level” planting and irrigation plans for review and final approval by the City Biologist.

SECTION 6. Severability.

If any part, provision, or section of this Resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this Resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 7. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 2016.

\_\_\_\_\_  
 ROOHI STACK, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
 KATHLEEN STECKO, Recording Secretary

---

LOCAL APPEAL - Pursuant to 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 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](http://www.malibucity.org), 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 approval 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](http://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. 16-58 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 6<sup>th</sup> day of June 2016, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

---

KATHLEEN STECKO, Recording Secretary

# Aerial and Vicinity Map



Looking East

Lot 1



Looking Southeast

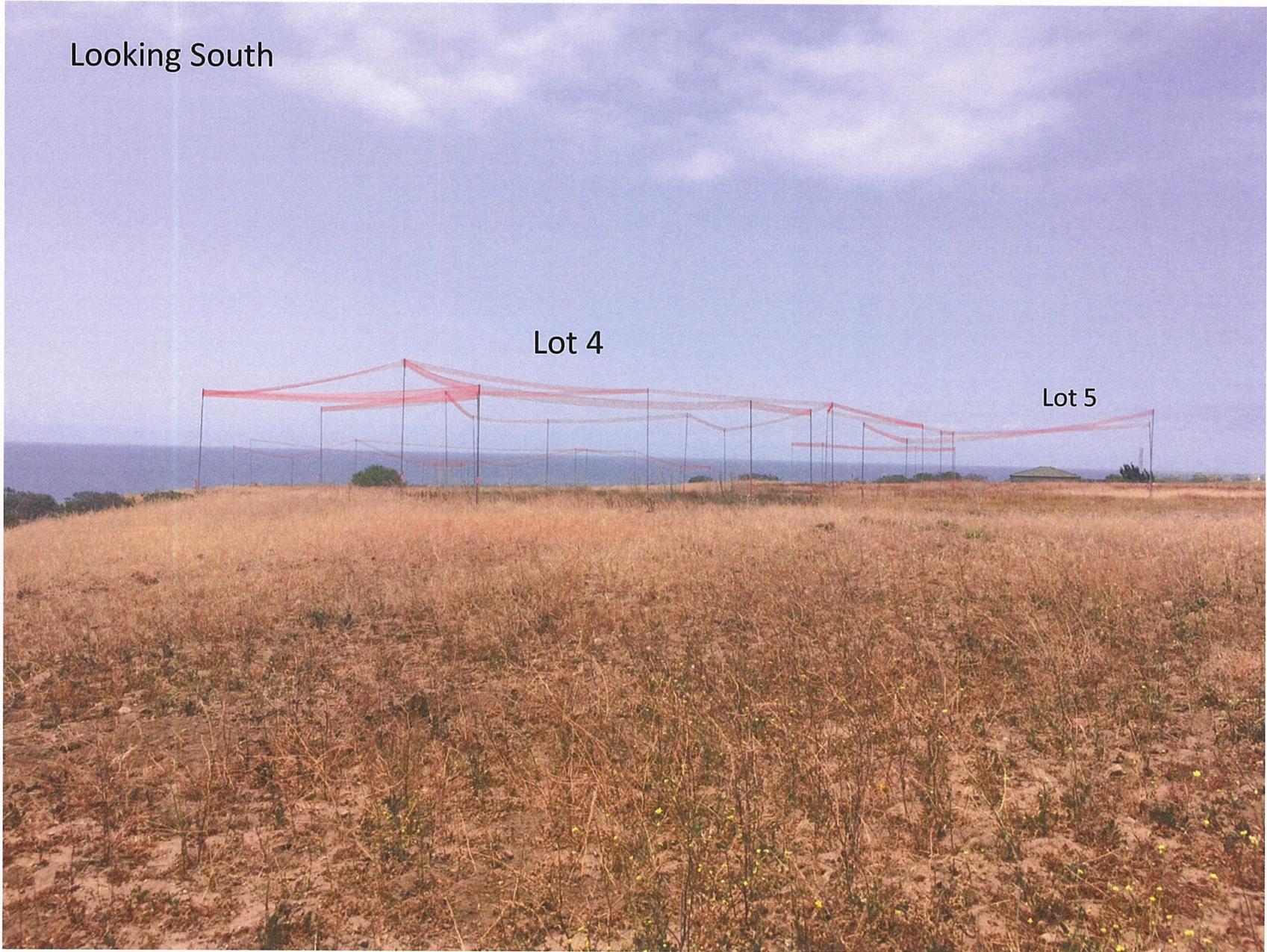
Lot 3



Looking South

Lot 4

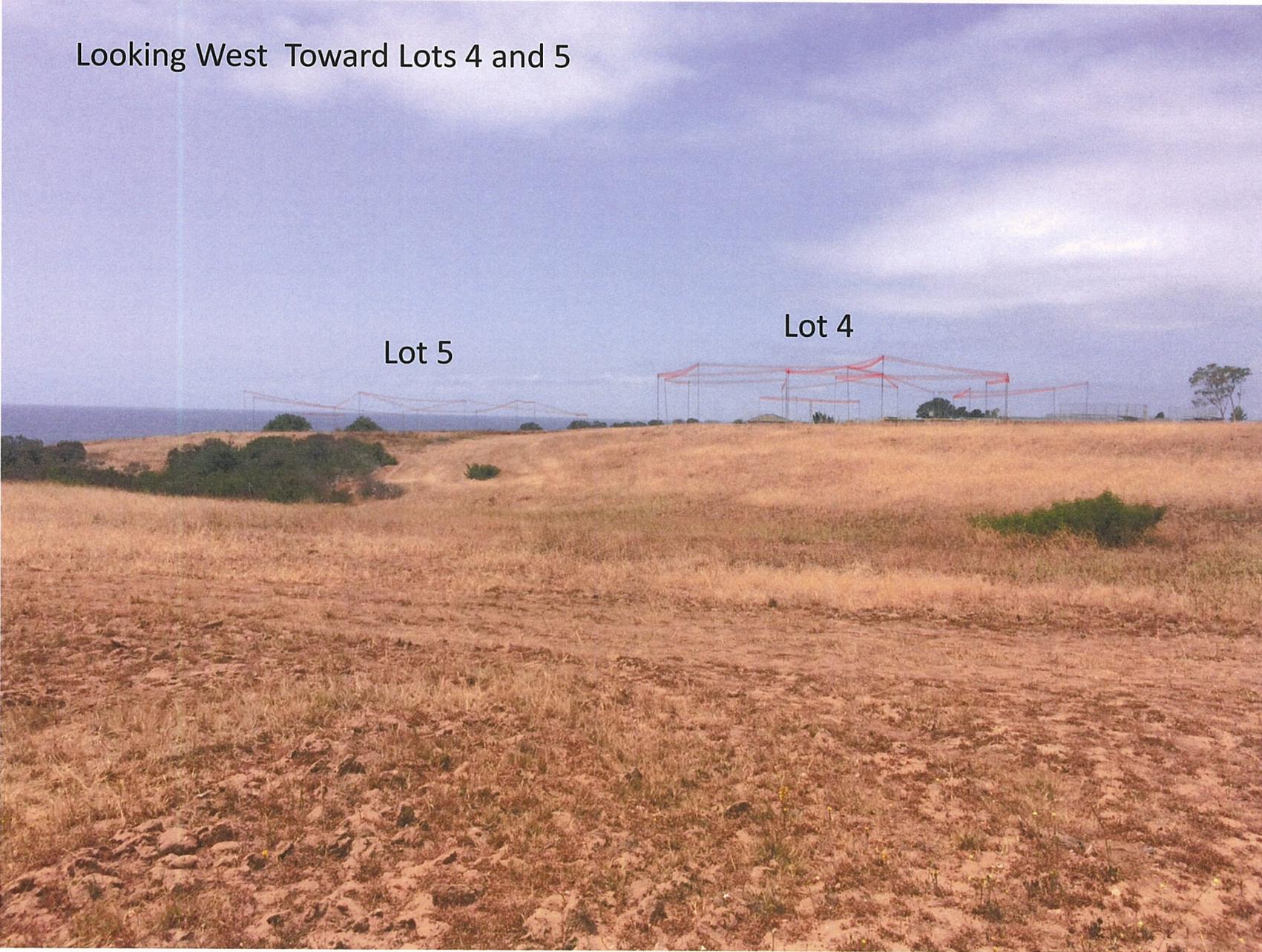
Lot 5



Looking West Toward Lots 4 and 5

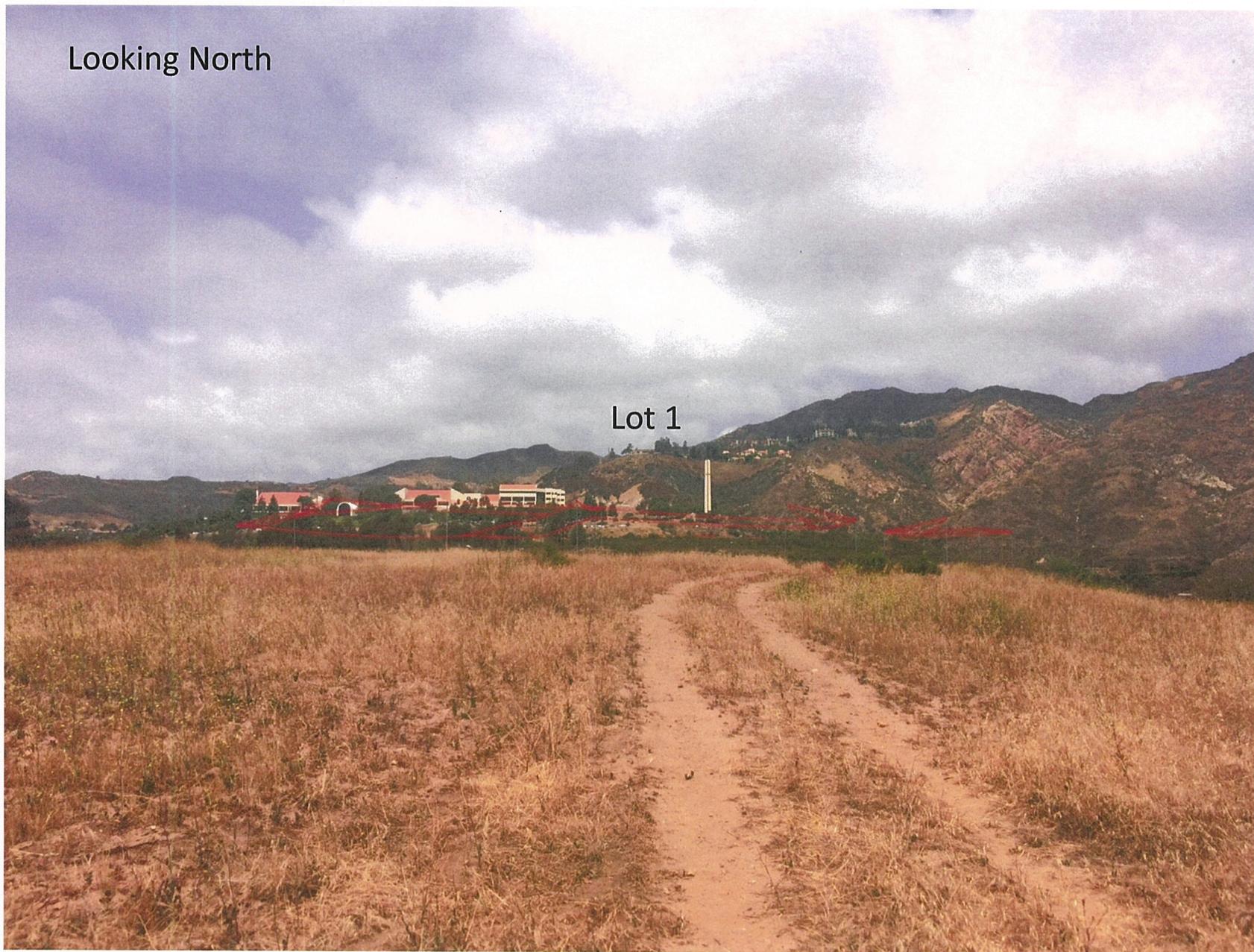
Lot 5

Lot 4



Looking North

Lot 1



Looking Northeast

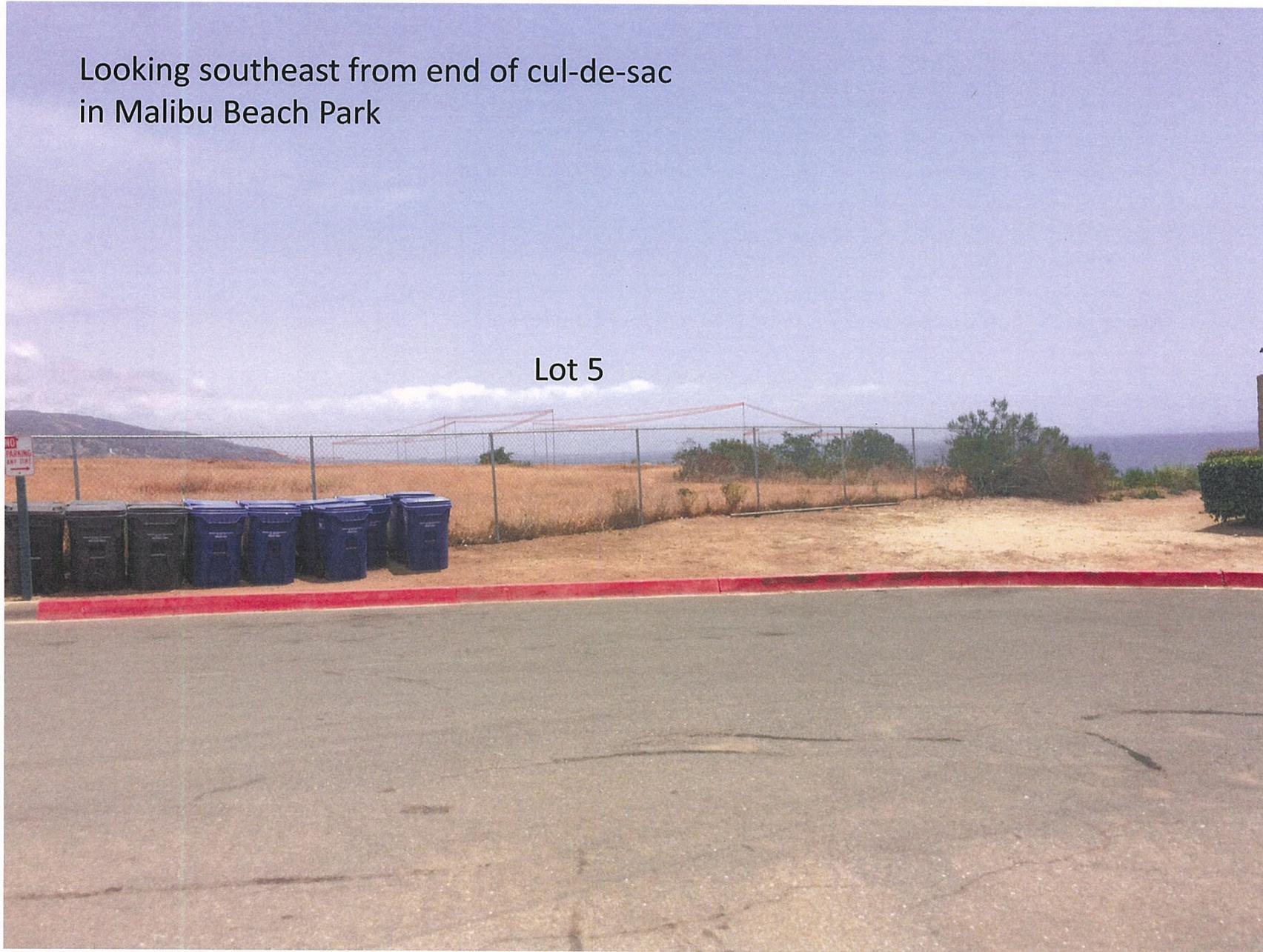


Lot 4

Lot 5

Looking southeast from end of cul-de-sac  
in Malibu Beach Park

Lot 5



Looking east from end of cul-de-sac in  
Malibu Beach Park

Lot 4



Looking East

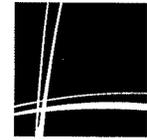
Lot 4

Lot 5



# WINTER MESA CRUMMER (LOT 1)

## 24108 PACIFIC COAST HIGHWAY MALIBU, CA 90265



**LANDRY  
DESIGN  
GROUP**

1818 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90025  
PHONE: 310.444.1404  
FAX: 310.444.1405  
www.landrydesigngroup.com  
contact us @ landrydesign.n.a.t

COPY NO. 01-168 - LOT 1

This Table provides a summary and indicates that the proposed LDP for Lot 1 meets the minimum property development and design standards as set forth under L.P. Chapter 3.

Development Requirement	As Proposed	As Required	Compliance
<b>SETBACKS</b>			
Front Yard	25% of lot width or 60'	60'	Complies
Side Yard	10% of lot depth	10'	Complies
Back Yard (per Zoning)	25% of lot width	10'	Complies
Front Yard (per Zoning)	10% of lot depth	10'	Complies
<b>PARKING</b>			
2 enclosed	2 enclosed	2 enclosed	Complies
2 uncovered	2 uncovered	2 uncovered	Complies
<b>TOTAL DEVELOPABLE SQUARE FOOTAGE</b>			
1st Floor sq. ft.	10,052 square feet	10,052 square feet	Complies
2nd Floor sq. ft.	7,850 square feet	7,850 square feet	Complies
<b>SCREENING</b>			
Screening	12,000 square feet (except from 2nd floor)	12,000 square feet	Complies
Ground Level	144 sq. ft. and less	144 sq. ft. and less	Complies
Second Level	823 sq. ft. and less	823 sq. ft. and less	Complies
<b>UTILITIES</b>			
11' fire main and gas	10' fire main and gas	10' fire main and gas	Complies
24" water main	24" water main	24" water main	Complies
3" gas	3" gas	3" gas	Complies
<b>PERMEABLE COVERAGE</b>			
42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	Complies
42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	Complies
<b>SCREENING</b>			
Screening	12,000 square feet (except from 2nd floor)	12,000 square feet	Complies
Ground Level	144 sq. ft. and less	144 sq. ft. and less	Complies
Second Level	823 sq. ft. and less	823 sq. ft. and less	Complies
<b>UTILITIES</b>			
11' fire main and gas	10' fire main and gas	10' fire main and gas	Complies
24" water main	24" water main	24" water main	Complies
3" gas	3" gas	3" gas	Complies
<b>PERMEABLE COVERAGE</b>			
42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	Complies
42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	42 inches with tree up to 42 inches in tree base	Complies

### SHEET INDEX:

- ARCHITECTURAL**
- COVER PROJECT INFORMATION
  - A-31 SITE PLAN
  - A-32 SITE SECTION
  - A-44 BASEMENT PLAN
  - A-45 1ST FLOOR PLAN
  - A-42 ROOF PLAN
  - A-46 ELEVATIONS
  - A-48 STORY POLE PLAN

# LANDRY DESIGN GROUP

### CONSULTANTS:

<b>STRUCTURAL ENGINEER</b> KNA ENGINEERING, INC. 3810J AGOURA COURT, #120 AGOURA HILLS, CA 91301 PHONE: (818) 865-2026 FAX: (818) 865-1889	<b>CIVIL ENGINEER</b> PSOMAS 555 SOUTH FLOWER ST., SUITE 400 DENVER, CO 80202 PHONE: (303) 223-1528 FAX: (303) 223-1444	<b>LANDSCAPE ARCHITECT</b> JAMES HYATT STUDIO 1530 16th STREET 3RD FLR DENVER, CO 80202 PHONE: (303) 825-2010 FAX: (303) 825-2015
<b>GEOTECHNICAL</b> LEIGHTON AND ASSOCIATES, INC. 26074 AVENUE HALL, SUITE 1 SANTA CLARITA, CA 91355 PHONE: (661) 257-7434 FAX: (661) 257-7430	<b>SEPTIC ENGINEER</b> ENSITU 485 MAIN STREET, SUITE A MORRO BAY, CA 93442 PHONE: (805) 772-0150 FAX: (805) 772-0813	

### PROJECT INFORMATION:

**ADDRESS:**  
24108 PACIFIC COAST HIGHWAY (LOT 1)  
MALIBU, CA 90265

**LEGAL DESCRIPTION:**  
ASSESSOR'S PARCEL NO. 4458-018-004

**PROJECT DESCRIPTION:**  
NEW TWO STORY SINGLE FAMILY RESIDENCE WITH SUBTERRANEAN BASEMENT, ATTACHED GARAGE AND DETACHED CABANA.

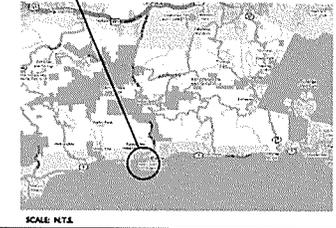
**OCCUPANCY:** GROUP R-3 W/ U-1 GARAGE  
**TYPE OF CONSTRUCTION:** TYPE V - N RESIDENCE

**FIRE SPRINKLERS REQUIRED:**  
SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION IF REQUIRED

### SQUARE FOOTAGE CALCULATIONS:

CITY OF MALIBU SQUARE FOOTAGE:		LOT AREA CALCULATED:	
FIRST FLOOR	7,850 SQ. FT.	GROSS AREA	168,009 SQ. FT.
BASEMENT AREA	(10,000) 0 SQ. FT.	NET AREA:	161,858 SQ. FT.
<b>TOTAL:</b>	<b>7,850 SQ. FT.</b>	CRUMMER PLANNED DEVELOPMENT DISTRICT ALLOWABLE AREA	10,052 SQ. FT.
GARAGE	948 SQ. FT.	PROPOSED AREA	10,052 SQ. FT.
SECOND UNIT	823 SQ. FT.	<b>IMPERMEABLE SURFACES</b>	
COVERED LOGGIA SPACE	531 SQ. FT.	LOT AREA: 168,009 SQ. FT.	
<b>TOTAL (TDSF):</b>	<b>10,052 SQ. FT.</b>	MAX. ALLOWABLE IMPERMEABLE: 25,000 SQ. FT.	
		PROPOSED IMPERMEABLE COVERAGE	
		BUILDING FOOTPRINTS:	7,427.00 SQ. FT.
		HARDSCAPE:	14,344.00 SQ. FT.
		<b>TOTAL IMPERMEABLE COVERAGE:</b>	<b>21,771.00 SQ. FT.</b>

### SITE VICINITY MAP



**DISCLAIMER**  
These plans and incorporated designs embodied thereon are the property of the LANDRY DESIGN GROUP. The use of these plans are restricted to the original site for which they were prepared. Publication and reproduction by any method, in whole or in part, is prohibited. This is the plan and design remain with the LANDRY DESIGN GROUP. Visual contact with these conditions plus full acceptance of these restrictions.

ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY



**GENERAL SITE PLAN NOTES:**

- CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
- CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF BURIED AND ADJACENT SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAFE CONDITION SOUND WORK TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE DIRT CONTROL DURING DEMOLITION AND CONSTRUCTION.
- SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
- STREET, CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
- CONTRACTOR TO PROVIDE SECURITY CHAIN-LINK FENCE AROUND UNSECURED SITE AREAS.
- VEGETATION HANDSCAPE TO BE REMOVED WITH LANDSCAPE PLAN, ARCHITECT AND OWNER.
- CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR SITE IMPROVEMENTS.
- ALL SITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BEST PRACTICES AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COUNTY OF LOS ANGELES STANDARDS.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE SECURELY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

**GRADING**

- ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 1/4" AND BE A MINIMUM OF 4" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
- FOR GRADES SPECIFIED TO BE LESS THAN 4" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF 1/2" G-3000 BUTYL RUBBER WATERPROOFING MEMBRANE COVERED WITH COPPER FLASHING. BOTH PROTECTING 4" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATIONS.
- NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
- THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM SUPPLY OR HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS, BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT INHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

**PERMIT**

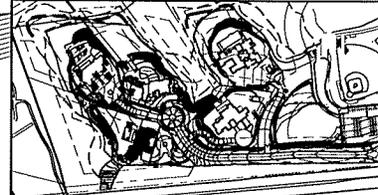
- THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
- THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HANDSCAPE, POOL, SPA, FOUNTAIN, OR TENNIS COURT.
- THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL, OR PLUMBING PERMITS.
- ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PROVIDED BY THE SUBCONTRACTOR AND REPERMITS SHALL BE INCLUDED IN THE BID.

**POOL**

- PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE FOR 15 SECONDS MAXIMUM FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5' ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE MIN. 5'4" ABOVE GROUND ENCLING POOL AREA WITH LATCH AT FENCE MINIMUM HEIGHT OF 36" FROM OPENING BETWEEN RAILS.

**NOTES TO SHEET**

- TOP OF WALL: 4" HIGH STUCCO WALL WITH 1/2" HIGH W/IR RAILING ABOVE
- TOP OF WALL: 4" HIGH THROUGHOUT IRON FENCE
- TOP OF WALL: 6"
- TOP OF WALL: 4"



**SITE PLAN - LOT 1**

SCALE: 1" = 30'-0"

N.T.S.

**KEY PLAN**



**LANDRY DESIGN GROUP**

1000 S. SPANISH BLVD.  
LOS ANGELES, CA 90019  
PHONE: 310.441.1861  
FAX: 310.441.1818  
www.landrydesign.com  
© Landry Design, 2011

KEY SYMBOL	DATE
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**WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065**

**LOT 1  
SITE PLAN**

DATE: 04.15.2016  
SCALE: 1" = 30'-0"  
DRAWN: EB/VF  
JOB #: 1507.00  
SHEET NO.:

**A-3.1  
SITE**



**LANDRY  
DESIGN  
GROUP**

1515 E. SERRANO, SUITE 200  
LOS ANGELES, CA 90025  
PHONE: 310.461.1844  
FAX: 310.461.1844  
WWW: LANDRYDESIGN.COM

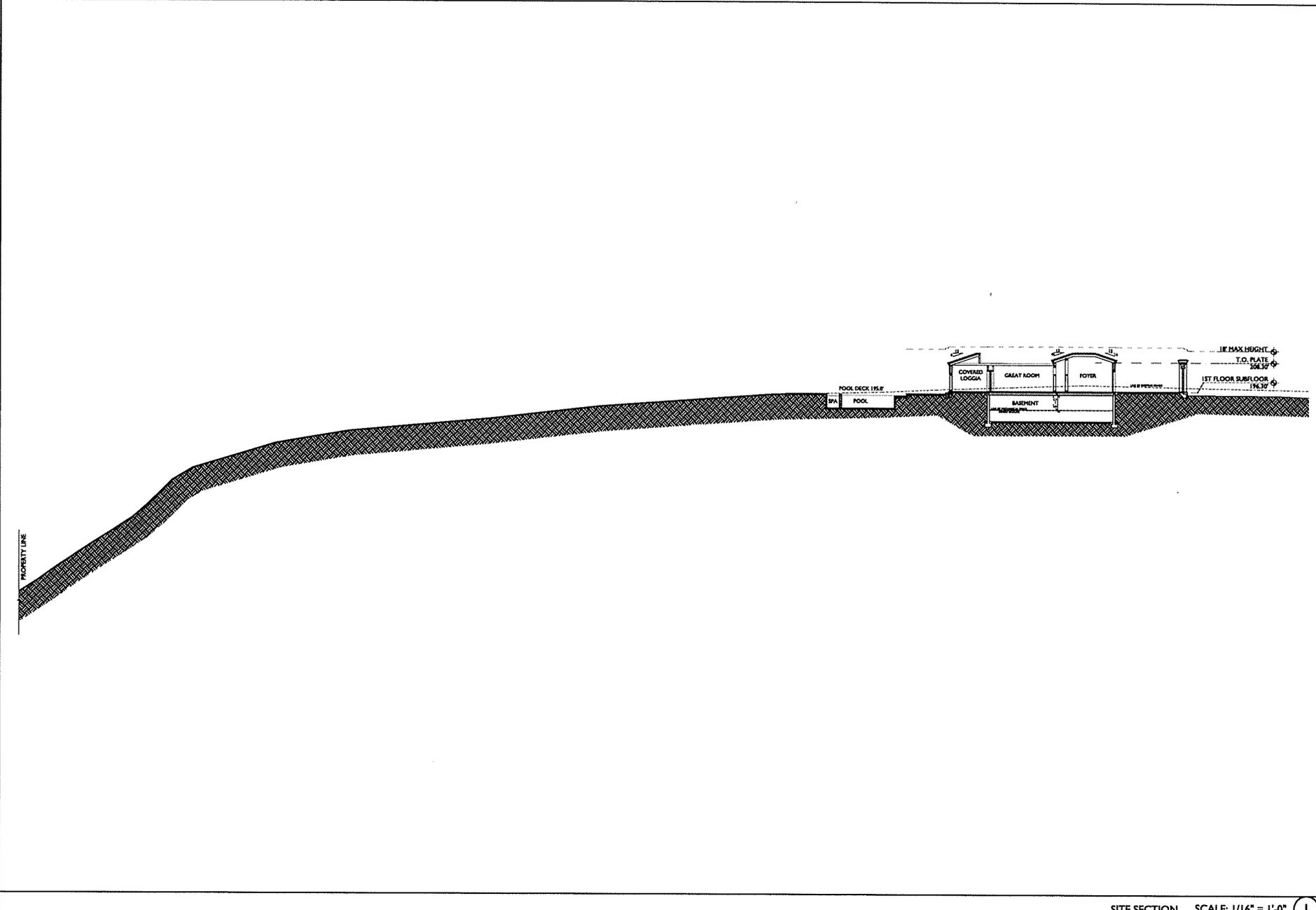
KEYNOTE LOG	DATE
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**WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065**

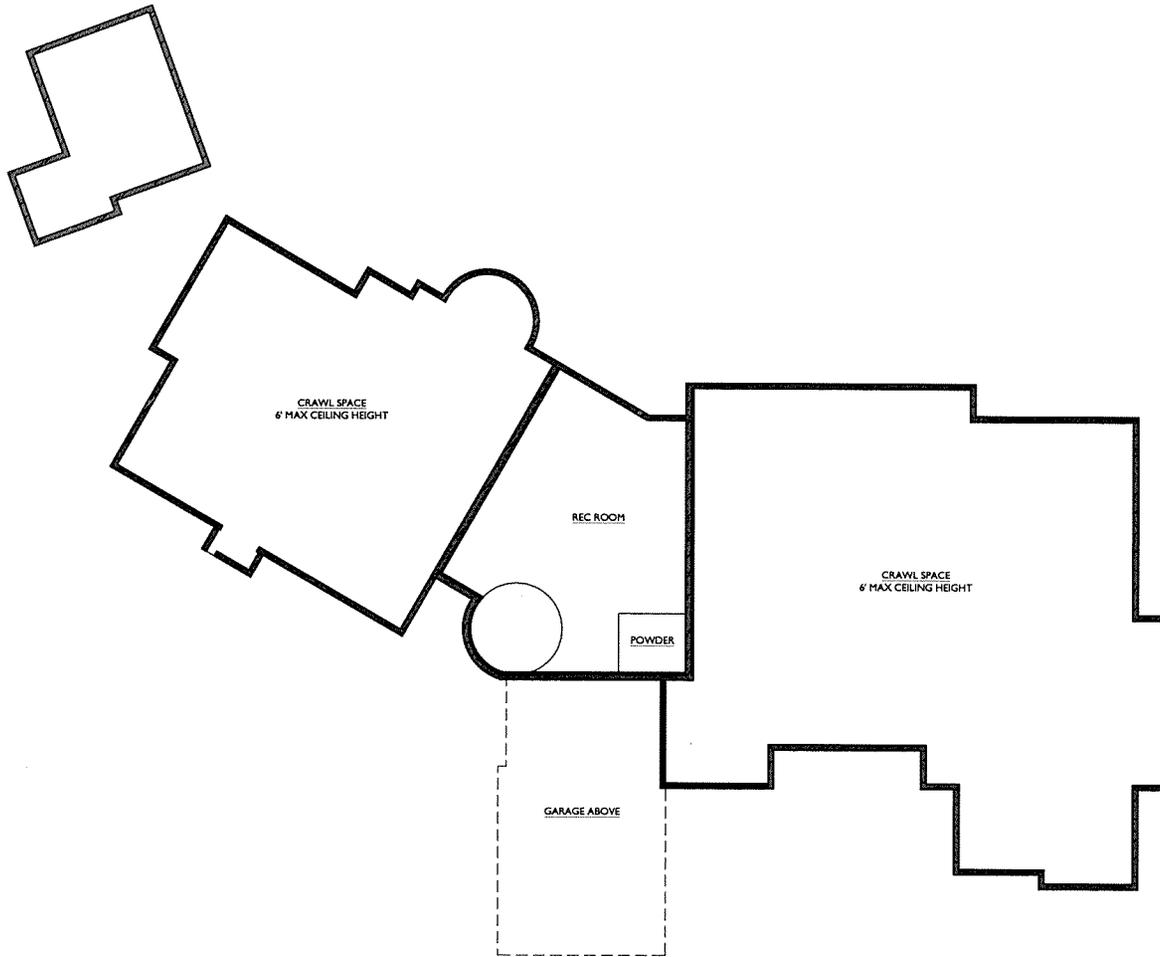
**LOT 1  
SITE SECTION**

DATE	04.15.2016
SCALE	1/16" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00

**A-3.2  
SECTIONS**



SITE SECTION SCALE: 1/16" = 1'-0" 1



**LANDRY DESIGN GROUP**  
 1118 S. PALMVIEW AVE.  
 LOS ANGELES, CA 90024  
 PHONE 310.444.1182  
 FAX 310.444.1182  
 www.landrydesigngroup.com  
 landrydesigngroup@aol.com

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WINTER MESA CRUMMER  
 24108 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

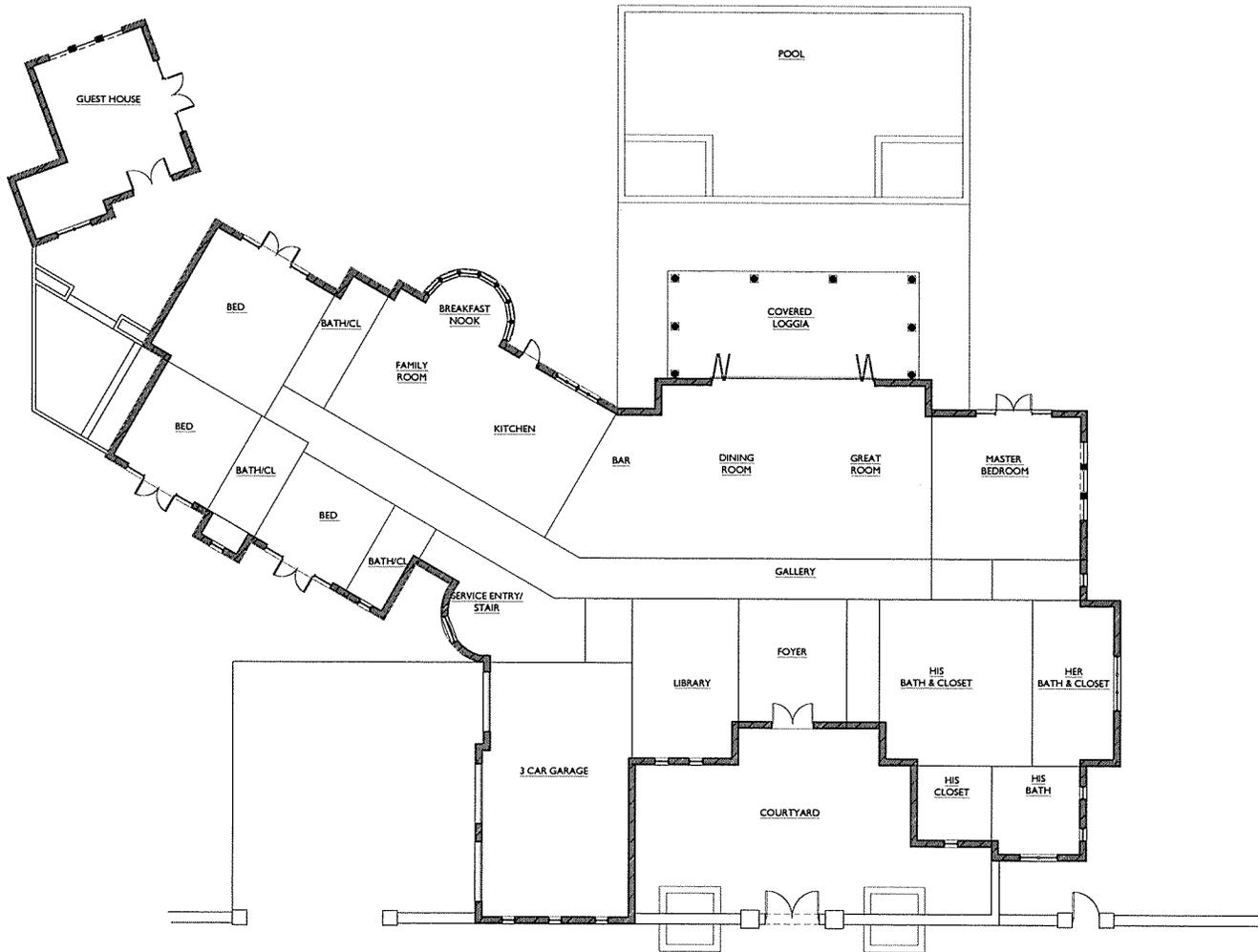
LOT 1  
 BASEMENT FLOOR PLAN



DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
CHK #	1507.00

SHEET NO.  
**A-4.0**  
 PLAN

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



**LANDRY DESIGN GROUP**  
 1118 S. SPANADA BLVD  
 LOS ANGELES, CA 90025  
 PHONE: 310.441.1101  
 FAX: 310.441.1102  
 WWW: LANDRYDESIGN.COM  
 EMAIL: INFO@LANDRYDESIGN.COM

REVISION LOG	DATE
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WINTER MESA CRUMMER  
 24108 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 1  
 FIRST FLOOR PLAN



DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00
SHEET NO.	

**A-4.1**  
 PLAN

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



**LANDRY  
DESIGN  
GROUP**

1000 S. DEL ANTE BLVD  
LOS ANGELES, CA 90005  
PHONE: 310.441.1888  
FAX: 310.441.1888  
www.landrydesign.com  
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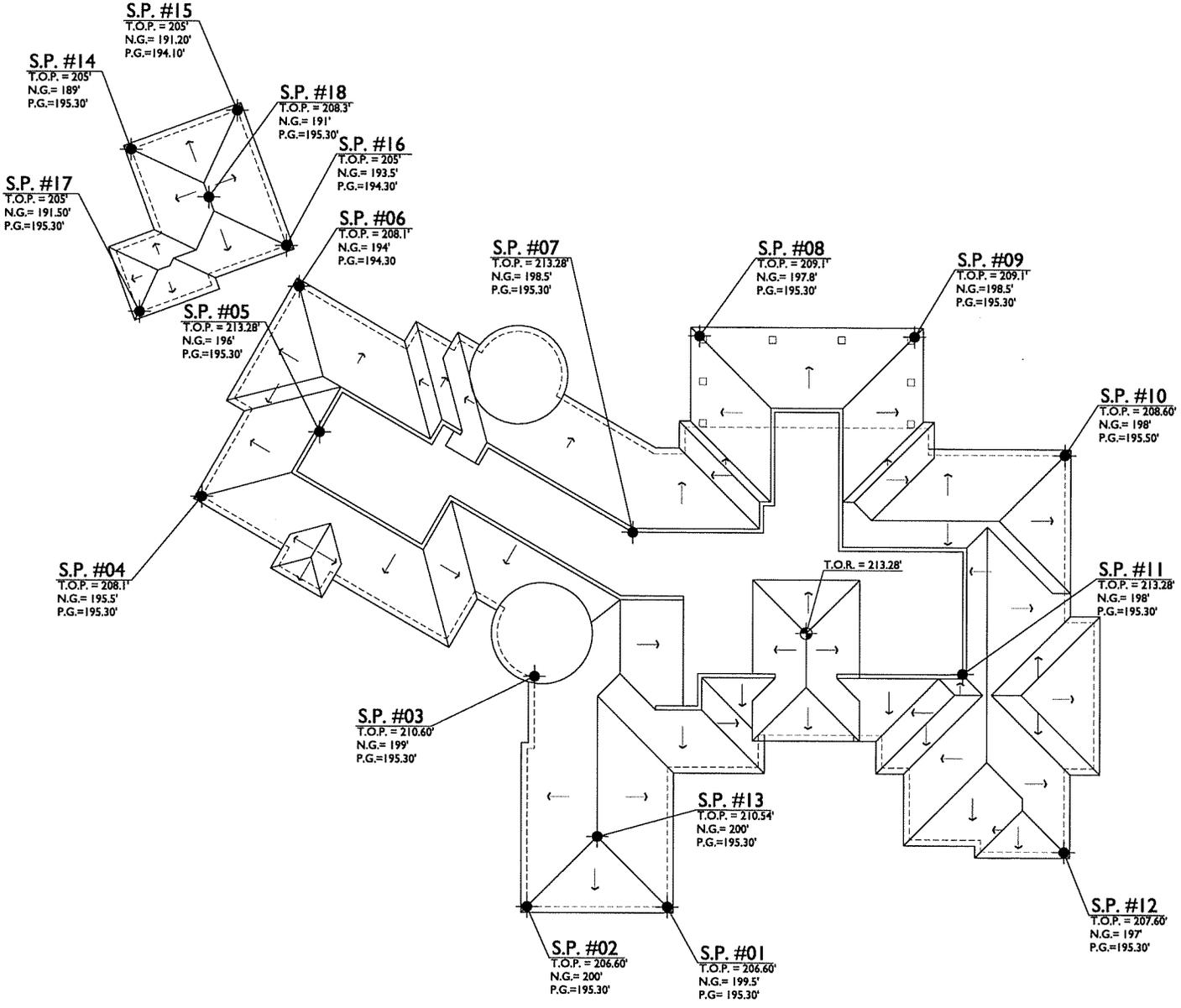
WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 1  
ROOF PLAN

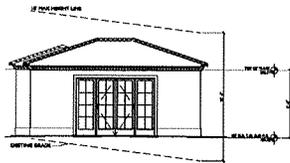
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FOR #	1507.00
SHEET NO.	

**A-4.2**  
ROOF  
PLAN

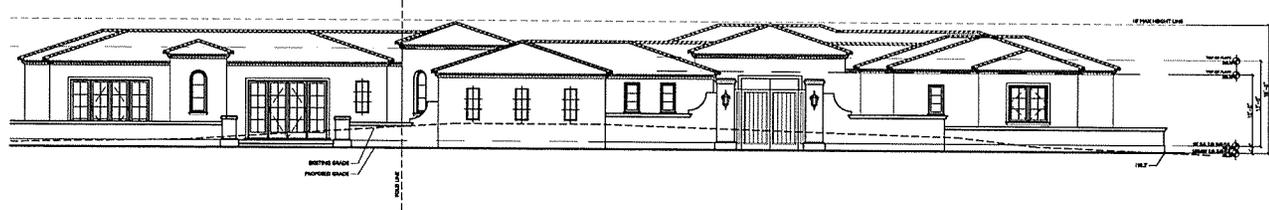
LOT DATE 4-15-2016



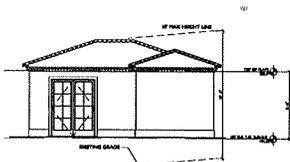
ROOF PLAN SCALE: 1/8" = 1'-0" 1



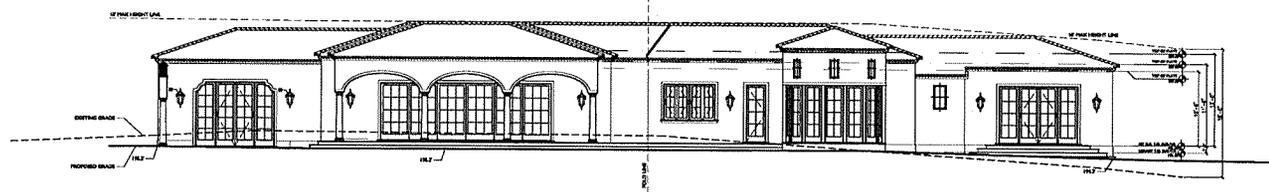
FRONT - SOUTH ELEVATION - GUEST HOUSE SCALE: 1/8" = 1'-0" 8



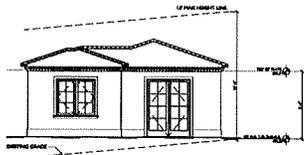
FRONT - WEST ELEVATION SCALE: 1/8" = 1'-0" 4



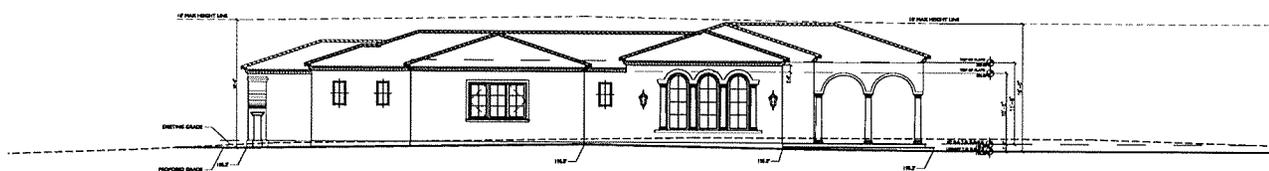
REAR - NORTH ELEVATION - GUEST HOUSE SCALE: 1/8" = 1'-0" 7



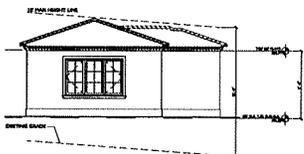
REAR - EAST ELEVATION SCALE: 1/8" = 1'-0" 3



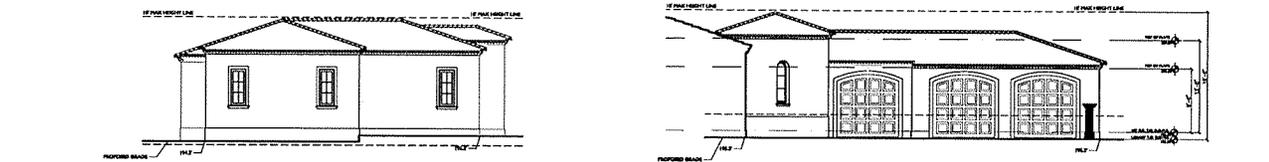
SIDE - WEST ELEVATION - GUEST HOUSE SCALE: 1/8" = 1'-0" 6



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



SIDE - EAST ELEVATION - GUEST HOUSE SCALE: 1/8" = 1'-0" 5



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



**LANDRY  
DESIGN  
GROUP**

1000 E. SLOAN AVENUE, SUITE 100  
LOS ANGELES, CA 90015  
PHONE: 310.441.1888  
FAX: 310.441.1888  
WWW: WWW.LANDRYDESIGN.COM

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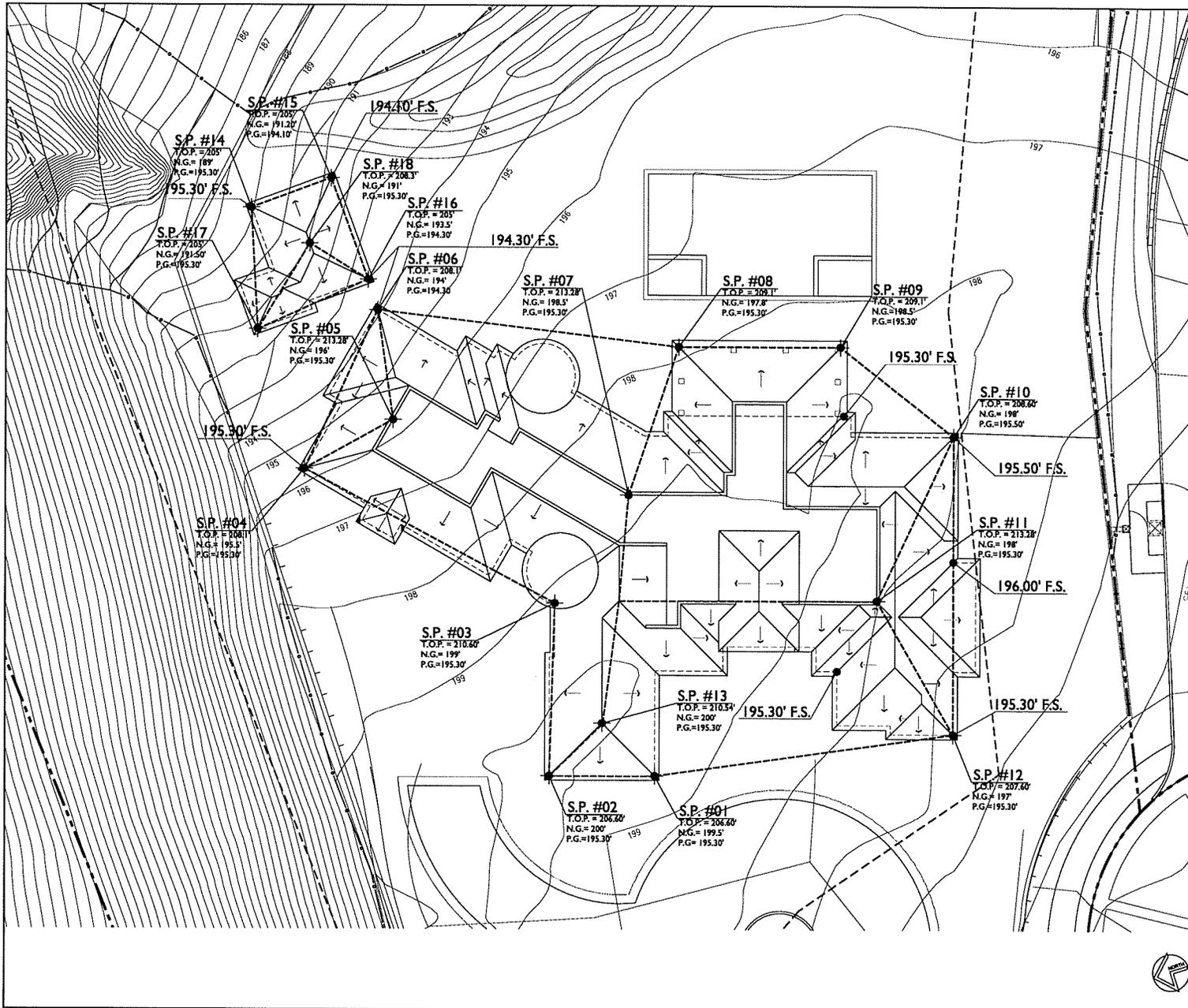
DATE NO.	DATE
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WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 1  
ELEVATIONS

DATE 04.15.2016  
SCALE 1/8" = 1'-0"  
DRAWN EBN/VF  
JOB # 1507.00  
SHEET NO.

A-6.0  
ELEVATIONS



STORY POLE	NATURAL GRADE	PROPOSED GRADE	TOP OF POLE	HEIGHT OF POLE	BUILDING HEIGHT
S.P. #1	199.50'	195.30'	206.60'	7.10'	11.30'
S.P. #2	200.00'	195.30'	206.60'	6.60'	11.30'
S.P. #3	199.00'	195.30'	210.60'	11.60'	15.30'
S.P. #4	195.50'	195.30'	208.10'	12.60'	15.30'
S.P. #5	196.00'	195.30'	213.28'	17.28'	17.98'
S.P. #6	194.00'	194.30'	208.10'	14.10'	14.10'
S.P. #7	196.50'	195.30'	213.28'	14.78'	17.98'
S.P. #8	197.80'	195.30'	209.10'	11.30'	13.80'
S.P. #9	196.50'	195.30'	209.10'	10.60'	13.80'
S.P. #10	198.00'	195.50'	208.60'	10.60'	13.10'
S.P. #11	198.00'	195.30'	213.28'	15.28'	17.98'
S.P. #12	197.00'	195.30'	207.60'	10.60'	12.30'
S.P. #13	200.00'	195.30'	210.54'	10.54'	15.24'
S.P. #14	199.00'	195.30'	205.00'	16.00'	16.00'
S.P. #15	191.30'	194.10'	205.00'	13.80'	13.80'
S.P. #16	193.50'	194.30'	205.00'	11.50'	11.50'
S.P. #17	191.50'	195.30'	205.00'	13.50'	13.50'
S.P. #18	191.00'	195.30'	208.30'	17.30'	17.30'

**LANDRY DESIGN GROUP**

1911 S BRANFORD RD.  
LOS ANGELES, CA 90048  
PHONE: 310.441.1888  
FAX: 310.441.1888  
WWW: www.landrydesign.com

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_

WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 1  
STORY POLE PLAN

DATE: 04.15.2016  
SCALE: 1" = 10'-0"  
DRAWN: EB/VF  
JOB #: 1507.00  
SHEET NO.

A-9.0  
STORY POLE

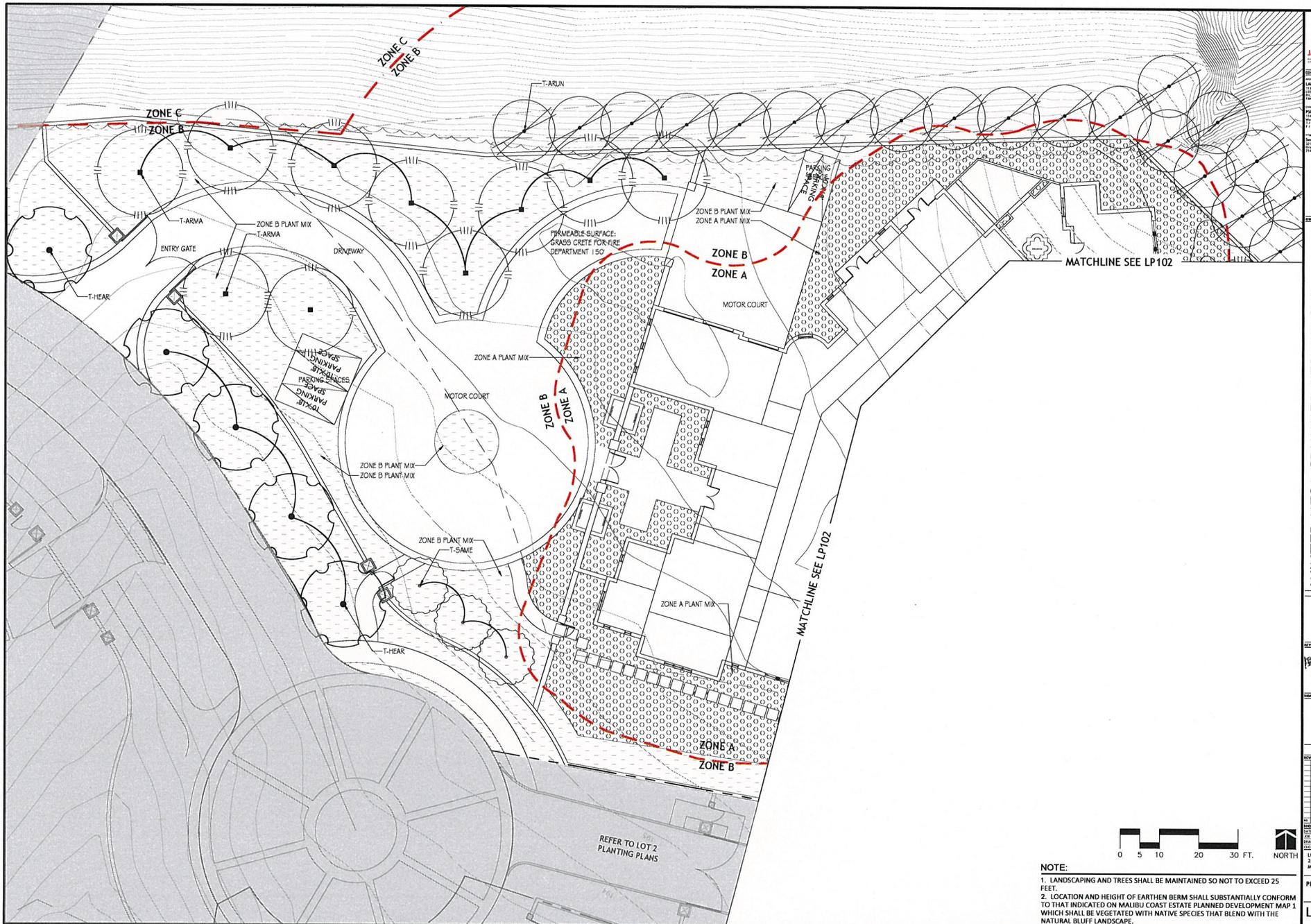
STORY POLE PLAN - LOT 1 SCALE: 1" = 10'-0" 1

PL01 DATE: 4/14/2016









**James Hyatt Studio**  
 LANDSCAPE ARCHITECTS  
 1100 WILSON BLVD  
 MALIBU, CA 90263  
 TEL: 310.316.1100  
 WWW.JHSTUDIO.COM

**LANDSCAPE DESIGN GROUP**  
 1100 WILSON BLVD  
 MALIBU, CA 90263  
 TEL: 310.316.1100  
 WWW.LDGROUP.COM

**Survey - Accurata**  
 1100 WILSON BLVD  
 MALIBU, CA 90263  
 TEL: 310.316.1100  
 WWW.ACCURATA.COM

**WINTER MESA CRUMMER RESIDENCES**  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265



**REVISION**

NO.	DATE	DESCRIPTION

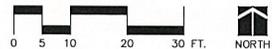
**PROJECT INFORMATION**

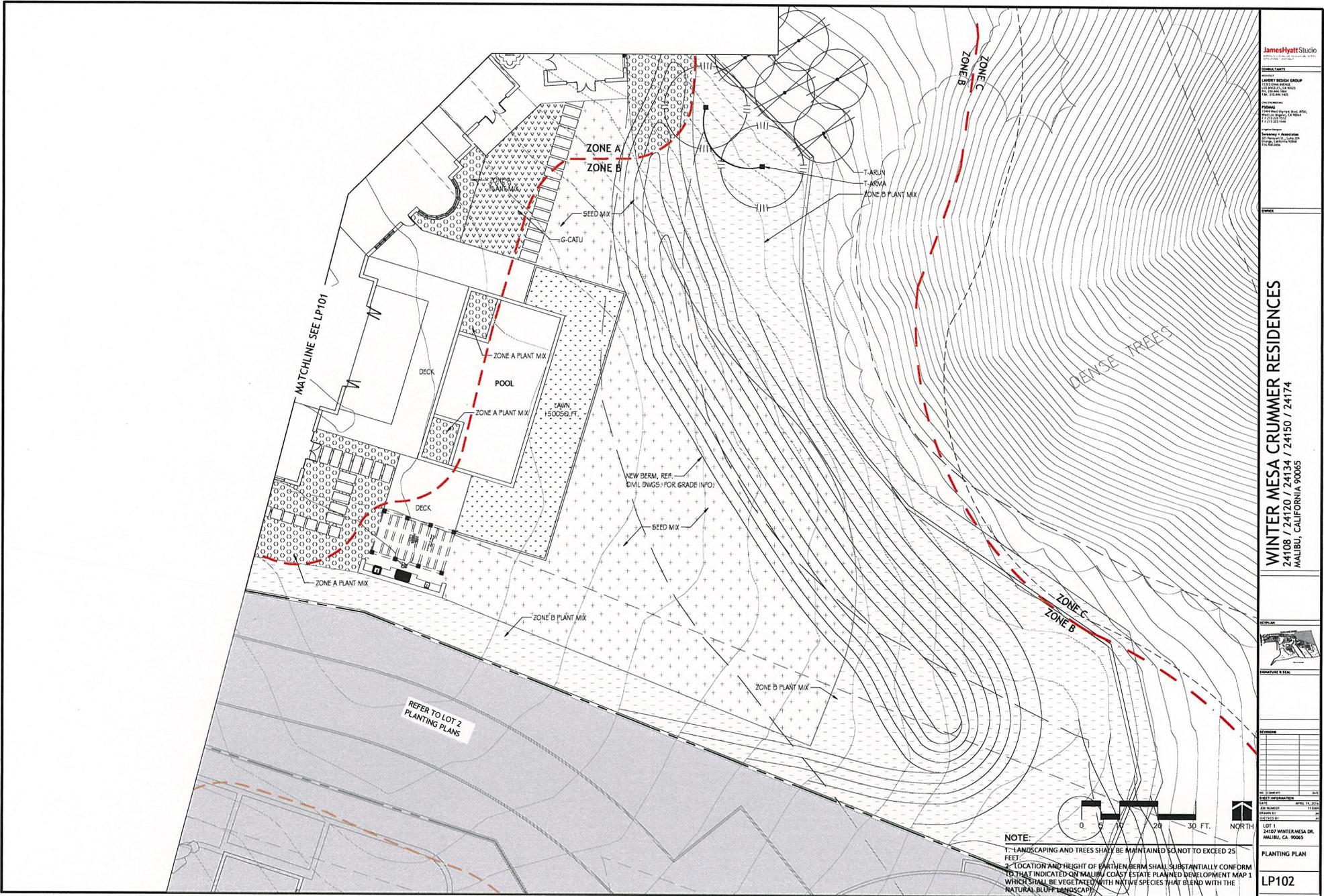
NO.	DATE	DESCRIPTION

**DATE:** APRIL 14, 2023  
**BY:** JAMES HYATT  
**PROJECT:** WINTER MESA CRUMMER RESIDENCES  
**LOT:** LOT 1  
**ADDRESS:** 24107 WINTER MESA DR, MALIBU, CA 90265

**PLANTING PLAN**  
**LP101**

**NOTE:**  
 1. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.  
 2. LOCATION AND HEIGHT OF EARTHEN BERM SHALL SUBSTANTIALLY CONFORM TO THAT INDICATED ON MALIBU COAST ESTATE PLANNED DEVELOPMENT MAP 1 WHICH SHALL BE VEGETATED WITH NATIVE SPECIES THAT BLEND WITH THE NATURAL BLUFF LANDSCAPE.





James Hyatt Studio

SCHEMATIC  
 LANDSCAPE ARCHITECTURE GROUP  
 1000 W. WILSON AVENUE  
 MALIBU, CA 90263  
 TEL: 310.316.1111  
 WWW.JHSTUDIO.COM

DATE

WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

SCALE



ORIENTATION & SCALE

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

DATE: 08/11/2014  
 PROJECT: WINTER MESA CRUMMER RESIDENCES  
 DRAWN BY: JH  
 CHECKED BY: JH  
 SCALE: AS SHOWN

PROJECT LOCATION

LOT 1  
 2407 WINTER MESA DR.  
 MALIBU, CA 90265

PLANTING PLAN  
 LP102

# WINTER MESA CRUMMER (LOT 2)

## 24120 PACIFIC COAST HIGHWAY MALIBU, CA 90265



**LANDRY  
DESIGN  
GROUP**

1818 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90025  
PHONE: 310.444.1404  
FAX: 310.444.1405  
www.landrydesigngroup.com  
contactus @ landrydesign .net

# LANDRY DESIGN GROUP

CEP-NO. 00-148-10072

This plan shows a summary and indicates that the proposed final form L-2 meets the minimum standards for safety, development and design standards as set forth under Ordinance 17. The use of this plan in other projects has the same title and is deemed a fraud.

Development Requirement	Allowed/Required	Proposed	Comments
<b>SETBACKS</b>			
Front Yard	20% of lot depth or 6'-0"	11'-0"	Complies
Side Yard	5'-0" or 4'-0"	5'-0"	Complies
Side Yard (Front)	5'-0" or 4'-0"	5'-0"	Complies
Side Yard (Rear)	5'-0" or 4'-0"	5'-0"	Complies
<b>PARKING</b>			
TOTAL DEVELOPMENT SQUARE FOOTAGE	9,542 square feet	9,542 square feet	Complies
1st Floor		7,861 square feet	Complies
2nd Floor		1,681 square feet	Complies
Garage		233 square feet	Complies
Deck		480 square feet	Complies
Loggia		216 square feet	Complies
Other		1,265 square feet	Complies
<b>HEIGHT</b>			
Maximum Height	25 feet	25 feet	Complies
Minimum Height	8 feet	8 feet	Complies
<b>IMPERMEABLE SURFACES</b>			
CONSTRUCTION ON SLOPES	25% of lot area	25% of lot area	Complies
PERCENTAGE	25%	25%	Complies
Front	42 inches with slope up to 42 inches with 30 percent	42 inches with 30 percent	Complies
Side	42 inches with 30 percent	42 inches with 30 percent	Complies
Rear	42 inches with 30 percent	42 inches with 30 percent	Complies
Other	42 inches with 30 percent	42 inches with 30 percent	Complies
<b>Other</b>			
Front	4'-0"	4'-0"	Complies
Side	4'-0"	4'-0"	Complies
Rear	4'-0"	4'-0"	Complies
Other	4'-0"	4'-0"	Complies

### SHEET INDEX:

#### ARCHITECTURAL

- COVER PROJECT INFORMATION
- A-1 SITE PLAN
- A-2 SITE SECTION
- A-3 BASEMENT FLOOR PLAN
- A-4 FIRST FLOOR PLAN / GYM PLAN
- A-5 ROOF PLAN
- A-6 ELEVATIONS
- A-7 BUILDING SECTIONS

### CONSULTANTS:

**STRUCTURAL ENGINEER**  
KNA ENGINEERING, INC.  
30101 AGOURA COURT, #120  
AGOURA HILLS, CA 91301  
PHONE: (818) 865-2026  
FAX: (818) 865-1889

**CIVIL ENGINEER**  
PSOMAS  
555 SOUTH FLOWER ST., SUITE 4400  
DENVER CO 80202  
PHONE: (213) 223-1528  
FAX: (213) 223-1444

**LANDSCAPE ARCHITECT**  
JAMES HYATT STUDIO  
1530 16th STREET 3RD FLR  
DENVER CO 80202  
PHONE: (303) 825-2010  
FAX: (303) 825-2015

**GEOTECHNICAL**  
LEIGHTON AND ASSOCIATES, INC.  
26074 AVENUE HALL, SUITE 1  
SANTA CLARITA, CA 91355  
PHONE: (661) 257-7434  
FAX: (661) 257-7430

**SEPTIC ENGINEER**  
ENSI TU  
685 MAIN STREET, SUITE 2A  
MORRO BAY, CA 93442  
PHONE: (805) 772-0150  
FAX: (805) 772-0813

### PROJECT INFORMATION:

**ADDRESS:**  
24120 PACIFIC COAST HIGHWAY (LOT 2)  
MALIBU, CA 90265

#### LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO.: #

#### PROJECT DESCRIPTION:

NEW TWO STORY SINGLE FAMILY RESIDENCE WITH SUBTERRANEAN BASEMENT, 1 ATTACHED AND 1 DETACHED GARAGE AND DETACHED GYM.

OCCUPANCY: GROUP P-3 WITH U-1 GARAGE  
TYPE OF CONSTRUCTION: TYPE V - N RESIDENCE

FIRE SPRINKLERS REQUIRED:  
SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION, IF REQUIRED.

### SQUARE FOOTAGE CALCULATIONS:

#### CITY OF MALIBU SQUARE FOOTAGE:

FIRST FLOOR	7,861 S . FT.
SECOND FLOOR	1,681 S . FT.
ASEMENT AREA GARAGE	1,572 S . FT.
<b>TOTAL:</b>	<b>7,861 SQ. FT.</b>
SECOND NIT	4 S . FT.
COVERED LOGGIA	733 S . FT.
GYM	45 S . FT.
<b>TOTAL TDSF :</b>	<b>822 S . FT.</b>

#### LOT AREA CALCULATED:

GROSS AREA: 146,916 SQ. FT.  
NET AREA: 141,357 SQ. FT.

CRUMMER PLANNED DEVELOPMENT DISTRICT ALLOWABLE AREA

9,622 SQ. FT.

9,622 SQ. FT.

#### IMPERMEABLE SURFACES

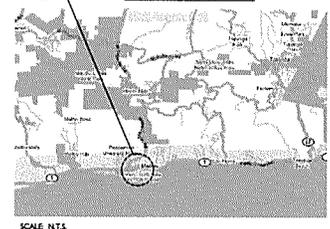
LOT AREA: 146,916 SQ. FT.  
MAX. ALLOWABLE IMPERMEABLE: 25,000 SQ. FT.

#### PROPOSED IMPERMEABLE COVERAGE

BUILDING FOOTPRINTS: 9,223 SQ. FT.  
HARDSCAPE: 14,177 SQ. FT.

**TOTAL IMPERMEABLE COVERAGE: 23,500 SQ. FT.**

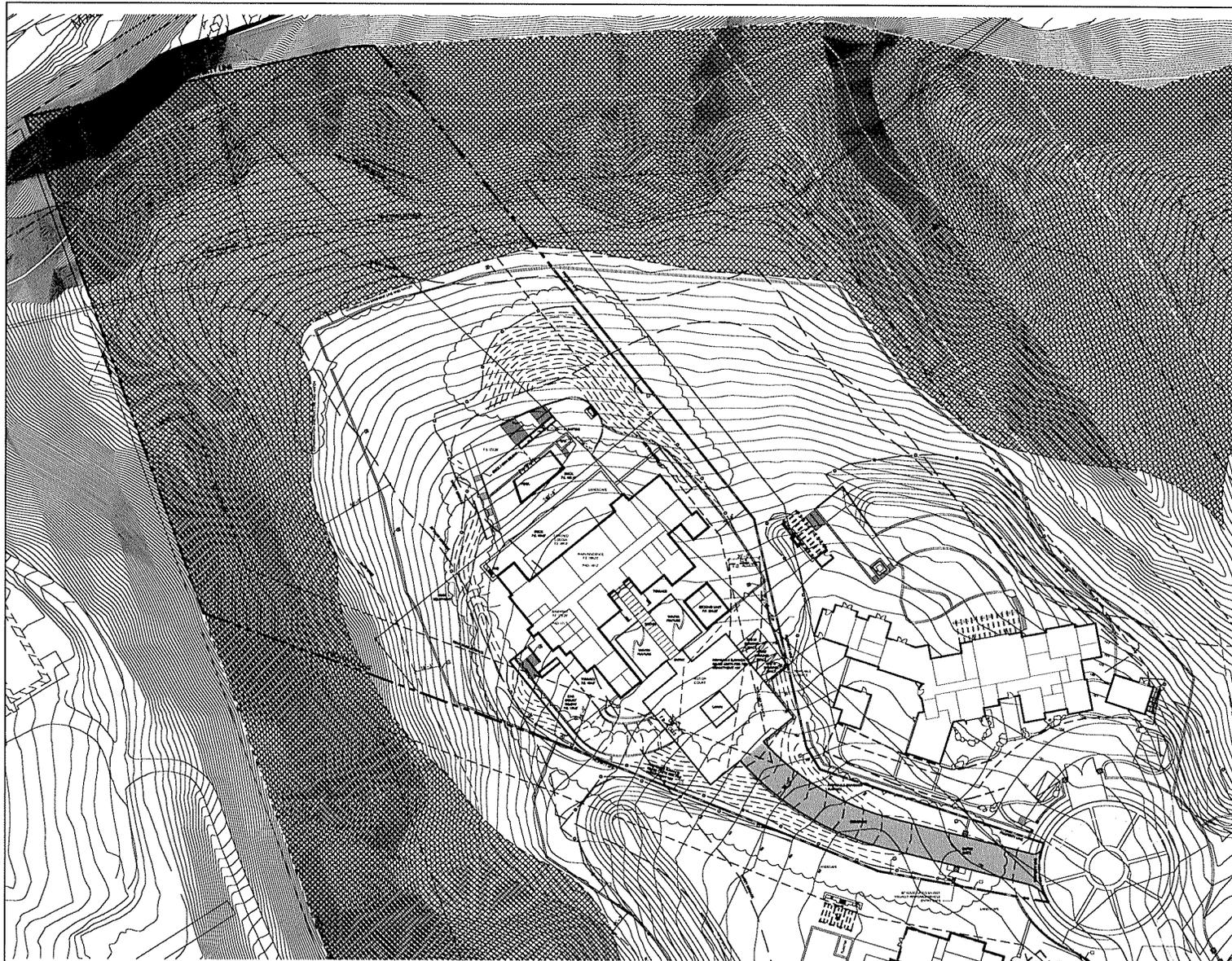
### SITE VICINITY MAP



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ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY



**GENERAL SITE PLAN NOTES:**

- CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
- CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
- SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
- STREET CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
- CONTRACTOR TO PROVIDE SECURITY CHAIN LINK FENCE AROUND UNSECURED SITE AREAS.
- VERIFY EXISTING HARDSCAPE TO BE REMOVED WITH LANDSCAPE PLANS, ARCHITECT AND OWNER.
- CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS.
- ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COUNTY OF LOS ANGELES STANDARDS.
- AN APPROVED SEDIMENT TRAP SHALL BE INSTALLED ON THE HILL GULLY LINE ON THE DOWNSTREAM SIDE OF THE UTILITY HETER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

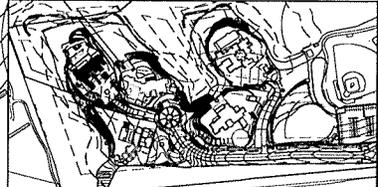
- GRADING**
- ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2" AND IN A MINIMUM OF 4" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
  - FOR GRADES SPECIFIED TO BE LESS THAN 4" FROM WOOD SILL PLATE AND FOR AREAS WHERE CONCRETE FINISH IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF 1/4" G-300 400 BUTYLTHENE WATERPROOFING MEMBRANE COVERED WITH COPPER FLASHING, BOTH PROJECTING 4" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATIONS.
  - NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
  - THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS, BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT UNHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

- PERMIT**
- THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
  - THIS PERMIT APPLICATION DOES NOT INCLUDE LANDSCAPE ELEMENTS, HARDSCAPE, POOL, SPA, FOUNTAINS, OR TENNIS COURT.
  - THIS PERMIT APPLICATION DOES NOT INCLUDE MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
  - ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
  - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REVISIONS SHALL BE INCLUDED IN THE BID.

- POOL**
- PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL HEARD TO TEMPORARILY DEACTIVATE (FOR 15 SECONDS MAXIMUM) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5' ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE MIN 4'-0" ABOVE GROUND ENCLURING POOL AREA WITH LATCH AT FENCE MAXIMUM HEIGHT (6" MAXIMUM OPENING BETWEEN RAILS).

**NOTES TO SHEET**

- 1 TOP OF WALL: 4" HIGH STUCCO WALL WITH 6" HIGH W/1 BANDING ABOVE
- 2 TOP OF WALL: 6" HIGH WROUGHT IRON FENCE
- 3 TOP OF WALL: 4"
- 4 TOP OF WALL: 4"



SITE PLAN - LOT 2

SCALE: 1" = 30'-0"

N.T.S.

KEY PLAN

**LANDRY DESIGN GROUP**  
 1118 S SEPULVEDA BLVD  
 LOS ANGELES, CA 90024  
 PHONE: 310.441.1400  
 FAX: 310.441.1402  
 WWW: landrydesign.com  
 EMAIL: info@landrydg.com

**REVISION LOG**

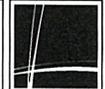
DATE	DESCRIPTION

WINTER MESA CRUMMER  
 24120 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 2  
 SITE PLAN

DATE	04.15.2014
SCALE	1" = 20'-0"
DRAWN	EB/AYF
CHECK	1507.00
SHEET NO.	

A-3.1  
 SITE



**LANDRY  
DESIGN  
GROUP**

1818 S SEPULVEDA BLVD  
LOS ANGELES, CA 90024  
PHONE: 310.441.1888  
FAX: 310.441.1888  
www.landrydesigngroup.com  
randy@landrydesign.com

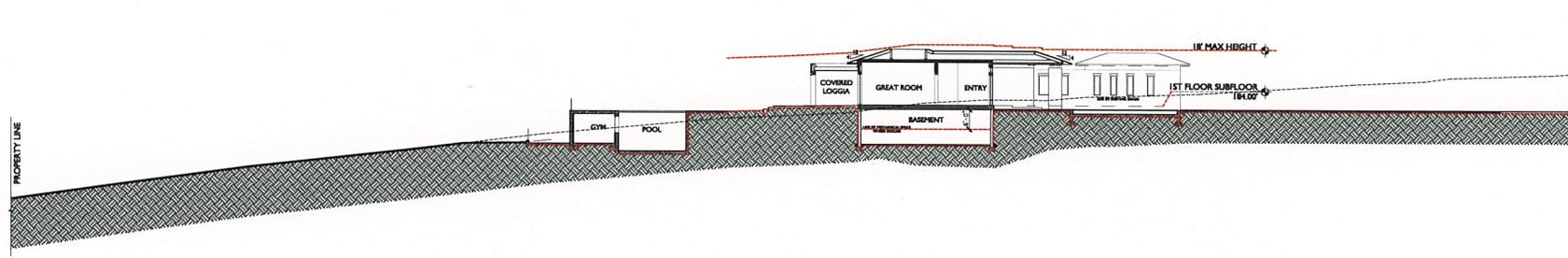
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WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

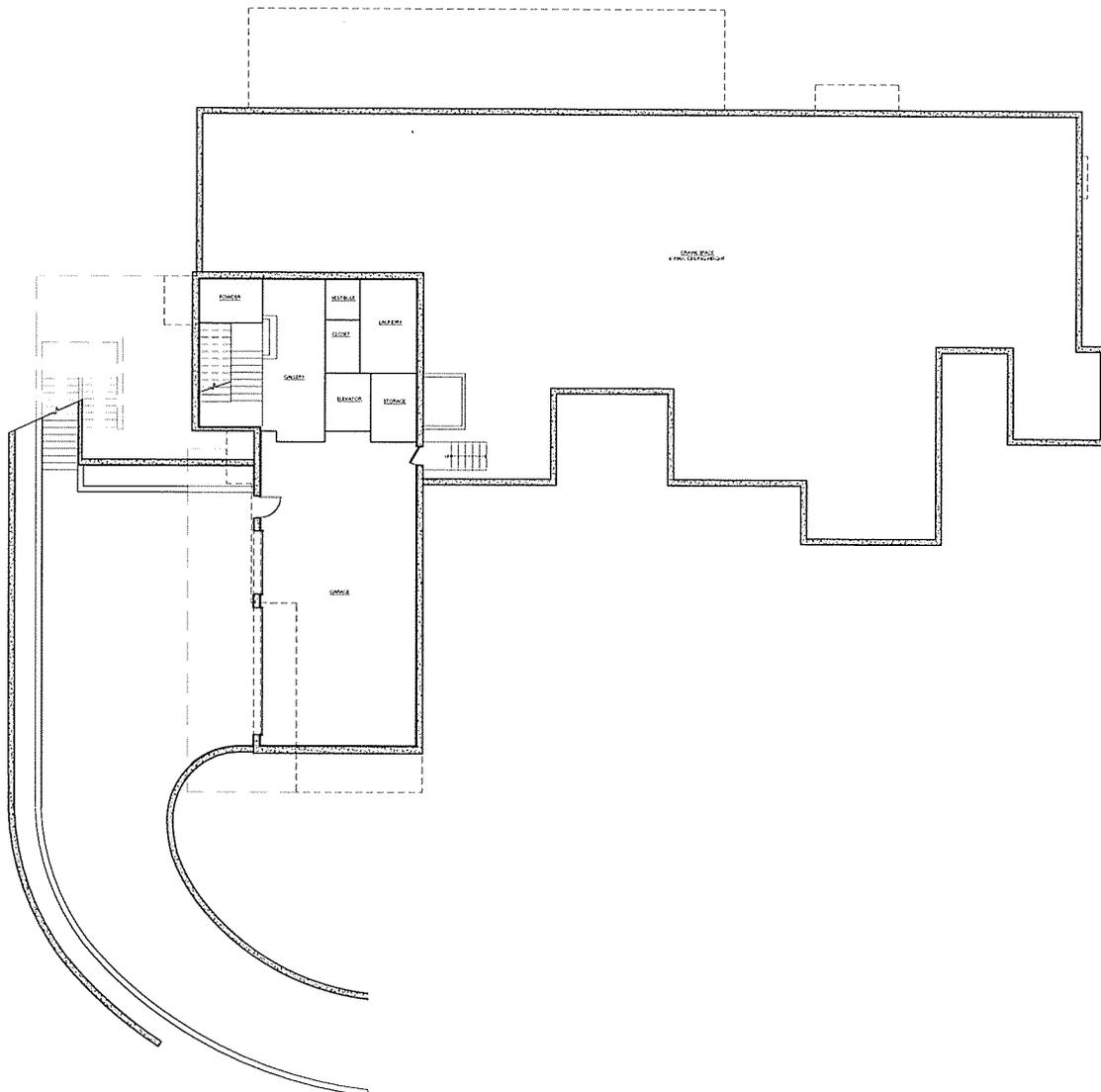
LOT 2  
SITE SECTIONS

DATE	4.15.2016
SCALE	1/16" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00
SHEET NO.	

**A-3.2**  
SECTIONS



SITE SECTION SCALE: 1/16" = 1'-0" 1



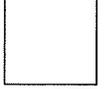

**LANDRY  
DESIGN  
GROUP**

1119 S. PLYMOUTH BLVD.  
LOS ANGELES, CA 90005  
PHONE: 310.444.1800  
FAX: 310.444.1801  
WWW: landrydesigngroup.com  
CONTACT: @landrydesign

REVISION LOG	
NO.	DATE
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WINTER MESA CRUMMER  
24120 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 2  
BASEMENT FLOOR  
PLAN



DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
PIR #	1507.00
SHEET NO.	

**A-4.0**  
PLAN

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

1



**LANDRY  
DESIGN  
GROUP**

1115 S RAYBURN BLVD  
LOS ANGELES, CA 90025  
PHONE: 310.411.1800  
FAX: 310.411.1800  
WWW.LANDRYDESIGN.COM  
LANDRY@LANDRYDESIGN.COM

REVISION LOG	DATE
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WINTER MESA CRUMMER  
24120 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

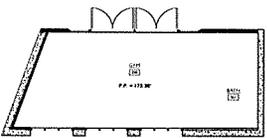
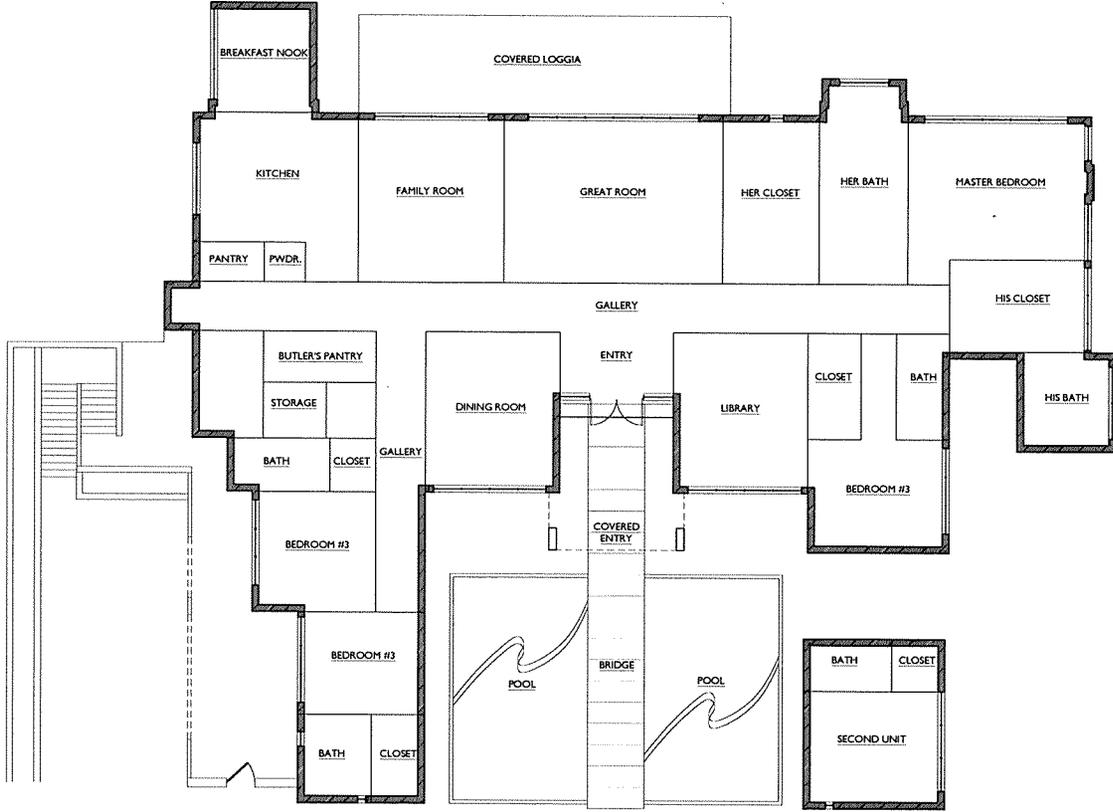
LOT 2  
FIRST FLOOR PLAN  
AND GYM PLAN



DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00
SHEET NO.	

**A-4.1  
PLAN**

PDF DATE: 4/15/2016



GYM FLOOR PLAN SCALE: 1/8" = 1'-0" **2**

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

REVISION LOG	DATE
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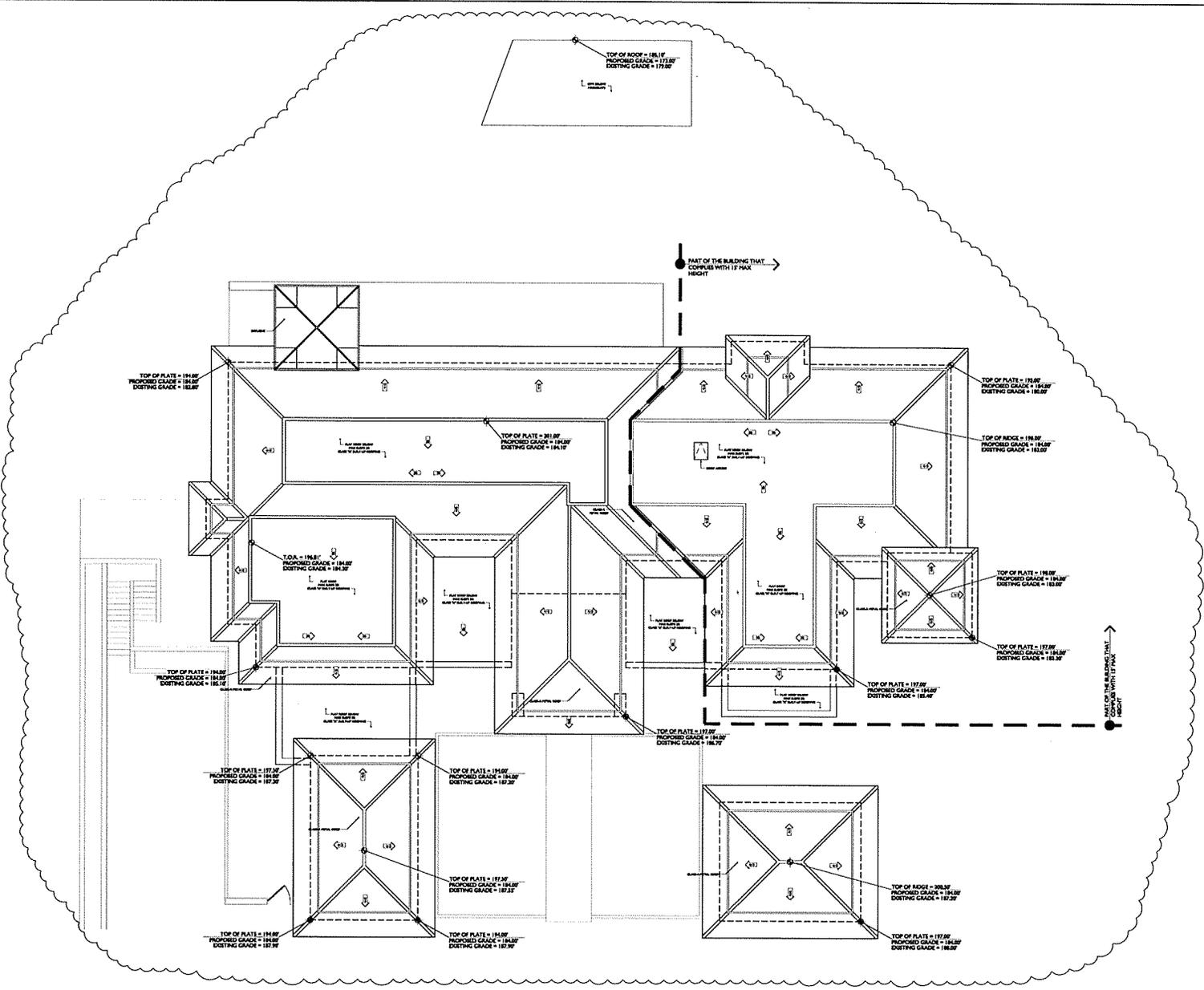
WINTER MESA CRUMMER  
 24 1/20 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 2 - ROOF PLAN

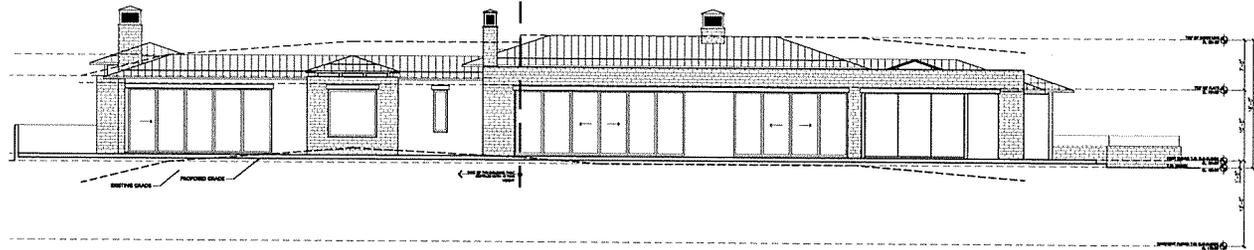


DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/AYF
JOB #	1507.00
SHEET NO.	

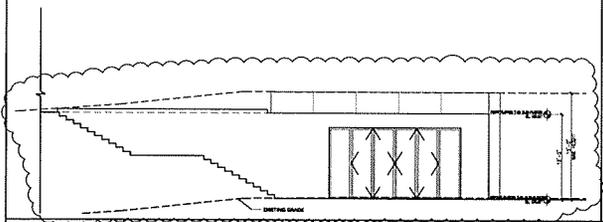
A-4.2  
 PLAN



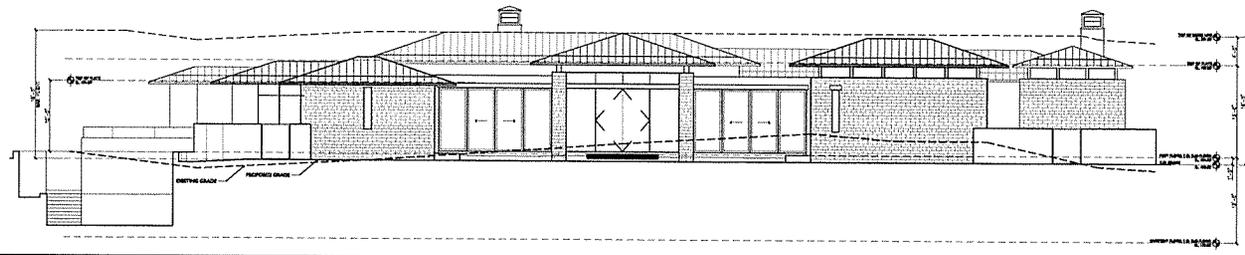
ROOF PLAN SCALE: 1/8" = 1'-0" 1



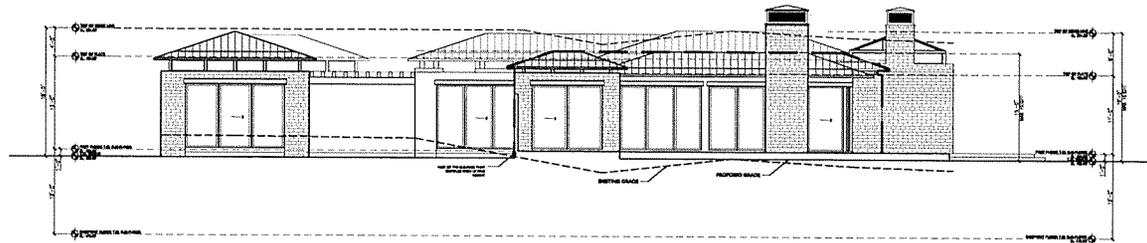
REAR - EAST ELEVATION SCALE: 1/8" = 1'-0" 5



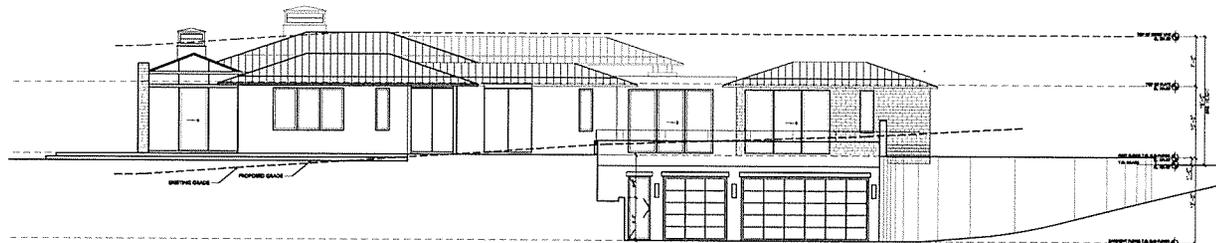
REAR - GYM ELEVATION SCALE: 1/8" = 1'-0" 4



FRONT - WEST ELEVATION SCALE: 1/8" = 1'-0" 3



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



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

**LANDRY DESIGN GROUP**  
 1418 S SEPULVEDA BLVD  
 LOS ANGELES, CA 90048  
 PHONE: 310.441.1400  
 FAX: 310.441.1401  
 WWW: LANDRYDESIGN.COM  
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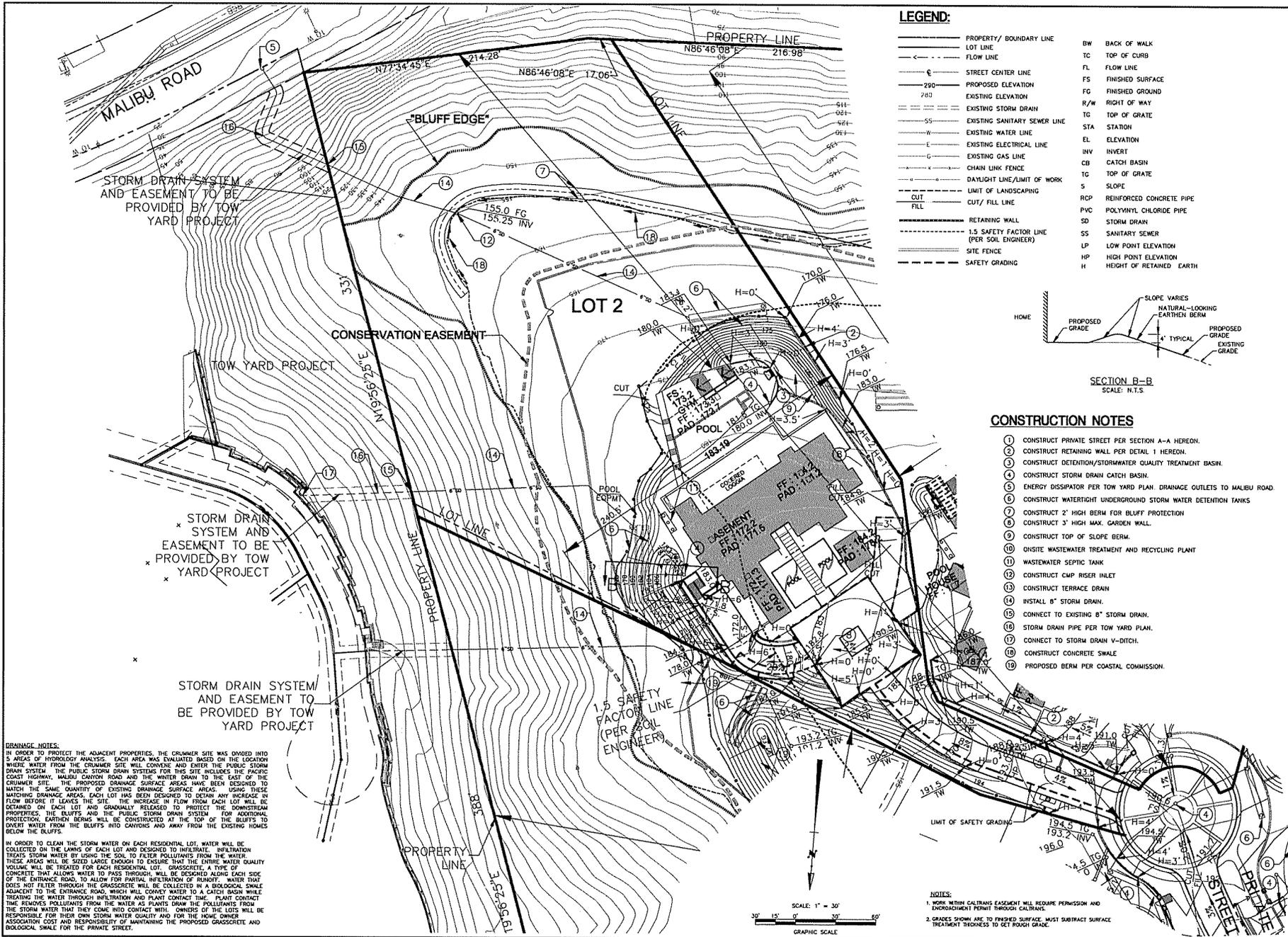
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WINTER MESA CRUMMER  
 24120 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 2  
 ELEVATIONS

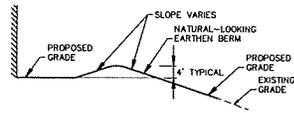
DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/AF
CAD #	1507.00
SHEET NO.	A-6.0
ELEV	





**LEGEND:**

- PROPERTY/ BOUNDARY LINE
- LOT LINE
- FLOW LINE
- STREET CENTER LINE
- 250 PROPOSED ELEVATION
- 260 EXISTING ELEVATION
- SS EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- E EXISTING ELECTRICAL LINE
- G EXISTING GAS LINE
- CHAIN LINK FENCE
- DAYLIGHT LINE/LIMIT OF WORK
- LIMIT OF LANDSCAPING
- CUT
- FILL
- RETAINING WALL
- 1.5 SAFETY FACTOR LINE (PER SOIL ENGINEER)
- SITE FENCE
- SAFETY GRADING
- BW BACK OF WALK
- TC TOP OF CURB
- FL FLOW LINE
- FS FINISHED SURFACE
- FG FINISHED GROUND
- R/W RIGHT OF WAY
- TG TOP OF GRATE
- STA STATION
- EL ELEVATION
- INVERT
- INV INVERT
- CB CATCH BASIN
- CG TOP OF GRATE
- S SLOPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SD STORM DRAIN
- SS SANITARY SEWER
- LP LOW POINT ELEVATION
- HP HIGH POINT ELEVATION
- H HEIGHT OF RETAINED EARTH



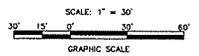
**CONSTRUCTION NOTES**

1. CONSTRUCT PRIVATE STREET PER SECTION A-A HEREON.
2. CONSTRUCT RETAINING WALL PER DETAIL 1 HEREON.
3. CONSTRUCT DETENTION/STORMWATER QUALITY TREATMENT BASIN.
4. CONSTRUCT STORM DRAIN CATCH BASIN.
5. ENERGY DISSIPATOR PER TOW YARD PLAN DRAINAGE OUTLETS TO MALIBU ROAD.
6. CONSTRUCT WATERIGHT UNDERGROUND STORM WATER DETENTION TANKS.
7. CONSTRUCT 2' HIGH BERM FOR BLUFF PROTECTION.
8. CONSTRUCT 3' HIGH MAX. GARDEN WALL.
9. CONSTRUCT TOP OF SLOPE BERM.
10. ONSITE WASTEWATER TREATMENT AND RECYCLING PLANT.
11. WASTEWATER SEPTIC TANK.
12. CONSTRUCT CMP RISER INLET.
13. CONSTRUCT TERRACE DRAIN.
14. INSTALL 8" STORM DRAIN.
15. CONNECT TO EXISTING 8" STORM DRAIN.
16. STORM DRAIN PIPE PER TOW YARD PLAN.
17. CONNECT TO STORM DRAIN V-DITCH.
18. CONSTRUCT CONCRETE SWALE.
19. PROPOSED BERM PER COASTAL COMMISSION.

**DRAINAGE NOTES:**

IN ORDER TO PROTECT THE ADJACENT PROPERTIES, THE CRUMMER SITE WAS DIVIDED INTO 5 AREAS OF HYDROLOGY ANALYSIS. EACH AREA WAS EVALUATED BASED ON THE LOCATION WHERE WATER FROM THE CRUMMER SITE WILL CONVEY AND ENTER THE PUBLIC STORM DRAIN SYSTEM. THE PUBLIC STORM DRAIN SYSTEMS FOR THIS SITE INCLUDES THE PACIFIC COAST HIGHWAY, MALIBU CANYON ROAD AND THE WATER DRAIN TO THE EAST OF THE CRUMMER SITE. THE PROPOSED DRAINAGE SURFACE AREAS HAVE BEEN DESIGNED TO MATCH THE SAME QUANTITY OF EXISTING DRAINAGE SURFACE AREAS. USING THESE MATCHING DRAINAGE AREAS, EACH LOT HAS BEEN DESIGNED TO DETAIN ANY INCREASE IN FLOW BEFORE IT LEAVES THE SITE. THE INCREASE IN FLOW FROM EACH LOT WILL BE DETAINED ON EACH LOT AND GRADUALLY RELEASED TO PROTECT THE DOWNSTREAM PROPERTIES. THE BLUFFS AND THE PUBLIC STORM DRAIN SYSTEM FOR ADDITIONAL PROTECTION. EARTHEN BERMS WILL BE CONSTRUCTED AT THE TOP OF THE BLUFFS TO DIVERGE WATER FROM THE BLUFFS INTO CANYONS AND AWAY FROM THE EXISTING HOMES BELOW THE BLUFFS.

IN ORDER TO CLEAN THE STORM WATER ON EACH RESIDENTIAL LOT, WATER WILL BE COLLECTED ON THE LAWN OF EACH LOT AND DESIGNED TO INFILTRATE. INFILTRATION TREATS STORM WATER BY USING THE SOIL TO FILTER POLLUTANTS FROM THE WATER. THESE AREAS WILL BE SIZED LARGE ENOUGH TO ENSURE THAT THE ENTIRE WATER QUALITY VOLUME WILL BE TREATED FOR EACH RESIDENTIAL LOT. GRASSCRETE, A TYPE OF CONCRETE THAT ALLOWS WATER TO PASS THROUGH, WILL BE DESIGNED ALONG EACH SIDE OF THE ENTRANCE ROAD TO ALLOW FOR PARTIAL INFILTRATION OF RUNOFF. WATER THAT DOES NOT FILTER THROUGH THE GRASSCRETE WILL BE COLLECTED IN A BIOLOGICAL SWALE ADJACENT TO THE ENTRANCE ROAD, WHICH WILL CONVEY WATER TO A CATCH BASIN WHILE TREATING THE WATER THROUGH INFILTRATION AND PLANT CONTACT TIME. PLANT CONTACT TIME REMOVES POLLUTANTS FROM THE WATER AS PLANTS DRAW THE POLLUTANTS FROM THE STORM WATER THAT THEY COME INTO CONTACT WITH. OWNERS OF THE LOTS WILL BE RESPONSIBLE FOR THEIR OWN STORM WATER QUALITY AND FOR THE HOME OWNER ASSOCIATION COST AND RESPONSIBILITY OF MAINTAINING THE PROPOSED GRASSCRETE AND BIOLOGICAL SWALE FOR THE PRIVATE STREET.



**NOTES:**

1. WORK WITH CALTRANS EASEMENT WILL REQUIRE PERMISSION AND ENCROACHMENT PERMIT THROUGH CALTRANS.
2. GRADES SHOW ABOVE TO FINISHED SURFACE, MUST SUBTRACT SURFACE TREATMENT THICKNESS TO GET ROUGH GRADE.

**PCH PROJECT OWNER, LLC - CRUMMER SITE**  
**LOT 2 SITE PLAN**  
**24120 PACIFIC COAST HWY., MALIBU, CA**  
**CDP NO. 07-146**

**PSOMAS**

500 South Flower Street, Suite 4400  
 Los Angeles, CA 90071  
 (213) 251-1400 (213) 251-1444 fax  
 www.psomas.com

DATE	DESCRIPTION	BY	CHKD

1

2

2

**PLANTING NOTES**

- CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- ON-TAIN OWNER REPRESENTATIVE'S APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
- STATE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
- ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- ALL PLANT MATERIAL AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS SOIL PREPARATION TESTING MATERIALS ELECTION AND MAINTENANCE.
  - SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD PLANT PIT DIMENSIONS AND AC FILL REQUIREMENTS.
  - ALL GROUNDCOVERS SHALL BE TRIANGULARLY SPACED.
- ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROTECT INSPECTION SCHEDULES.
- PROPERLY ALL PLANT MATERIAL IN ANTICIPATION OF EFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR SHALL CONFIRM CORRECT MATERIALS AND COEFFICIENTS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- IF CONFLICTS ARISE BETWEEN SIZES OF AREAS AND PLANS CONTRACTOR SHALL CONTACT OWNER'S ARCHITECTED REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONTACTS IS A VIOLATION TO THE OWNER'S REPRESENTATIVE SHALL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS AT THEIR OWN EXPENSE.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL SHALL BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM IDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR SHALL FURNISH THE AMERICAN ASSOCIATION OF NURSERYMEN INC.
  - LANDSCAPE CONTRACTOR SHALL PROVIDE PERMIT COSTS FOR ERECTION OF PLANT MATERIALS AND VARIATION AS CALLED OUT ON PLANTING PLANS. PERMIT COSTS TO INCLUDE THE PLANT MATERIAL, ITSELF AND INSTALLATION INCLUDING ALL LABOR AMENDMENTS FERTILIZERS ETC. AS DETAILED AND SPECIFIED FOR EACH SPECIES.
  - COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTINGS PAPEMENTS AND CENTERING. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM PLANTING INSTALLATION IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
  - PLANT CROWN RELATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF AC FILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.
- ALL SPOT ELECTIONS OF TREES ARE 6 INCHES.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY SOIL TEST AT HIS EXPENSE PRIOR TO PLANTING AND WILL FOLLOW ALL TEST RECOMMENDATIONS AND LANDSCAPE ARCHITECT'S APPROVAL FOR SOIL AMENDMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
- IN ALL CASES PLANT SPECIES AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.
- VEGETATION SHALL BE SITED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM PRIVATE PROPERTY AT ANY GIVEN TIME. CONSIDERATION OF ITS FUTURE GROWTH.
- THE LANDSCAPE PLAN SHALL PROHIBIT THE USE OF LINDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.
- LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.
  - LOCATION AND HEIGHT OF EARTHEN BERM SHALL SUBSTANTIALLY CONFORM TO THAT INDICATED ON MALIBU COAST ESTATE PLANNED DEVELOPMENT MAP 1 WHICH SHALL BE VEGETATED WITH NATIVE SPECIES THAT BLEND WITH THE NATURAL BLUFF LANDSCAPE.

**NATIVE BRUSH THINNING ZONE**

- THIN AND REMOVE PLANT SPECIES OF HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER.
- REMOVE THE LOWER 1/3 OF LARGE SHRUBS AND ALL DEAD WOOD TO REDUCE FUEL LOADS
- TREES SHOULD BE LIMBED UP TO AT LEAST 6 FT. ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS

PLANT SCHEDULE									
LOT 2 OF THE WINTER MESA / CRUMMER RESIDENCE DEVELOPMENT 2408 WINTER MESA DRIVE MALIBU, CA 90065									
ZONE A PLANT MIX									
TREES									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
N/A									
PALMS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
T-CYRE		Trachycarpus	reticulata	Sago Palm	10" Box	16' Spaced	E	A	
SHRUBS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
S-AGSC		Agave	schottii	Century Plant	8 gal	18" o.c.	E/D	A	Thin bi-annually
S-ARDF		Ardisia	reticulata	Common Broomrape	8 gal	18" o.c.	E	A	Slope Planting
S-BLJA		Junonia	microcalyx	Japanese Bluebell	8 gal	18" o.c.	E	A	
S-FWID		Phlox	whitena dwarf	Dwarf Phlox	8 gal	18" o.c.	E	A	
S-VIT1		Viburnum	bus	Lawsonia	15 gal	18" o.c.	E	A	
GROUNDCOVERS / PERENNIALS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
G-ARMA		Artemisia	maritima	Sea Thrift	4" pots	9" o.c.	E	A	
G-COCT		Cotula	maritima	Golden Pincushion	1 gal	12" o.c.	E	A	
G-COBA		Cornifolia	subulata	Rock Rose	1 gal	12" o.c.	E	A	
G-EUCP		Eucalyptus	pacificalis	White Eucalypt	15 gal	18" o.c.	E	A	
G-FRDI		Fragaria	chilensis	Beach Strawberry	1 gal	12" o.c.	E	A	
G-HEMA		Hemerocallis	fulva	Orange Daylily	1 gal	18" o.c.	E	A	
G-TELU		Teucrium	trichospermum	Black Germander	8 gal	18" o.c.	E	A	
SUCCULENTS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
T-ARUN		Araucaria	arabica	Swallowtail Tree	48" Box	As Shown	E	B	Slope Planting
T-CUMA		Cupressus	macrocarpa	Monterey Cypress	60" Box	As Shown	E	B	Slope Planting
T-LELA		Leptospermum	laevigatum	Australian Tea Tree	72" Box	As Shown	E	B	
T-QUAG		Quercus	agrifolia	Coast Live Oak	60" Box	As Shown	E	B	X
PALMS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
T-BRAP		Brahea	armata	Mexican Blue Palm	36" Box	As Shown	E	B	
T-CHRLA		Chamaerops	humilis	Mediterranean Fan Palm	64" Box	As Shown	E	B	Specimen
SHRUBS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
S-ARMA		Artemisia	maritima	Sea Thrift	1 gal	12" o.c.	E	B	
S-ALHU		Argemone	perennis	Blue Hyacinth	8 gal	48" o.c.	E	B	
S-CACA		Callitriche	californica	Black Arbutus	15 gal	48" o.c.	E	B	
S-CEAB		Ceanothus	genuus	Blue Sage	15 gal	60" o.c.	E	B	
S-CELP		Ceanothus	griseus	Yankee Point Lilac	3 gal	60" o.c.	E/D	B	
S-GRAL		Garrya	eliptica	Coast Silktassel	15 gal	60" o.c.	E	B	
S-GRDF		Garrya	deltoidea	California Parrot	5 gal	60" o.c.	E	B	
S-HELE		Hemerocallis	fulva	Orange Daylily	24 gal	72" o.c.	E	B	X
S-LARI		Lavandula	intermedia	Provence Lavender	5 gal	36" o.c.	E	B	
GROUNDCOVERS / PERENNIALS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
G-ARPC		Artemisia	parviflora	Parviflora	1 gal	18" o.c.	E	B	
G-BATP		Baccharis	patula	Black Cholla	15 gal	48" o.c.	E	B	
G-THRP		Thymus	serpyllifolius	Wild Thyme	4" pots	9" o.c.	E	B	
SUCCULENTS									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
SU-AGAT		Agave	attenuata	Fox Tail Agave	15 gal	36" o.c.	E	B	
SU-EDDO		Echeveria	donnell-smithii	Donnell-Smith Echeveria	1 gal	12" o.c.	E	B	
SU-ESPE		Echeveria	elysiantha	Blue Flame Spurge	1 gal	18" o.c.	E	B	
SU-ESPE		Echeveria	elysiantha	Mediterranean Spurge	1 gal	18" o.c.	E	B	
SU-SEMO		Sesuvium	portulacastrum	Portulaca	1 gal	12" o.c.	E	B	
ZONE C - SEED MIX									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
N/A		Artemisia	maritima	California Broomrape	E			B/C	
N/A		Echeveria	californica	California Flax	E			B/C	
N/A		Fuchsia	microcalyx	Small Fuchsia	E			B/C	
N/A		Hydrangea	brachyanthemum	California Boney	E			B/C	
N/A		Lupinus	nanus	Sty Lupine	E			B/C	
N/A		Melicope	perfoliata	Coast Melicope	E			B/C	
N/A		Sida	californica	Purple Needle Grass	E			B/C	
TURFGRASS & SUBSTITUTES									
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SPEC	GENERAL NOTES			
Turf	1500 sq ft	Festuca rubra	Red Fescue	West Coast	West Coast	From West Coast Turf Company or Equal			
		Poa sp.	Kentucky Bluegrass			42" Big Roll Soil - No Net			

PROPERTY OWNER ACKNOWLEDGEMENT:  
THE PROPERTY OWNER AGREES THAT ALL AREAS SHALL BE PLANTED AND MAINTAINED AS DESCRIBED IN THE FINAL APPROVED LANDSCAPE AND FINAL MODIFICATION PLAN IN ORDER TO PROTECT WATERSHED AND GEOLOGICAL HABITATS.

PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATEMENT OF COMPLIANCE:  
I HAVE COMPLIED 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: ROLAND J. CRUMMER

PREPARER SIGNATURE: *[Signature]*

PROFESSIONAL LICENSE DESIGNATION: LANDSCAPE ARCHITECT #5527

James Hyatt Studios

LANDSCAPE DESIGN GROUP

1000 W. 10th St., Suite 100  
Malibu, CA 90024

PHONE: (818) 222-1111

FAX: (818) 222-1112

WWW: www.jameshyattstudios.com

James Hyatt Studios is a member of the International Association of Landscape Professionals (IALA).

James Hyatt Studios is a member of the California Landscape Contractors Association (CLCA).

James Hyatt Studios is a member of the Southern California Landscape Contractors Association (SCLCA).

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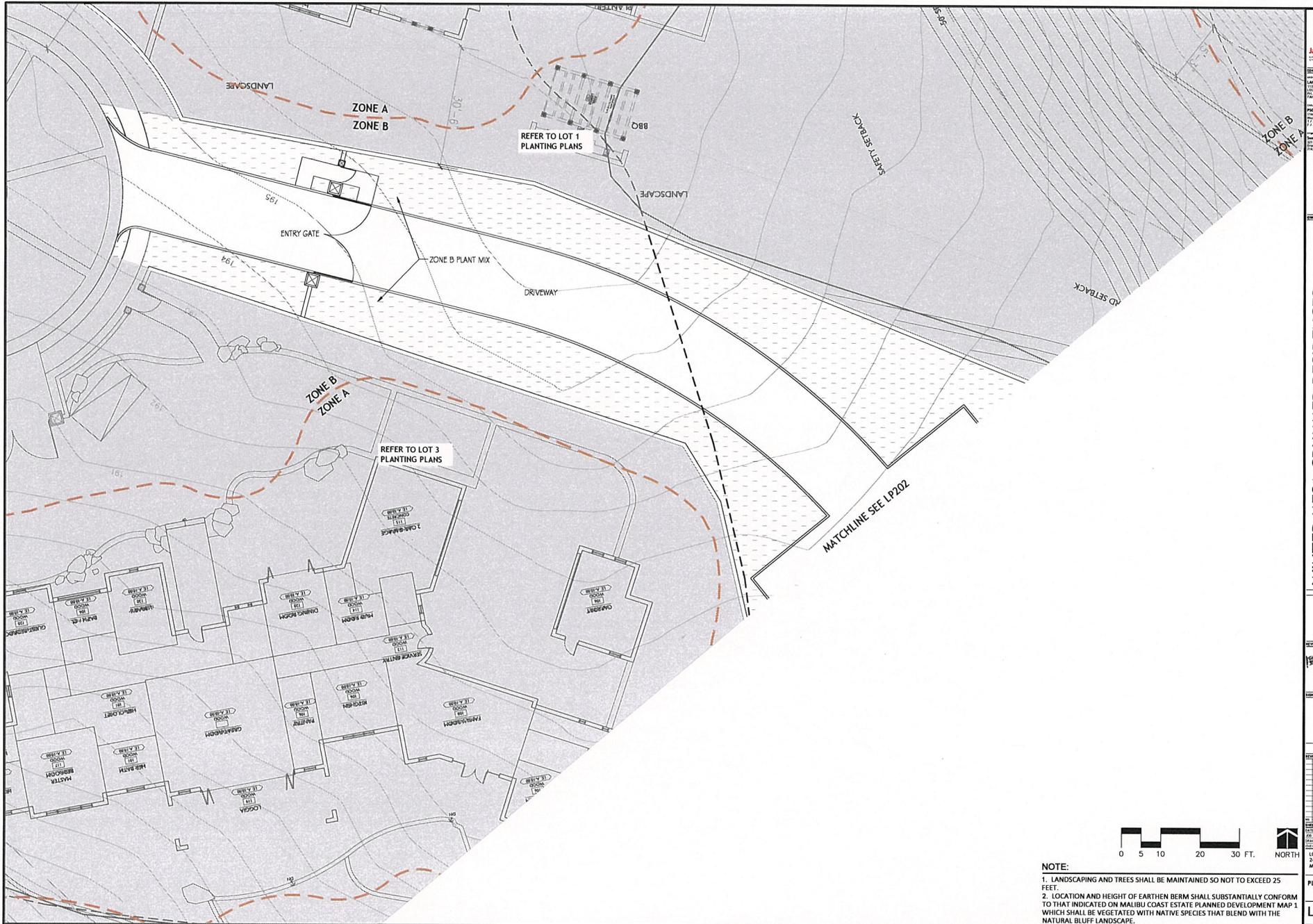
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James Hyatt Studios is a member of the



**James Hyatt Studio**  
 LANDSCAPE ARCHITECTURE  
 1000 W. 10TH ST. #100  
 MALIBU, CA 90263  
 TEL: 310.316.1111  
 WWW.JAMESHYATTSTUDIO.COM

**LANDSCAPE DESIGN GROUP**  
 1000 W. 10TH ST. #100  
 MALIBU, CA 90263  
 TEL: 310.316.1111  
 WWW.LANDSCAPEDSG.COM

**PLANTING SPECIFICATIONS**  
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS MANUAL (CPSM) 2008 EDITION.  
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS MANUAL (CPSM) 2008 EDITION.

**WINTER MESA CRUMMER RESIDENCES**  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90065



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	APRIL 15, 2024
2	REVISED	11/2024
3	ISSUED FOR PERMIT	11/2024

LOT 2  
 24107 WINTER MESA DR.  
 MALIBU, CA 90065

**PLANTING PLAN**  
**LP201**



**NOTE:**  
 1. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.  
 2. LOCATION AND HEIGHT OF EARTHEN BERM SHALL SUBSTANTIALLY CONFORM TO THAT INDICATED ON MALIBU COAST ESTATE PLANNED DEVELOPMENT MAP 1 WHICH SHALL BE VEGETATED WITH NATIVE SPECIES THAT BLEND WITH THE NATURAL BLUFF LANDSCAPE.









**GENERAL SITE PLAN NOTES:**

1. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION EXISTING PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET CURBS & GUTTER AND SIDEWALKS ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN LINK FENCE AROUND UNSECURED SITE AREAS.
7. VERIFY EXISTING HARDSCAPE TO BE REMOVED WITH LANDSCAPE PLAN, ARCHITECT AND OWNER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS.
9. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COUNTY OF LOS ANGELES STANDARDS.
10. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

**GRADING:**

1. ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2" AND BE A MINIMUM OF 6" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
2. FOR GRADES SPECIFIED TO BE LESS THAN 4" FROM WOOD SILL PLATE AND FOR AREAS WHERE CONCRETE FINISH IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF 1/2" G-30 GALVANIZED BITUMASTIC WATERPROOFING MEMBRANE COVERED WITH COPPER FLASHING, BOTH PROJECTING 4" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATIONS.
3. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS, BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICABLE FROM ADJACENT INHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

**PERMIT:**

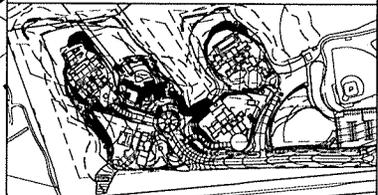
1. THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HARDSCAPE, POOL, SPA, FOUNTAINS OR TENSIS COURT.
3. THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
4. ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REPRODUCTION SHALL BE INCLUDED IN THE BID.

**POOL:**

1. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE FOR 15 SECONDS MAXIMUM FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING SLIDE HAS 6" ABOVE GROUND ENCLOSED POOL AREA WITH LATCH AT FENCE MAXIMUM HEIGHT (4" MAXIMUM OPENING BETWEEN RAILS).

**NOTES TO SHEET:**

1. TOP OF WALL: 6" HIGH STUCCO WALL WITH 2" HIGH W/RAILING ABOVE
2. TOP OF WALL: 4" HIGH W/RAILING IRON FENCE
3. TOP OF WALL: 4"
4. TOP OF WALL: 6"



**LANDRY DESIGN GROUP**  
 118 S. OLIVANA BLVD  
 LOS ANGELES, CA 90015  
 PHONE: 310.441.1888  
 FAX: 310.441.1888  
 WWW: www.landrydesign.com  
 LICENSE # 44999-000-0001

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**WINTER MESA CRUMMER**  
**24134 PACIFIC COAST HIGHWAY**  
**MALIBU, CA 90065**

**LOT 3**  
**SITE PLAN**

DATE	04.15.2016
SCALE	1" = 30'-0"
DRAWN	EB/VF
JOB #	1507.00
SHEET NO.	

**A-3.1**  
**SITE**

SITE PLAN - LOT 3

SCALE: 1" = 30'-0"

N.T.S.

KEY PLAN



**LANDRY  
DESIGN  
GROUP**

1119 S. SPANISH BLVD.  
LOS ANGELES, CA 90019  
PHONE: 310.441.1166  
FAX: 310.441.1167  
WWW: landrydesign.com  
LANDRY@LANDRYDESIGN.COM

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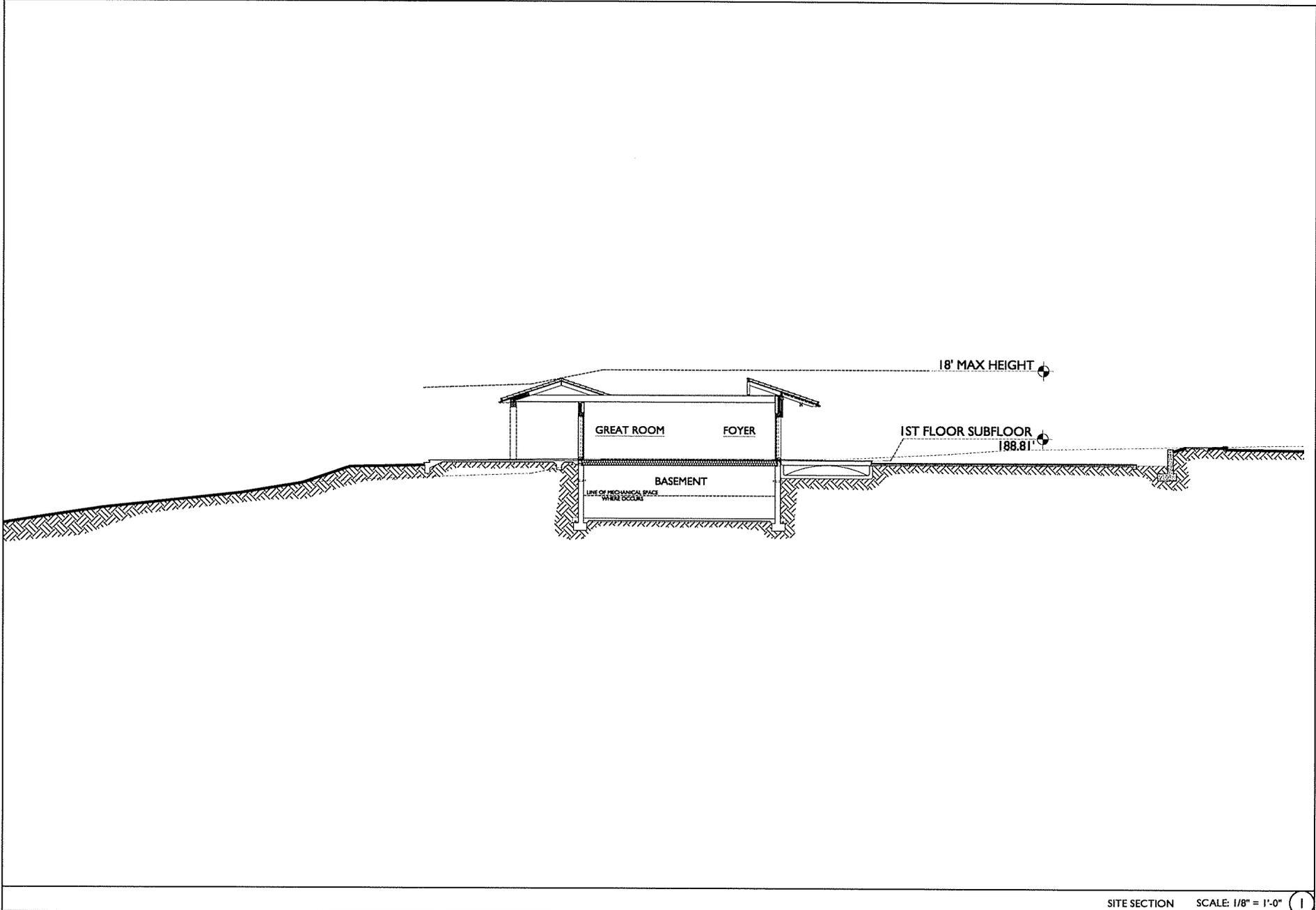
WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 3 ELEVATIONS



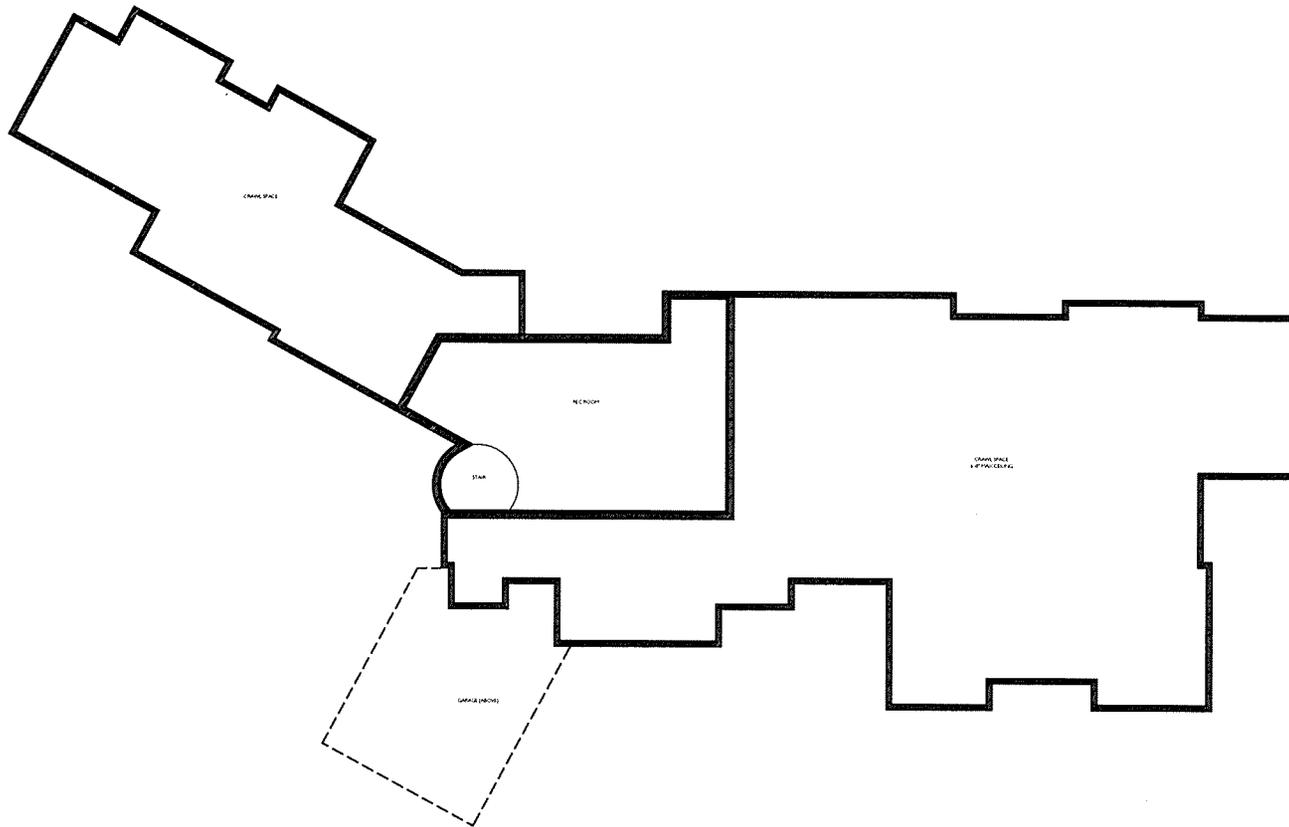
DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/YF
JOB #	1507.00
SHEET NO.	

**A-3.2**  
SECTIONS



SITE SECTION SCALE: 1/8" = 1'-0"

1




**LANDRY  
DESIGN  
GROUP**

1818 S. SPANISH BLVD  
LOS ANGELES, CA 90048  
PHONE: 310.441.1800  
FAX: 310.441.1800  
WWW.LANDRYDESIGN.COM  
LANDRY@LANDRYDESIGN.COM

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WINTER MESA CRUMMER  
24134 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 3  
BASEMENT PLAN



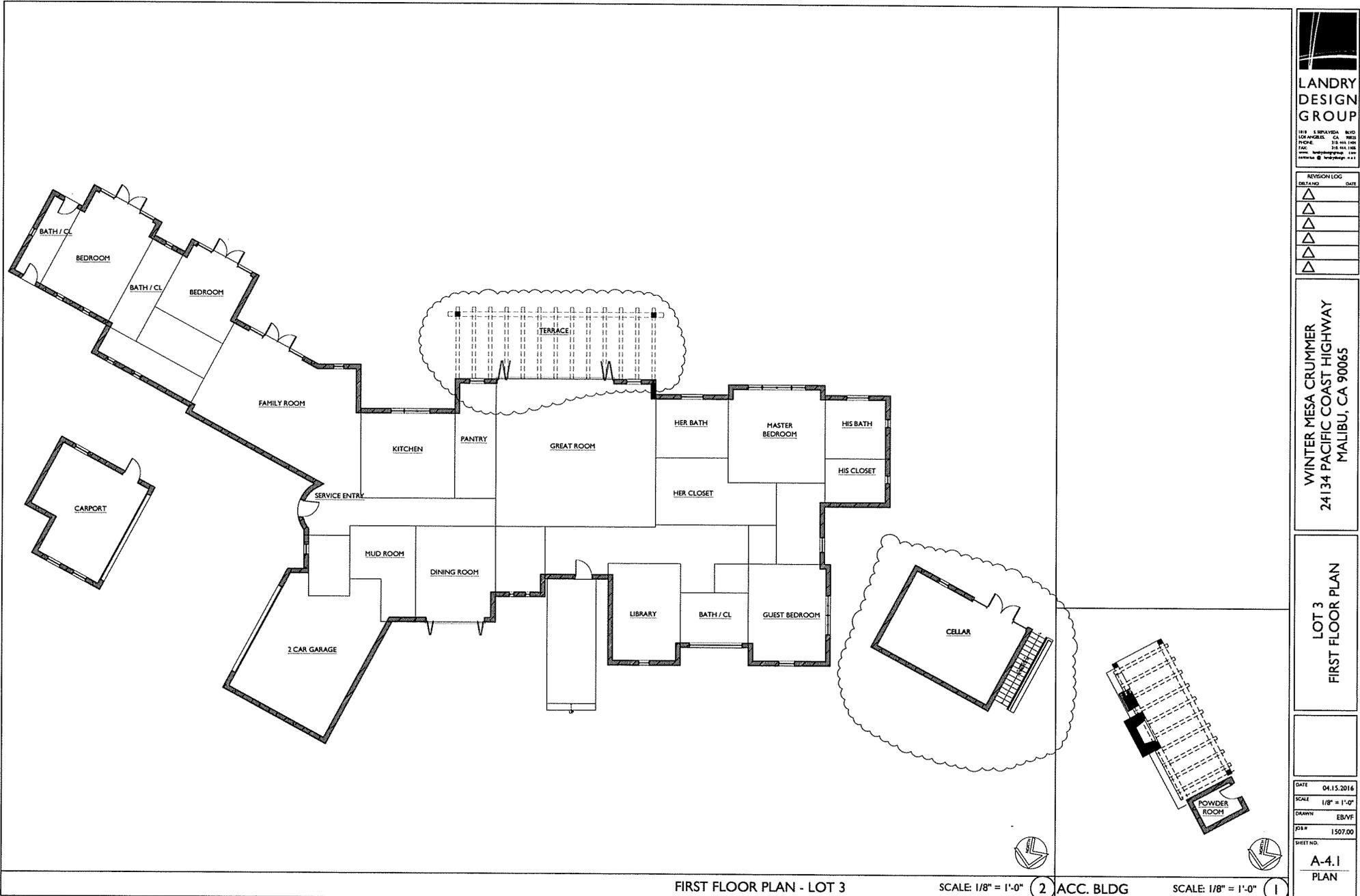
DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/YF
CHK #	1507.00
SHEET NO.	

**A-4.0  
PLAN**

BASEMENT PLAN - LOT 3

SCALE: 1/8" = 1'-0"

1



**LANDRY DESIGN GROUP**  
 1818 S SEPULVEDA BLVD SUITE 100  
 LOS ANGELES, CA 90048  
 PHONE 310.441.1100  
 FAX 310.441.1102  
 WWW.LANDRYDESIGN.COM  
 LANDRY@LANDRYDESIGN.COM

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WINTER MESA CRUMMER  
 24134 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 3  
 FIRST FLOOR PLAN

DATE 04.15.2016  
 SCALE 1/8" = 1'-0"  
 DRAWN EBAVE  
 JOB# 1507.00  
 SHEET NO.

A-4.1  
 PLAN

FIRST FLOOR PLAN - LOT 3

SCALE: 1/8" = 1'-0" (2) ACC. BLDG

SCALE: 1/8" = 1'-0" (1)

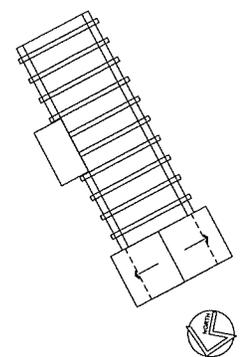
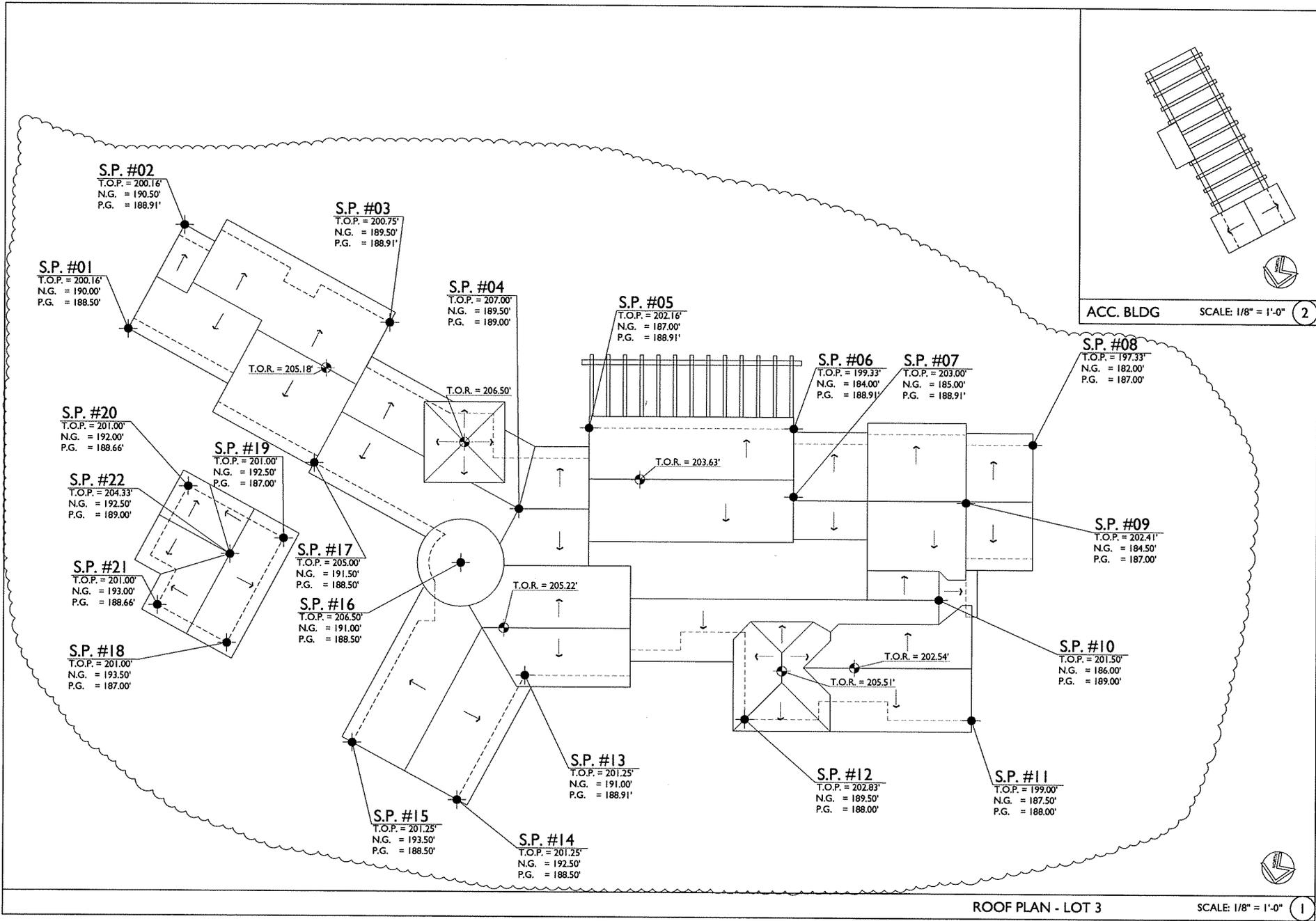
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WINTER MESA CRUMMER  
 24134 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 3  
 ROOF PLAN

DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/AYF
CHECKED	1507.00

A-4.2  
 ROOF PLAN



ACC. BLDG SCALE: 1/8" = 1'-0" 2

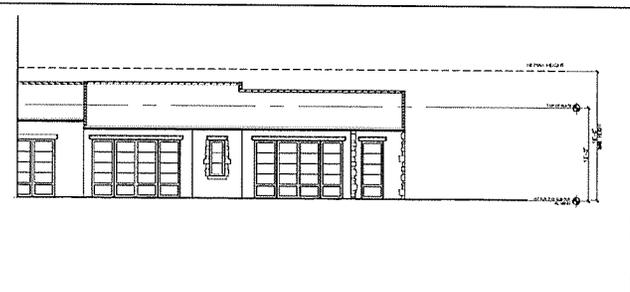
ROOF PLAN - LOT 3 SCALE: 1/8" = 1'-0" 1

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DATE	DESCRIPTION
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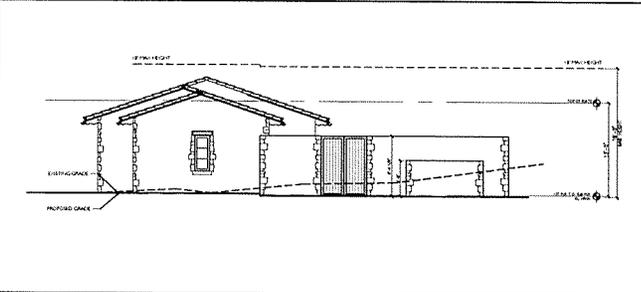
WINTER MESA CRUMER  
 24134 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 3  
 ELEVATIONS

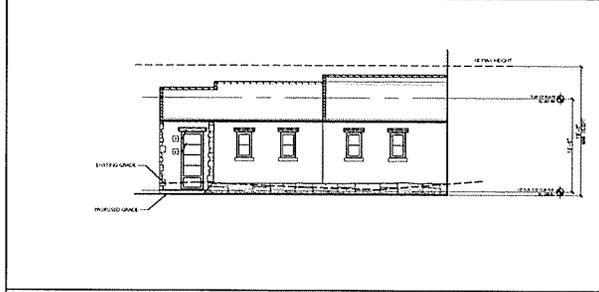
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SHEET NO.	
<b>A-6.0</b>	
ELEVATIONS	



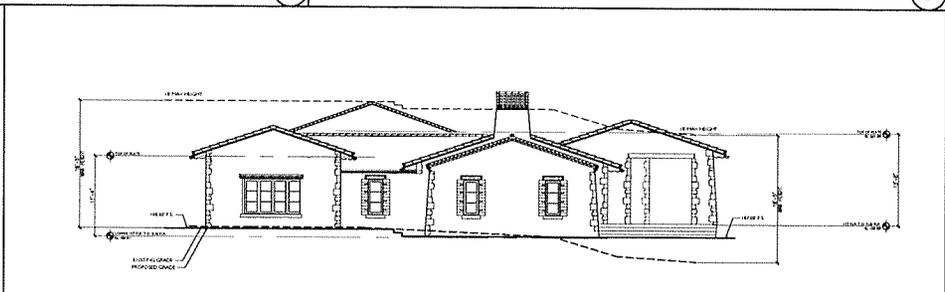
REAR ELEVATION - SOUTH ELEVATION SCALE: 1/8" = 1'-0" 5



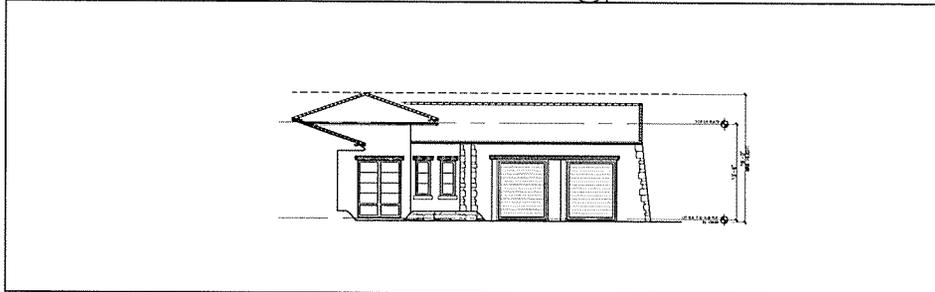
SIDE ELEVATION - EAST ELEVATION SCALE: 1/8" = 1'-0" 6



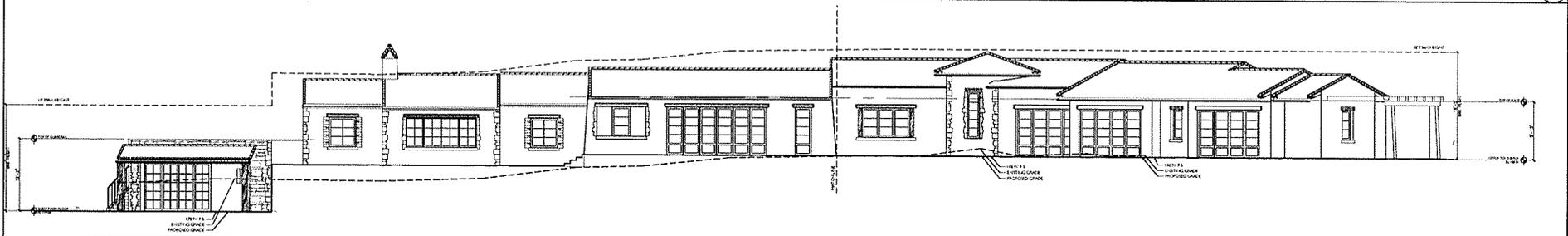
FRONT ELEVATION - NORTH ELEVATION SCALE: 1/8" = 1'-0" 7



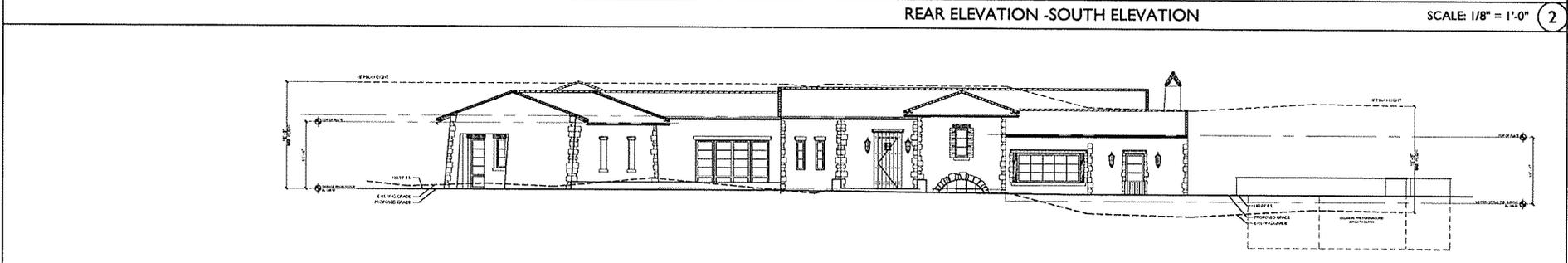
SIDE ELEVATION - WEST ELEVATION SCALE: 1/8" = 1'-0" 3



GARAGE ELEVATION - EAST ELEVATION SCALE: 1/8" = 1'-0" 4



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



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



**PUBLIC WORKS DEPARTMENT GENERAL NOTES**

- 1. ALL WORK WITHIN PUBLIC STREETS OR PUBLIC EASEMENTS SHOWN ON THESE PLANS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPWC) "GREEN BOOK."
- 2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL SHSA) SAFETY STANDARDS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY VIOLATIONS. PROVISIONS FOR PUBLIC WORKS CONSTRUCTION (SPWC) "GREEN BOOK."
- 3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489. EXT. 235 FOR PRE CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION BEING DURING THE COURSE OF THE WORK.
- 4. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY DISBURSEMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489. EXT. 235 TO APPLY FOR A PERMIT.
- 5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY DISBURSEMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENGAGEMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
- 6. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
- 7. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 8. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE CHANGED OR DESTROYED BY THEIR OPERATIONS. SAID FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. THE PUBLIC WORKS INSPECTOR, THE PROFESSIONAL LAND SURVEYOR'S ACT.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INsofar AS IT MAY BE AFFECTED BY THESE OPERATIONS.
- 10. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A CONDITION OF TRAFFIC SIGN AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "HANDBOOK") PUBLISHED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. THE HANDBOOK IS AVAILABLE FOR PURCHASE BY THE CITY. THE CITY MAY REQUIRE A TRAFFIC CONTROL PLAN, PREPARED BY THE CONTRACTOR, TO BE REVIEWED BY THE CITY.
- 11. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
- 12. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO FEBRUARY 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
- 13. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
- 14. THE DEVELOPER SHALL COMPLY WITH APDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
- 15. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHEN EMPLOYED), AND CONTAINED HEREIN, ARE REFERENCED HEREIN, AS APPROVED OR CONDITIONED BY THE CITY. THIS SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
- 16. ALL STORM DRAIN PIPES WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPES (CIPP).
- 17. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN GRABNS SHALL BE CONSTRUCTED OF 3" P.C. C REINFORCED WITH 6"x6" REBAR W 8" W.C. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION.

- 18. GRADING NOTES:
  - a. CUT TO FILL: FILL (INCLUDES SURFACING) - LOT 7 NOT INCLUDED
  - b. CUT TO FILL: FILL (INCLUDES SURFACING) - LOT 7 NOT INCLUDED
  - c. TOTAL DISTURBED AREA (GRADING AREA, LANDSCAPE OILY AREA) - LOT 7 NOT INCLUDED
  - d. INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA
  - e. TOTAL EXISTING IMPERVIOUS SURFACE AREA - 50 FT.
  - f. TOTAL PROPOSED IMPERVIOUS SURFACE AREA - 50 FT.
  - g. FLOOD ZONE IN FINISH: BASE FLOOD ELEVATION: \_\_\_\_\_ FT.
- 19. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED WITH STEEPNESS NOT LESS THAN 4:1 AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS ENGINEER.
- 20. ALL EXISTING BASINS AND DRAINAGE INLETS SHALL BE STENOCHED WITH THE CITY OF MALIBU STORM DRAIN LOG.

- 21. ALL EXISTING BASINS AND DRAINAGE INLETS SHALL BE STENOCHED WITH THE CITY OF MALIBU STORM DRAIN LOG.
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**GENERAL NOTES (CONTINUED)**

- 76. PRELIMINARY SOIL AND GEOLOGIST REPORTS, AS APPROVED BY THE CITY ENGINEER, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR.
- 21. ALL EXISTING DRAINAGE CONDUITS THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL. IN ANY CASE, THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH CONDUITS.
- 22. 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 APPROPRIATE TO THE SOILS OF THE BASINS OF DISCHARGE.
- 23. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 833, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.
- 24. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- 25. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

**GEOTECHNICAL GRADING NOTES**

- 1. PRIOR TO THE FINAL APPROVAL OF THE PROJECT, AN AS-BUILT GRADING REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL GEOTECH TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL EXISTING TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVED BUILDINGS, LOCATION AND ELEVATIONS OF ALL NEWWAYS AND BACKFILLS, LOCATIONS AND ELEVATIONS OF ALL RETAINING WALLS, WALLS, EXCAVATIONS AND OUTLETS, GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AS-BUILT GEOLOGIC MAP.
- 2. AN AS-BUILT REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT DOCUMENTING THE INSTALLATION OF THE PRE FOUNDATION ELEMENTS (IF APPLICABLE) SHALL BE SUBMITTED TO THE CITY FOR REVIEW BY THE CITY GEOLOGIST AND GEOTECHNICAL ENGINEERING REVIEWERS PRIOR TO THE FINAL APPROVAL OF THE PROJECT. THE REPORT SHALL INCLUDE DETAILED GEOLOGIC LOGS OF FILL EXCAVATIONS, INCLUDING TOTAL DEPTH OR TO ELEVATION, DEPTH INTO RECOMMENDED BEARING MATERIALS, AND DEPTH TO COMPACTED, AS WELL AS AN AS-BUILT PLAN MAP MUST DEPICTING THE PILES AND GRADE BEAMS.
- 3. UNUSUAL OR ADVERSE GEOLOGIC CONDITIONS DISCOVERED DURING GRADING SHALL BE DOCUMENTED IN DAILY FIELD REPORTS TO THE CITY ENGINEER. THE CITY ENGINEER'S RECOMMENDATIONS SHALL BE PROVIDED, AS NECESSARY. TWO COPIES OF ALL ADDENDUM REPORTS AND DAILY REPORTS SHALL BE SUBMITTED TO THE GEOTECHNICAL STAFF FOR REVIEW.
- 4. EXPANSION INDEX TESTING ON FINISH GRADE SOILS MUST BE PERFORMED BY THE GEOTECHNICAL CONSULTANT UPON COMPLETION OF GRADING AND FOUNDATION RECOMMENDATIONS SHALL BE MOVED, AS NECESSARY.

**CONDITIONS OF APPROVAL / TRACT OR PARCEL MAP GRADING PLANS**

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR 2400 JACQUES COAST LORRAINE DR.

**PRIVATE ENGINEER'S NOTICE TO SUBCONTRACTORS**

- 1. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY CONDITIONS REFERRED TO IN THESE NOTES ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN THE CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- 2. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONNEL, DURING THE COURSE OF THE CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND HOLD THE CONTRACTOR WITH PERFORMANCE OF WORK ON THIS PROJECT.
- 4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- 5. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OR PSOMAS AND ASSOCIATES BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- 6. THE CONTRACTOR SHALL OBTAIN AN OSHA PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WHICH ARE 3 FEET OR DEEPER.

**CONSTRUCTION TESTING REQUIREMENTS**

- 1. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL DEPTH (3313.1):
  - a. 95% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE.
  - b. 90% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE.
- 2. FILL DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD. IN PRE-GRADED CONVEK SOILS FILL DENSITY MAY BE DETERMINED BY THE DRY-CINDER METHOD. A.S.T.M. D-2937 - LATEST VERSION PROVIDED NOT LESS THAN 50% OF THE REQUIRED DENSITY TESTS UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FILL DENSITY SHALL BE AS SHOWN ON THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL (3313.1) ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
  - a. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
  - b. ONE TEST FOR EACH 1000 SQ. YARD OF MATERIAL PLACED.
  - c. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SURFACE ON THE BASIS OF ONE TEST FOR EACH 1000 SQ. YARD OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
- 3. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO MEET DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL (3313.1) ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
  - a. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
  - b. ONE TEST FOR EACH 1000 SQ. YARD OF MATERIAL PLACED.
  - c. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SURFACE ON THE BASIS OF ONE TEST FOR EACH 1000 SQ. YARD OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

**GRADING INSPECTION REQUIREMENTS**

- 1. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS (310) 456-2489. EXT. 235.
- A. INITIAL INSPECTION, WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND THE FILL HAS BEEN SCARIFIED TO THE PROPOSED FINISH GRADE, SHALL BE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
- B. THE INSPECTION, AFTER NATURAL GRASS IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE FILL IS PLACED.
- C. EXCAVATION INSPECTION, AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
- D. BOUNDARY GRADING, WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES HAVE BEEN INSTALLED; AND THE PROTECTION OF THE BOUNDING SITE FROM FLOODING ARE INSTALLED. BEING INSTALLED AT THE TOP OF SLOPES, SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
- E. DAILY INSPECTION, WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PLOT HAS BEEN INSTALLED, SLOPE PLACING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
- F. SUBSOIL INSTALLATION, PROVIDE CONTINUOUS INSPECTION DURING SUBSOIL EXCAVATION AND INSTALLATION CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBSOIL INSTALLATIONS (3313.2)

**GRADING INSPECTION REQUIREMENTS CONTINUED**

- G. FILL INSPECTION:
  - i. AFTER THE FILL PLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFT EXCEEDS 10 FT. (3313.2)
  - ii. DURING PREPARATION OF NATURAL GROUND AND EXCAVATED FILL.
  - iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT OPERATION OF FILL THAT WILL EXCEED THE PROPOSED FINISH GRADE TO A DEPTH OF 30 FT. OR RESULT IN SOFT SURFACE STEEPER THAN 2 HORIZONTAL TO VERTICAL. (3313.2)
- H. DRAINAGE DEVICE INSPECTION, AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS FLOURED.
- I. BOUNDARY GRADING, WHEN ALL BOUNDARY GRADING HAS BEEN COMPLETED AND BEFORE ANY CONCRETE IS FLOURED, THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT FOR THE APPROVAL OF ROUGH GRADING.

**JOB ADDRESS:**  
24134 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

**OWNER / DEVELOPER:**  
AZ WINTER MESA, LLC  
C/O BIG ROCK PARTNERS, LLC  
315 S. BEVERLY DR. #100  
BEVERLY HILLS, CA 90212  
CONTACT: ROBERT GALT  
TELEPHONE: (310) 734-2033

**SOILS ENGINEER/GEOLOGIST:**  
LEIGHTON AND ASSOCIATES, INC.  
725 S. PICO BLVD., SUITE 1000  
LOS ANGELES, CA 90071  
TELEPHONE: (213) 563-1481  
CONTACT: CARL KIM

**CIVIL ENGINEER:**  
PSOMAS  
1600 FLOWER ST., STE. 4400  
LOS ANGELES, CA 90017  
TELEPHONE: 213/723-1400

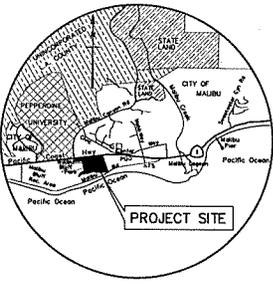
**COMPLIANCE WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

- 1. THE OWNER HAS FILED WITH THE STATE WATER RESOURCES CONTROL BOARD, A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR THE QUALITY OF STORM WATER DISCHARGES FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION ACTIVITIES. ACCORDINGLY, THE SWPPP FOR THE PROJECT REQUIRES IMPLEMENTATION OF POLLUTION CONTROL PRACTICES AT THREE LEVELS: 1) SPECIFIC MANDATORY PRACTICES THAT MUST BE IMPLEMENTED AS SPECIFIED; 2) ALTERNATIVE MANDATORY PRACTICES WHICH THE CONTRACTOR SELECTS FROM LISTED PRACTICES THE ALTERNATIVE THAT BEST FIT THE MEANS, METHODS, AND SCHEDULE OF WORK; AND 3) PRACTICES WHICH THE CONTRACTOR SELECTS THE CONTROL PRACTICES THAT BEST FIT THE MEANS, METHODS, AND SCHEDULE OF WORK AND IS NOT LISTED IN THE MEANS, METHODS, AND SCHEDULE OF WORK AND IS NOT LISTED IN THE MEANS, METHODS, AND SCHEDULE OF WORK.
- 2. THE OWNER RECOGNIZES THAT THE PHYSICAL CHARACTERISTICS OF THE PROJECT SITE, THE PLANNED SITE IMPROVEMENTS, AND THE MEANS, METHODS, AND SCHEDULE OF WORK SELECTED BY THE CONTRACTOR MAY AFFECT THE QUALITY OF STORM WATER DISCHARGES FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION ACTIVITIES. ACCORDINGLY, THE SWPPP FOR THE PROJECT REQUIRES IMPLEMENTATION OF POLLUTION CONTROL PRACTICES AT THREE LEVELS: 1) SPECIFIC MANDATORY PRACTICES THAT MUST BE IMPLEMENTED AS SPECIFIED; 2) ALTERNATIVE MANDATORY PRACTICES WHICH THE CONTRACTOR SELECTS FROM LISTED PRACTICES THE ALTERNATIVE THAT BEST FIT THE MEANS, METHODS, AND SCHEDULE OF WORK; AND 3) PRACTICES WHICH THE CONTRACTOR SELECTS THE CONTROL PRACTICES THAT BEST FIT THE MEANS, METHODS, AND SCHEDULE OF WORK AND IS NOT LISTED IN THE MEANS, METHODS, AND SCHEDULE OF WORK.

- 3. THE CONTRACTOR, ASSUMING SOLE, COMPLETE, AND CONTINUOUS RESPONSIBILITY FOR THE CONDITIONS AT THE JOB SITE DURING CONSTRUCTION, SHALL FULLY COMPLY WITH ALL REQUIREMENTS, TERMS, AND CONDITIONS IN THE NOI AND GENERAL PERMIT AND SHALL IMPLEMENT THE SWPPP, THE CONTRACTOR IN SUBMITTING A BID FOR THE WORK, CERTIFIES THAT THE NOI, GENERAL PERMIT, AND SWPPP WERE REVIEWED PRIOR TO SUBMITTAL OF THE BID FOR THE PROJECT AND THAT THE COSTS OF COMPLIANCE AND IMPLEMENTATION OF THESE ITEMS ARE INCLUDED IN THE BID PRICE.
- 4. THE OWNER RETAINS THE RIGHTS AND POWERS TO EFFECT PROMPT CORRECTIVE ACTION IN THE EVENT OF NON-COMPLIANCE WITH ANY REQUIREMENTS, TERMS OR CONDITIONS IN THE NOI, GENERAL PERMIT, OR SWPPP. HOWEVER, THE OWNER'S RETAINANCE OF THESE RIGHTS DOES NOT OBLIGATE THE OWNER TO EFFECT SAID CORRECTIVE ACTION OR TO NOTIFY THE CONTRACTOR FROM THE FAIL. RESPONSIBILITY TO COMPLY WITH CONDITIONS OF NON COMPLIANCE DUE TO ANY ACTION OR ACTION OF ANY SUPPLIER, MATERIAL SUPPLIER, PROVIDER OF SERVICE, OR WORKER ON THE ACCOUNT OF THE CONTRACTOR SHALL BE CONSIDERED A FAILURE BY THE CONTRACTOR TO COMPLY.
- 5. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTING THE SWPPP. THE DESIGNATED PERSON SHALL BE AVAILABLE 24 HOURS PER DAY, SEVEN DAYS PER WEEK AND SHALL HAVE THE AUTHORITY TO RESPOND TO STORM WATER POLLUTION ISSUES AND TO IMPLEMENT CORRECTIVE AND PREVENTATIVE MEASURES AS REQUIRED. THE DESIGNATED PERSON AND THE TELEPHONE NUMBER SHALL BECOME PART OF THE SWPPP, A DOCUMENT AVAILABLE TO THE PUBLIC.

**AIR QUALITY NOTES**

- A. DURING CONSTRUCTION, EXPOSED EARTH SURFACES SHALL BE SPRAYED WITH WATER AT LEAST TWICE A DAY BY THE PROPERTY OWNER/CONTRACTOR TO MINIMIZE DUST GENERATION. ON TEMPORARY DUST COVERS SHALL BE USED THAT MEET STANDARD DISTRICT RULE 403.
- B. THE PROPERTY OWNER/CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPED TO CONTROL DUST GENERATED BY GRADING AND HAULING, AND ALL TIMES PERIODS REASONABLE CONTROL OF DUST CAUSED BY WIND.
- C. HAULING AND GRADING EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MAINTAINED AS REQUIRED BY LAW.
- D. ALL LOADS SHALL BE SECURED BY TRAILING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE. LATERAL.
- E. ONE FIELD PERSON SHALL BE REVIEWED AS THE JOB SITE TO ASSIST TRUCKS UPON APPROX AND EXPRESS OF THE PROJECT SITE. THE FIELD PERSON(S) AND VEHICLE(S) SHALL BE IN COMPLIANCE WITH PART 11.1 OF THE 1995 EDITION OF "WORK AREA TRAFFIC CONTROL HANDBOOK".
- F. ALL EXISTING GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WIND (I.E. GREATER THAN 15 MPH) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- G. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.
- H. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OR DEVELOPMENT ARE COMPLETE.



**SHEET INDEX**

SHEET NO.	TITLE
1	TITLE SHEET & NOTES
2	GRADING PLAN

**SOILS ENGINEER REVIEW**

THESE PLANS HAVE BEEN REVIEWED BY AND CONFORM TO THE RECOMMENDATIONS OF THE FOLLOWING GEOLOGIST/SOILS ENGINEERS PREPARED BY LEIGHTON AND ASSOCIATES, INC.:

- 1. "REPORT OF GEOTECHNICAL INVESTIGATION"

(SOILS ENGINEER) DATE

Lot 3

	EXEMPT	NON-EXEMPT	REMEDIAL	TOTAL		
R & R UNDER STRUCTURE	1,422	654	716	0	11,342	
CUT	8,550	1,422	654	716	0	10,342
FILL	8,550	1,422	654	716	0	10,342
TOTAL	17,100	1,422	654	1,432	0	21,700
IMPORT						1,364
EXPORT						368

SPRINKLING: 1,001  
NET EXPORT: 368

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE CATCHMENT VOLUMES.

THESE QUANTITIES ARE FOR DESIGN AND BIDDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES.

THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES GRADING ASSOCIATED WITH HIS PROJECTS, INCLUDING SITE-SPECIFIC DESIGN, SHALL BE CONSIDERED FINAL DESIGN.



DATE: 10-21-15  
SCALE: AS SHOWN  
PROJECT NO.: 15-00100100

**AZ WINTER MESA, LLC - CRUMMER SITE**  
**GRADING AND DRAINAGE PLAN**  
**24134 PACIFIC COAST HWY., MALIBU, CA**

**PSOMAS**  
1600 FLOWER ST., STE. 4400  
LOS ANGELES, CA 90017  
TELEPHONE: 213/723-1400  
FAX: 213/723-1400

NO.	DATE	REVISION
1		
2		

BENCHMARK  
COUNTY OF LOS ANGELES BM 10143  
CWP BM TAC IN WEST CATCH BASIN OF MALIBU  
CANYON ROAD 13 METERS: 140.0 CENTER LINE  
& 34 METERS ON CENTER LINE OF PACIFIC  
COAST HWY (ELEV 5.00 CALTRANS ROAD)  
ELEV. 254.828 FEET, ADJUSTMENT (2004) MALIBU QUAD, DATUM: NAVD 83

**LEGEND:**

---	PROPERTY/ BOUNDARY LINE	BW	BACK OF WALK
---	LOT LINE	TC	TOP OF CURB
---	STREET CENTER LINE	FS	FINISHED SURFACE
---	PROPOSED ELEVATION	FG	FINISHED GROUND
---	EXISTING ELEVATION	R/W	RIGHT OF WAY
---	EXISTING STORM DRAIN	TG	TOP OF GRATE
---	EXISTING SANITARY SEWER LINE	STA	STATION
---	EXISTING WATER LINE	EL	ELEVATION
---	EXISTING ELECTRICAL LINE	INV	INVERT
---	EXISTING GAS LINE	CB	CATCH BASIN
---	CHAIN LINK FENCE	TC	TOP OF GRATE
---	DAYLIGHT LINE/LIMIT OF WORK	S	SLOPE
---	LIMIT OF LANDSCAPING	RCP	REINFORCED CONCRETE PIPE
---	CUT	PVC	POLYVINYL CHLORIDE PIPE
---	FILL	SD	STORM DRAIN
---	RETAINING WALL	SS	SANITARY SEWER
---	1.5 SAFETY FACTOR LINE (PER SOIL ENGINEER)	LP	LOW POINT ELEVATION
---	SITE FENCE	HP	HIGH POINT ELEVATION
---	SAFETY GRADING	H	HEIGHT OF RETAINED EARTH

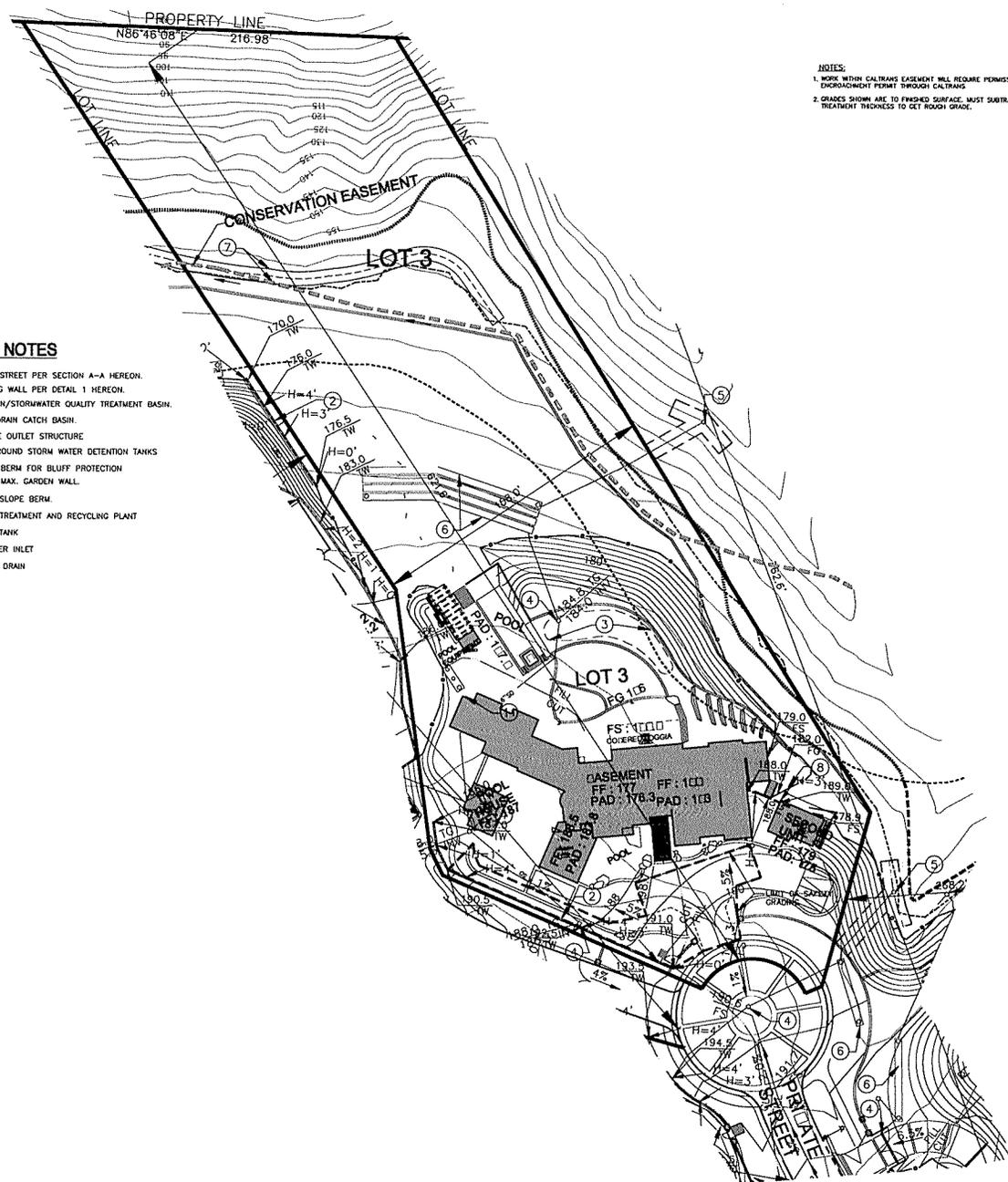
**DRAINAGE NOTES:**

IN ORDER TO PROTECT THE ADJACENT PROPERTIES, THE CRUMMER SITE WAS DIVIDED INTO 5 AREAS OF HYDROLOGY ANALYSIS. EACH AREA WAS EVALUATED BASED ON THE LOCATION WHERE WATER FROM THE CRUMMER SITE WILL CONDUCE AND ENTER THE PUBLIC STORM DRAIN SYSTEM. THE PUBLIC STORM DRAIN SYSTEMS FOR THIS SITE INCLUDES THE PACIFIC COAST HIGHWAY, MALIBU CANYON ROAD AND THE WHITER DRAIN TO THE EAST OF THE CRUMMER SITE. THE PROPOSED DRAINAGE SURFACE AREAS HAVE BEEN DESIGNED TO MATCH THE SAME QUANTITY OF EXISTING DRAINAGE SURFACE AREAS. USING THESE MATCHING DRAINAGE AREAS, EACH LOT HAS BEEN DESIGNED TO DETAIN ANY INCREASE IN FLOW BEFORE IT LEAVES THE SITE. THE INCREASE IN FLOW FROM EACH LOT WILL BE DETAINED ON EACH LOT AND GRADUALLY RELEASED TO PROTECT THE DOWNSTREAM PROPERTIES, THE BLUFFS AND THE PUBLIC STORM DRAIN SYSTEM. FOR ADDITIONAL PROTECTION, EARTHEN BERMS WILL BE CONSTRUCTED AT THE TOP OF THE BLUFFS TO DIVERT WATER FROM THE BLUFFS INTO CANYONS AND AWAY FROM THE EXISTING HOMES BELOW THE BLUFFS.

IN ORDER TO CLEAN THE STORM WATER ON EACH RESIDENTIAL LOT, WATER WILL BE COLLECTED ON THE LAWNS OF EACH LOT AND DESIGNED TO INFILTRATE. INFILTRATION TREATS STORM WATER BY USING THE SOIL TO FILTER POLLUTANTS FROM THE WATER. THESE AREAS WILL BE SIZED LARGE ENOUGH TO DISBURG THAT THE ENTIRE WATER QUALITY VOLUME WILL BE TREATED FOR EACH RESIDENTIAL LOT. GRASSCRETTE, A TYPE OF CONCRETE THAT ALLOWS WATER TO PASS THROUGH, WILL BE DESIGNED ALONG EACH SIDE OF THE ENTRANCE ROAD TO ALLOW FOR PARTIAL INFILTRATION OF RUNOFF. WATER THAT DOES NOT FILTER THROUGH THE GRASSCRETTE WILL BE COLLECTED IN A BIOLOGICAL SWALE ADJACENT TO THE ENTRANCE ROAD, WHICH WILL CONVEY WATER TO A CATCH BASIN WHILE TREATING THE WATER THROUGH INFILTRATION AND PLANT CONTACT TIME. PLANT CONTACT TIME REMOVES POLLUTANTS FROM THE WATER AS PLANTS DRAW THE POLLUTANTS FROM THE STORM WATER THAT THEY COME INTO CONTACT WITH. OWNERS OF THE LOTS WILL BE RESPONSIBLE FOR THEIR OWN STORM WATER QUALITY AND FOR THE HOME OWNER ASSOCIATION COST AND RESPONSIBILITY OF MAINTAINING THE PROPOSED GRASSCRETTE AND BIOLOGICAL SWALE FOR THE PRIVATE STREET.

**CONSTRUCTION NOTES**

- 1 CONSTRUCT PRIVATE STREET PER SECTION A-A HEREON.
- 2 CONSTRUCT RETAINING WALL PER DETAIL 1 HEREON.
- 3 CONSTRUCT DETENTION/STORMWATER QUALITY TREATMENT BASIN.
- 4 CONSTRUCT STORM DRAIN CATCH BASIN.
- 5 CONSTRUCT DRAINAGE OUTLET STRUCTURE.
- 6 CONSTRUCT UNDERGROUND STORM WATER DETENTION TANKS.
- 7 CONSTRUCT 2' HIGH BERM FOR BLUFF PROTECTION.
- 8 CONSTRUCT 3' HIGH MAX. GARDEN WALL.
- 9 CONSTRUCT TOP OF SLOPE BERM.
- 10 ONSITE WASTEWATER TREATMENT AND RECYCLING PLANT.
- 11 WASTEWATER SEPTIC TANK.
- 12 CONSTRUCT CMP RISER INLET.
- 13 CONSTRUCT TERRACE DRAIN.



**NOTES:**  
 1. WORK WITH CALTRANS EASEMENT WILL REQUIRE PERMISSION AND ENCROACHMENT PERMIT THROUGH CALTRANS.  
 2. GRADES SHOWN ARE TO FINISHED SURFACE. MUST SUBTRACT SURFACE TREATMENT THICKNESS TO GET ROUGH GRADE.



10-21-15  
 DATE  
 1"=30'  
 SCALE  
 143001000  
 PROJECT NO.

PCH PROJECT OWNER, LLC - CRUMMER SITE  
 LOT 3 SITE PLAN  
 24134 PACIFIC COAST HWY., MALIBU, CA  
 CDP NO. 07-147

**P S O M A S**  
 P. SOMAS  
 100 South Pacific Coast Highway, Suite 4000  
 Malibu, CA 90263  
 (818) 222-1100 (FAX) (818) 222-1444 (TEL)  
 (818) 222-1444 (CELL)  
 PROJECT NO. 07-147  
 DATE: 10-21-15

NO.	DATE	DESCRIPTION
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**PLANTING NOTES**

1. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ALL LOCATION OF TREES AND SHRUBS.

2. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.

3. OBTAIN OWNER REPRESENTATIVE'S APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.

4. STATE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.

5. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.

6. ALL PLANT MATERIAL AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

7. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS SOIL PREPARATION TESTING MATERIALS ECT AND MAINTENANCE.

8. SEE DETAILS AND SPECIFICATIONS FOR STANDARD PLANT PIT DIMENSIONS AND AC FULL REQUIREMENTS.

9. ALL GROUPS OF TREES SHALL BE TRIANGULARLY SPACED.

10. ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE A MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

12. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

13. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE DRAWINGS.

14. LANDSCAPE CONTRACTOR SHALL CONFIRM CORRECT ANTI-TAKEN OFFERS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.

15. IF CONFLICTS ARISE BETWEEN SIZES OF AREAS AND PLANS CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONTACTS LEAD TO THE OWNER'S REPRESENTATIVE SHALL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS AT THEIR OWN EXPENSE.

16. CONTRACTOR SHALL FINISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR 'TAGGED' PLANT MATERIALS SHALL BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS.

17. ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK - CURRENT EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN INC.

18. LANDSCAPE CONTRACTOR SHALL PROVIDE PERMIT COSTS FOR ERECTION OF PLANT MATERIALS AND TYPE AS CALLED OUT ON PLANTING PLANS. PERMIT COST TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION INCLUDING ALL LABOR AMENDMENTS FERTILIZERS ETC. AS DETAILED AND SPECIFIED FOR EACH SITE.

19. COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTINGS PERMITS AND CONTRACTOR AND GUTTER. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM PLANTING INSTALLATION IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

20. PLANT CROWN ELECTIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF ADOBE FILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.

21. ALL SPOT ELECTIONS OF TREES ARE 6 INCHES.

22. THE LANDSCAPE CONTRACTOR SHALL VERIFY SOIL TEST AT HIS EXPENSE PRIOR TO PLANTING AND WILL FOLLOW TEST RECOMMENDATIONS AND LANDSCAPE ARCHITECT'S APPROVAL FOR SOIL AMENDMENTS.

23. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.

24. IN ALL PLANT SPECIES AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.

25. VEGETATION SHALL BE SITED 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.

26. THE LANDSCAPE PLAN SHALL PROHIBIT THE USE OF HAZARDOUS MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.

27. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.

28. LOCATION AND HEIGHT OF EARTHEN BERM SHALL SUBSTANTIALLY CONFORM TO THAT INDICATED ON MALIBU COAST ESTATE PLANNED DEVELOPMENT MAP 1 WHICH SHALL BE VEGETATED WITH NATIVE SPECIES THAT BLEND WITH THE NATURAL BLUFF LANDSCAPE.

- NATIVE BRUSH THINNING ZONE**
- THIN AND REMOVE PLANT SPECIES OF HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOETHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER.
  - REMOVE THE LOWER 1/3 OF LARGE SHRUBS AND ALL DEAD WOOD TO REDUCE FUEL LOADS
  - TREES SHOULD BE LIMBED UP TO AT LEAST 6 FT. ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS

**PLANT SCHEDULE**

LOT 3 OF THE WINTER MESA / CRUMMER RESIDENCE DEVELOPMENT  
24108 WINTER MESA DRIVE  
MALIBU CA 90265

**ZONE A PLANT MIX**

TREES	SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
PALMS										

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Cycas	SEYDII	Sage Palm	20" Box	As Shown	E	B	24" No. 1000 (1) 1000 (1) 1000

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Acacia	Acacia	Black Britches	5 gal	48" oc		A	
2	1	Agave	Agave	Century Plant	5 gal	24" oc	E/D	A	1000
3	1	Agave	Agave	Century Plant	15 gal	36" oc	E	A	1000
4	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
5	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
6	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	

**GROUNDCOVERS / PERENNIALS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
2	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
3	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
4	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
5	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
6	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
7	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
8	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
9	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
10	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
11	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
12	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
13	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
14	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
15	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
16	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
17	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
18	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
19	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
20	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	

**SUCCULENTS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	

**ZONE B PLANT MIX**

TREES	SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
2	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
3	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
4	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
5	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
6	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
7	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
8	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
9	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
10	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
11	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
12	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
13	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
14	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
15	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
16	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
17	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
18	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
19	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
20	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		

**SHRUBS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
2	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
3	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
4	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
5	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
6	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
7	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
8	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
9	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
10	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
11	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
12	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
13	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
14	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
15	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
16	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
17	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
18	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
19	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
20	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	

**GROUNDCOVERS / PERENNIALS**

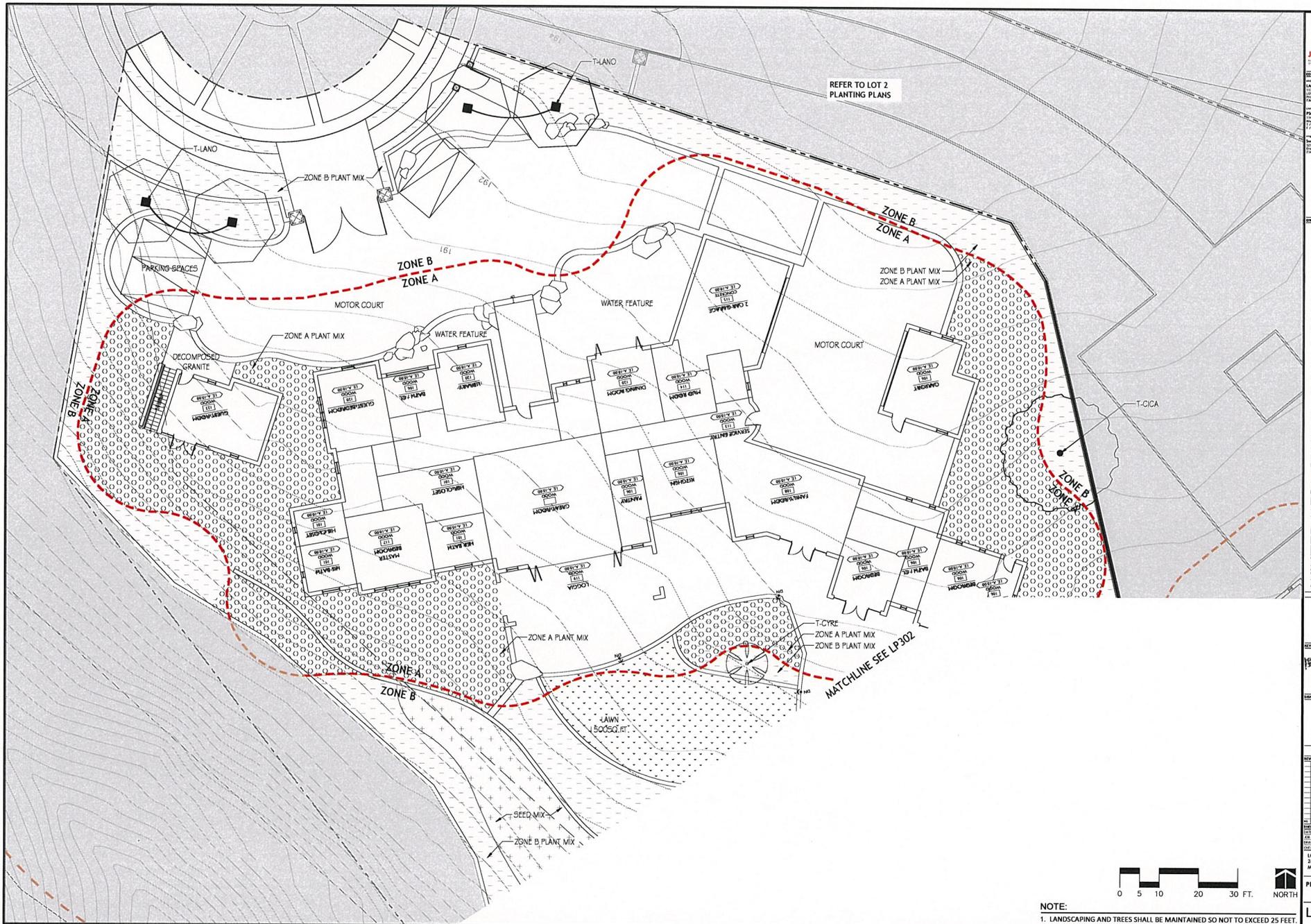
SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
2	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
3	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
4	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
5	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
6	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
7	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
8	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
9	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
10	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
11	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
12	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
13	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
14	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
15	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
16	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
17	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
18	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
19	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	
20	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	

**SUCCULENTS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A	

**ZONE C - SEED MIX**

TREES	SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	E/D	FIRE ZONE	GENERAL NOTES
1	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
2	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
3	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
4	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
5	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
6	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
7	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
8	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
9	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
10	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
11	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
12	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
13	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
14	1	Agave	Agave	Century Plant	5 gal	24" oc	E	A		
15	1</									



REFER TO LOT 2  
PLANTING PLANS

**James Hyatt Studio**  
 LANDSCAPE ARCHITECTS  
 11700 CRENSHAW BLVD  
 SUITE 100, VAN NUYS, CA 91411  
 TEL: 818.708.1100  
 FAX: 818.708.1101  
 www.jameshyatt.com

**PROJECT**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**DATE**  
 04/15/2014

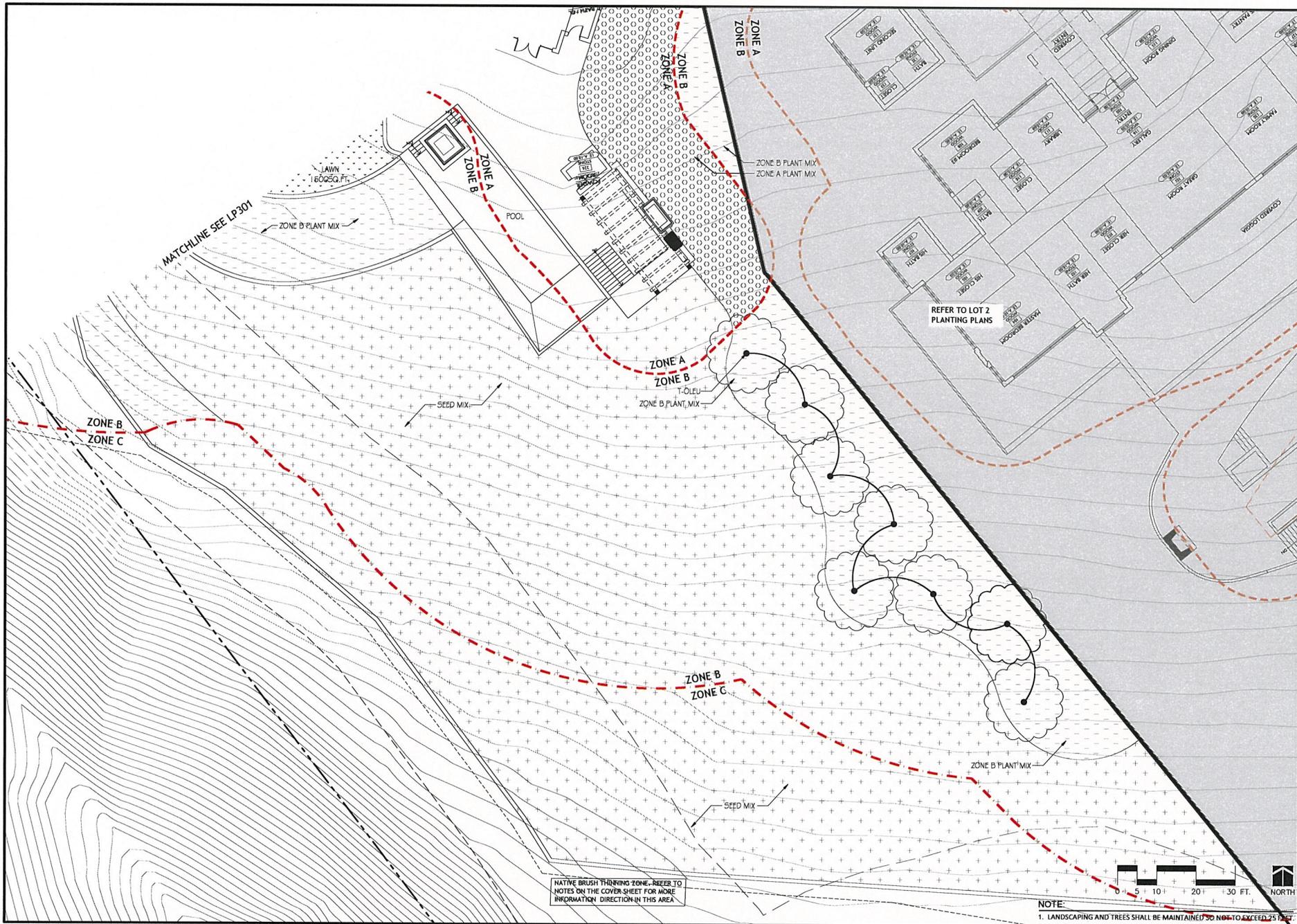


**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT INFORMATION**  
 DATE: APRIL 15, 2014  
 PLAN NUMBER: LP301  
 DRAWN BY: JHS  
 CHECKED BY: JHS

**PLANTING PLAN**  
 LP301



**James Hyatt Studio**  
 CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 11111 WILSON BLVD.  
 SUITE 1000  
 MALIBU, CA 90263  
 TEL: 310.316.1111  
 FAX: 310.316.1112  
 WWW.JHSTUDIO.COM

**OWNER**  
 CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**PROJECT**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265



**REVISIONS**

NO.	DESCRIPTION	DATE

**DATE**  
 APRIL 15, 2024

**PROJECT**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**PLANTING PLAN**  
 LP302



**GENERAL SITE PLAN NOTES:**

- CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
- CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
- SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
- STREET, CURB & CUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INSERTIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
- CONTRACTOR TO PROVIDE SECURITY CHAIN-LINK FENCE AROUND UNSECURED SITE AREAS.
- VERIFY EXISTING LANDSCAPE TO BE REMOVED WITH LANDSCAPE PLANS, ARCHITECT AND OWNER.
- CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS.
- ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND COUNTY OF LOS ANGELES STANDARDS.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

**GRADING**

- ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2" AND BE A MINIMUM OF 2' BELOW WOOD SILL PLATE AT PERIPHERY OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
- FOR GRADES SPECIFIED TO BE LESS THAN 4" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE FINISH IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF 1/8" GRAC-400 BITUMENE WATERPROOFING MEMBRANE COVERED WITH COPPER FLASHING, BOTH PROTECTING 4" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING SHALL VARY ACCORDING TO GRADE ELEVATIONS.
- NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
- THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS. BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT PARCELS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

**PERMIT**

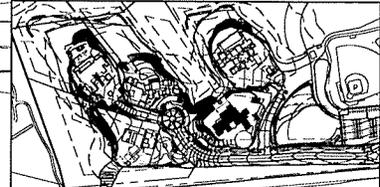
- THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
- THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HANDSCAPE, POOL, SPA, FOUNTAINS, OR TRENCH CURB.
- THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
- ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REMUNERATION SHALL BE INCLUDED IN THE BID.

**POOL**

PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE (FOR 15 SECONDS MAXIMUM) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5' ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE MIN. 4' ABOVE GROUND ENVELOPING POOL AREA WITH LATCH AT FENCE MINIMUM HEIGHT (4" MAXIMUM OPENING BETWEEN BARS).

**NOTES TO SHEET**

- TOP OF WALL: 6" HIGH STUCCO WALL WITH 1/2" HIGH WALL BANDING ABOVE
- TOP OF WALL: 6" HIGH WROUGHT IRON FENCE
- TOP OF WALL: 4"
- TOP OF WALL: 6"



SITE PLAN - LOT 4

SCALE: 1" = 30'-0" 1

N.T.S.

KEY PLAN

**LANDRY DESIGN GROUP**

1118 S. MALIBU BLVD  
LOS ANGELES, CA 90024  
PHONE: 310.441.0991  
FAX: 310.441.0992  
WWW: www.landrydesign.com  
REVISED: 04.15.2016

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WINTER MESA CRUMMER  
24150 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 4  
SITE PLAN

DATE: 04.15.2016  
SCALE: 1" = 30'-0"  
DRAWN: EB/VF  
JOB #: 1507.00

SHEET NO.  
**A-3.1**  
SITE

NOT DATE 413384



**LANDRY  
DESIGN  
GROUP**

1818 S SEPULVEDA BLVD  
LOS ANGELES, CA 90025  
PHONE: 310.461.1888  
FAX: 310.461.1885  
WWW: landrydesign.com  
LANDRY @ LANDRYDESIGN.COM

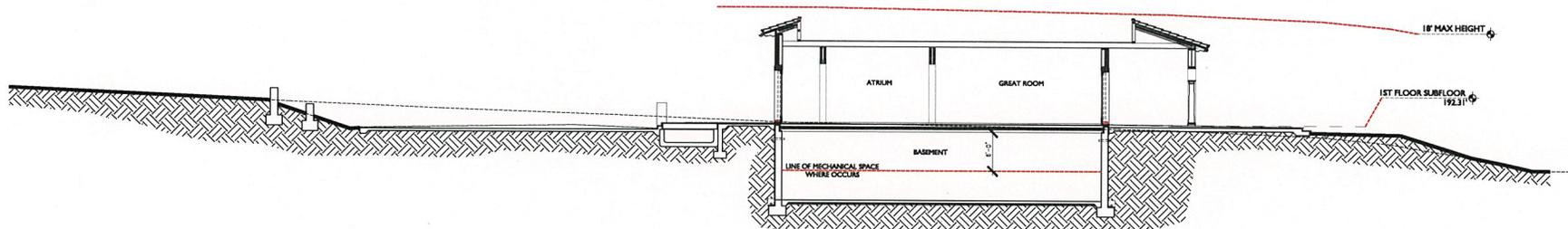
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WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

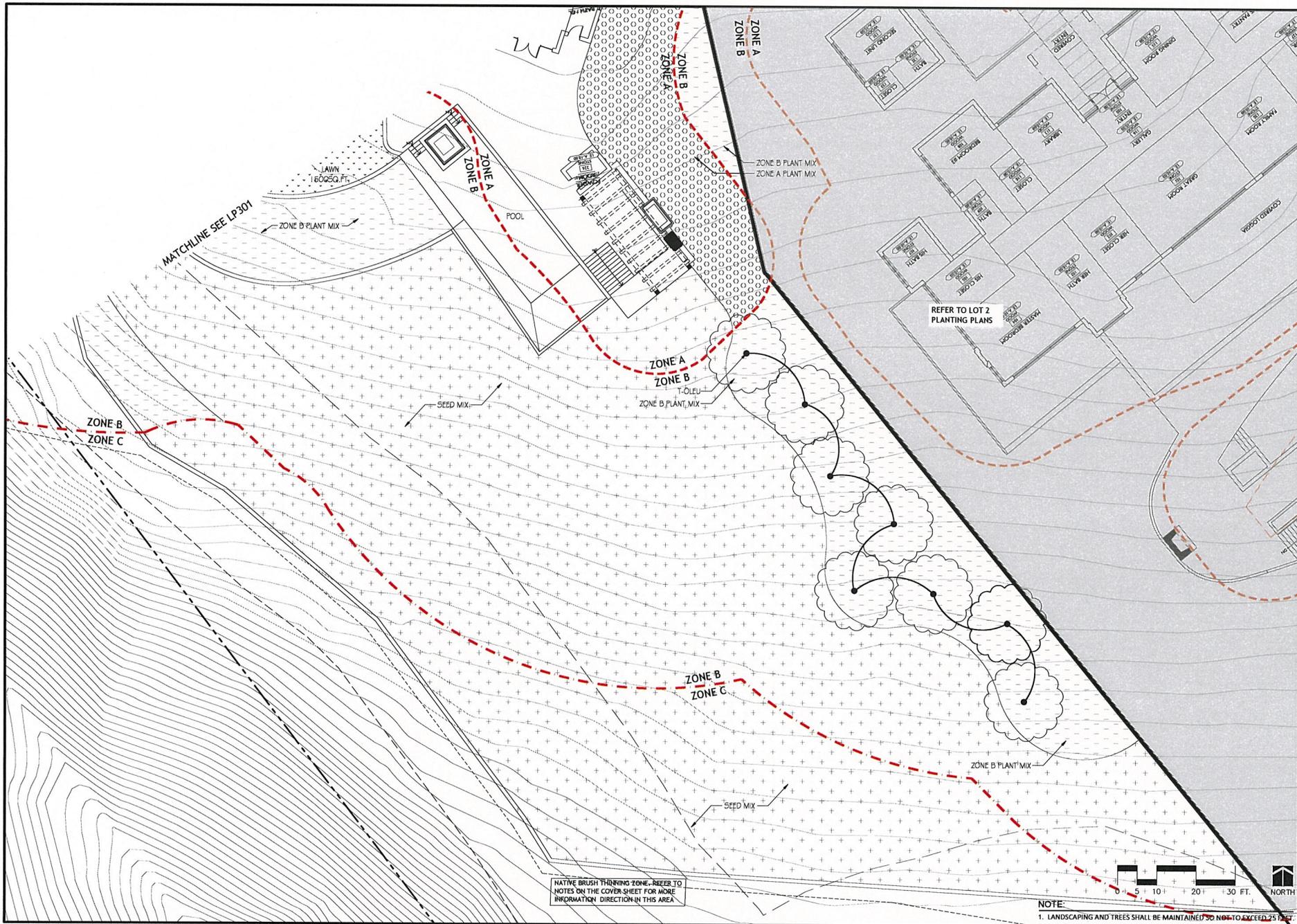
LOT 4  
ELEVATIONS

DATE	04.15.2016
SCALE	1/16" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00

SHEET NO.  
**A-3.2**  
SECTIONS



SITE SECTION SCALE: 1/8" = 1'-0" 1



**James Hyatt Studio**  
 CONSULTANTS  
 LANDSCAPE DESIGN GROUP  
 11111 WILSON AVENUE  
 MALIBU, CALIFORNIA 90263  
 TEL: 310.316.1111  
 FAX: 310.316.1111  
 WWW: JHYATTSTUDIO.COM

**OWNER**  
 CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**DATE**  
 04/15/2024

**PROJECT NAME**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**DATE**  
 04/15/2024

**PROJECT NAME**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**DATE**  
 04/15/2024

**PROJECT NAME**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**DATE**  
 04/15/2024

**PROJECT NAME**  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265

**DATE**  
 04/15/2024

# WINTER MESA CRUMMER (LOT 4)

## 24150 PACIFIC COAST HIGHWAY

### Malibu, CA 90265



**LANDRY  
DESIGN  
GROUP**

1818 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90025  
PHONE: 310.444.1404  
FAX: 310.444.1405  
www.landrydesigngroup.com  
contactus@landrydesign.net

# LANDRY DESIGN GROUP

CDP No. 07-148 - LOT 4

Table provides a summary and indicates that the proposed DCFP for Lot 4 meets the minimum lot area requirements and design standards as set forth under LUP Chapter 3.

Development Requirement	Lot Area	Proposed	Complies
<b>SETBACKS</b>	50% of lot width or 65' rear yard setback	65' rear yard setback	Complies
Side yard setback	15% of lot width	15' side yard setback	Complies
Front yard setback	5% of lot width	5' front yard setback	Complies
<b>PERMITS</b>	2 permits	2 permits	Complies
<b>TOTAL DEVELOPMENT SQUARE FOOTAGE</b>	9,513 sq. ft.	9,513 sq. ft.	Complies
<b>FOOTING</b>	7' 6" max. depth	7' 6" max. depth	Complies
Basement	1000 sq. ft. max. depth	1000 sq. ft. max. depth	Complies
Garage	1000 sq. ft. max. depth	1000 sq. ft. max. depth	Complies
Detached garage	1000 sq. ft. max. depth	1000 sq. ft. max. depth	Complies
<b>HEIGHT</b>	18 feet max. height	18 feet max. height	Complies
Roof height	18 feet max. height	18 feet max. height	Complies
<b>CONSTRUCTION ON SLOPES</b>	1:1 max. slope	1:1 max. slope	Complies
<b>IMPERMEABLE SURFACES</b>	42 inches with area up to 60 inches to be covered	42 inches with area up to 60 inches to be covered	Complies
Front	42 inches with area up to 60 inches to be covered	42 inches with area up to 60 inches to be covered	Complies
Side	42 inches with area up to 60 inches to be covered	42 inches with area up to 60 inches to be covered	Complies
Rear	42 inches with area up to 60 inches to be covered	42 inches with area up to 60 inches to be covered	Complies
Lot Depth	112.7'	112.7'	Complies
Lot Width	246.7'	246.7'	Complies

### SHEET INDEX:

- ARCHITECTURAL**
- A-00 COVER SHEET
  - A-01 SITE PLAN
  - A-02 SITE SECTION
  - A-03 FIRST FLOOR PLAN
  - A-04 ROOF PLAN
  - A-05 ELEVATIONS
  - A-06 STORY POLE PLAN

### CONSULTANTS:

- |   |  |  |
|---|--|--|
| <b>STRUCTURAL ENGINEER</b><br>KNA ENGINEERING, INC.<br>30101 AGOURA COURT, #120<br>AGOURA HILLS, CA 91301<br>PHONE: (818) 865-2026<br>FAX: (818) 865-1889     | <b>CIVIL ENGINEER</b><br>PSOMAS<br>555 SOUTH FLOWER ST., SUITE 4400<br>PHOENIX, AZ 85004<br>PHONE: (213) 223-1528<br>FAX: (213) 223-1444 | <b>LANDSCAPE ARCHITECT</b><br>JAMES HYATT STUDIO<br>1530 16th STREET 3RD FLR<br>DENVER, CO 80202<br>PHONE: (303) 825-2010<br>FAX: (303) 825-2015 |
| <b>GEOTECHNICAL</b><br>LEIGHTON AND ASSOCIATES, INC.<br>26074 AVENUE HALL, SUITE 1<br>SANTA CLARITA, CA 91355<br>PHONE: (661) 257-7434<br>FAX: (661) 257-7430 | <b>SEPTIC ENGINEER</b><br>ENSITU<br>685 MAIN STREET, SUITE A<br>MORRIS HAY, CA 93142<br>PHONE: (805) 772-0150<br>FAX: (805) 772-0813     |  |

### PROJECT INFORMATION:

**ADDRESS:**  
24150 PACIFIC COAST HIGHWAY (LOT 4)  
MALIBU, CA 90265

**LEGAL DESCRIPTION:**  
ASSESSOR'S PARCEL NO.: #

**PROJECT DESCRIPTION:**  
NEW TWO STORY SINGLE-FAMILY RESIDENCE WITH SUBSTRANEAN BASEMENT, ATTACHED GARAGE, AND DETACHED CABANA.

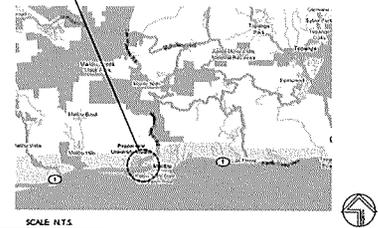
**OCCUPANCY:** GROUP R-3 WITH U-I GARAGE  
**TYPE OF CONSTRUCTION:** TYPE V - N RESIDENCE

**FIRE SPRINKLERS REQUIRED:**  
SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION, IF REQUIRED.

### SQUARE FOOTAGE CALCULATIONS:

<b>CITY OF MALIBU SQUARE FOOTAGE:</b>		<b>LOT AREA CALCULATED:</b>	
FIRST FLOOR	7 7 S . FT.	GROSS AREA:	150,818 SQ. FT.
ASEMENT AREA	1 S . FT.	NET AREA:	136,023 SQ. FT.
<b>TOTAL:</b>	<b>7,878 SQ. FT.</b>	CRUMMER PLANNED DEVELOPMENT DISTRICT ALLOWABLE AREA	9,513 SQ. FT.
GARAGE	6 S . FT.	PROPOSED AREA	9,513 SQ. FT.
CA ANA	14 S . FT.	<b>IMPERMEABLE SURFACES</b>	
COVERED LOGGIA SPACE	6 S . FT.	LOT AREA:	150,818 SQ. FT.
<b>TOTAL TDSF:</b>	<b>513 S . FT.</b>	MAX. ALLOWABLE IMPERMEABLE:	15,000 SQ. FT.
		PROPOSED IMPERMEABLE COVERAGE	
		BUILDING FOOTPRINTS:	9,513 SQ. FT.
		HARDSCAPE:	14,437 SQ. FT.
		<b>TOTAL IMPERMEABLE COVERAGE:</b>	<b>23,950 SQ. FT.</b>

### SITE VICINITY MAP



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ARTIST'S RENDERING IS A CONCEPTUAL IMAGE ONLY



**GENERAL SITE PLAN NOTES:**

1. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF SURFACES AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET, CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INSERTIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN-LINK FENCE AROUND UNSECURED SITE AREAS.
7. VERIFY EXISTING LANDSCAPE TO BE REMOVED WITH LANDSCAPE PLANS, ARCHITECT AND OWNER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS.
9. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND COUNTY OF LOS ANGELES STANDARDS.
10. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

**GRADING**

1. ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2" AND BE A MINIMUM OF 2' BELOW WOOD SILL PLATE AT PERIPHERY OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
2. FOR GRADES SPECIFIED TO BE LESS THAN 4" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE FINISH IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS LAYER OF 1/8" GRAC-400 BITUMENE WATERPROOFING MEMBRANE COVERED WITH COPPER FLASHING, BOTH PROTECTING 4" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING SHALL VARY ACCORDING TO GRADE ELEVATIONS.
3. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS. BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT PARCELS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

**PERMIT**

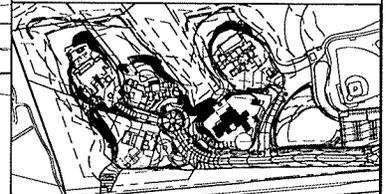
1. THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HANDSCAPE, POOL, SPA, FOUNTAINS, OR TRENCH CURB.
3. THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
4. ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATIONS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REMUNERATION SHALL BE INCLUDED IN THE BID.

**POOL**

PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE (FOR 15 SECONDS MAXIMUM) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5' ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE MIN. 4' ABOVE GROUND ENVELOPING POOL AREA WITH LATCH AT FENCE MINIMUM HEIGHT (4' MAXIMUM OPENING BETWEEN BARS).

**NOTES TO SHEET**

1. TOP OF WALL: 6" HIGH STUCCO WALL WITH 1/2" HIGH WALL BANDING ABOVE
2. TOP OF WALL: 6" HIGH WROUGHT IRON FENCE
3. TOP OF WALL: 4"
4. TOP OF WALL: 6"



SITE PLAN - LOT 4

SCALE: 1" = 30'-0" 1

N.T.S.

KEY PLAN

**LANDRY DESIGN GROUP**

1118 S. MALIBU BLVD.  
LOS ANGELES, CA 90024  
PHONE: 310.441.0999  
FAX: 310.441.1888  
WWW: LANDRYDESIGN.COM  
REVISED: 04.15.2016

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WINTER MESA CRUMMER  
24150 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 4  
SITE PLAN

DATE	04.15.2016
SCALE	1" = 30'-0"
DRAWN	EB/VF
DSB	1507.00

SHEET NO.

A-3.1  
SITE



**LANDRY  
DESIGN  
GROUP**

1818 S SEPULVEDA BLVD  
LOS ANGELES, CA 90025  
PHONE: 310.461.1888  
FAX: 310.461.1885  
WWW: landrydesign.com  
LANDRY @ LANDRYDESIGN.COM

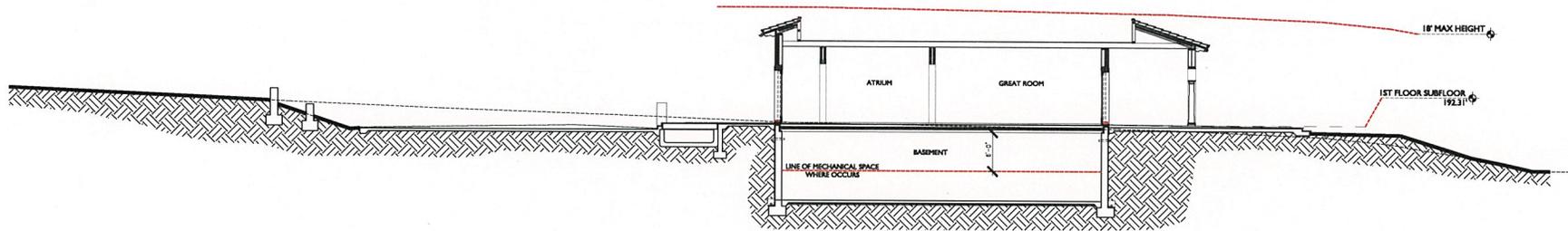
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WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 4  
ELEVATIONS

DATE	04.15.2016
SCALE	1/16" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00

SHEET NO.  
**A-3.2**  
SECTIONS



SITE SECTION SCALE: 1/8" = 1'-0" 1



**LANDRY  
DESIGN  
GROUP**

1118 S. PALMVIEW BLVD  
LOS ANGELES, CA 90024  
PHONE: 310.444.1400  
FAX: 310.444.1401  
WWW: landrydesigngroup.com  
CONTACT: @ landrydesign.com

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WINTER MESA CRUMMER  
24150 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

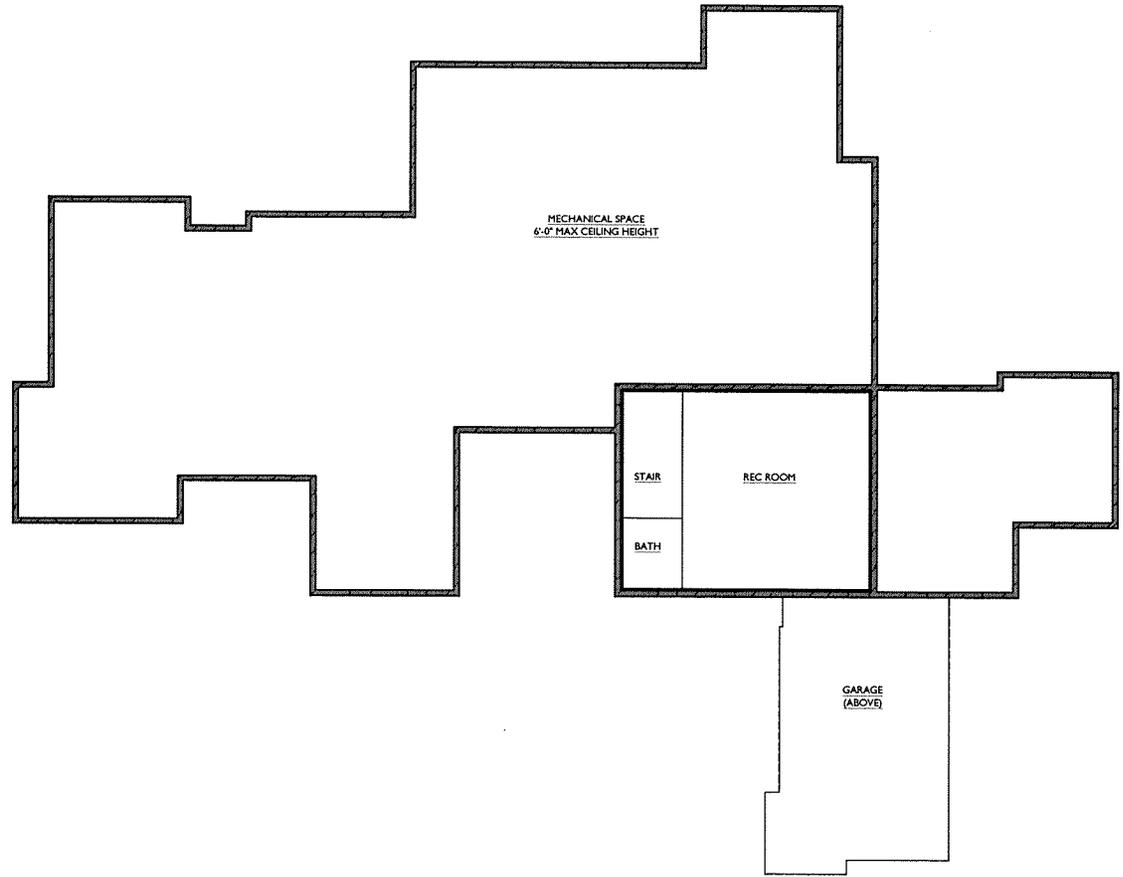
LOT 4  
BASEMENT PLAN



DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00
SHEET NO.	

**A-4.0**  
PLAN

NOT DATE 4/15/16



BASEMENT PLAN - LOT 4

SCALE: 1/8" = 1'-0"

1

REVISION LOG	
DATE/NO.	DATE
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WINTER MESA CRUMMER  
24150 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 4  
FIRST FLOOR PLAN



DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
PS#	1507.00
SHEET NO.	

A-4.1  
PLAN



FIRST FLOOR PLAN - LOT 4

SCALE: 1/8" = 1'-0" (2)

ACC. BLDG

SCALE: 1/8" = 1'-0" (1)

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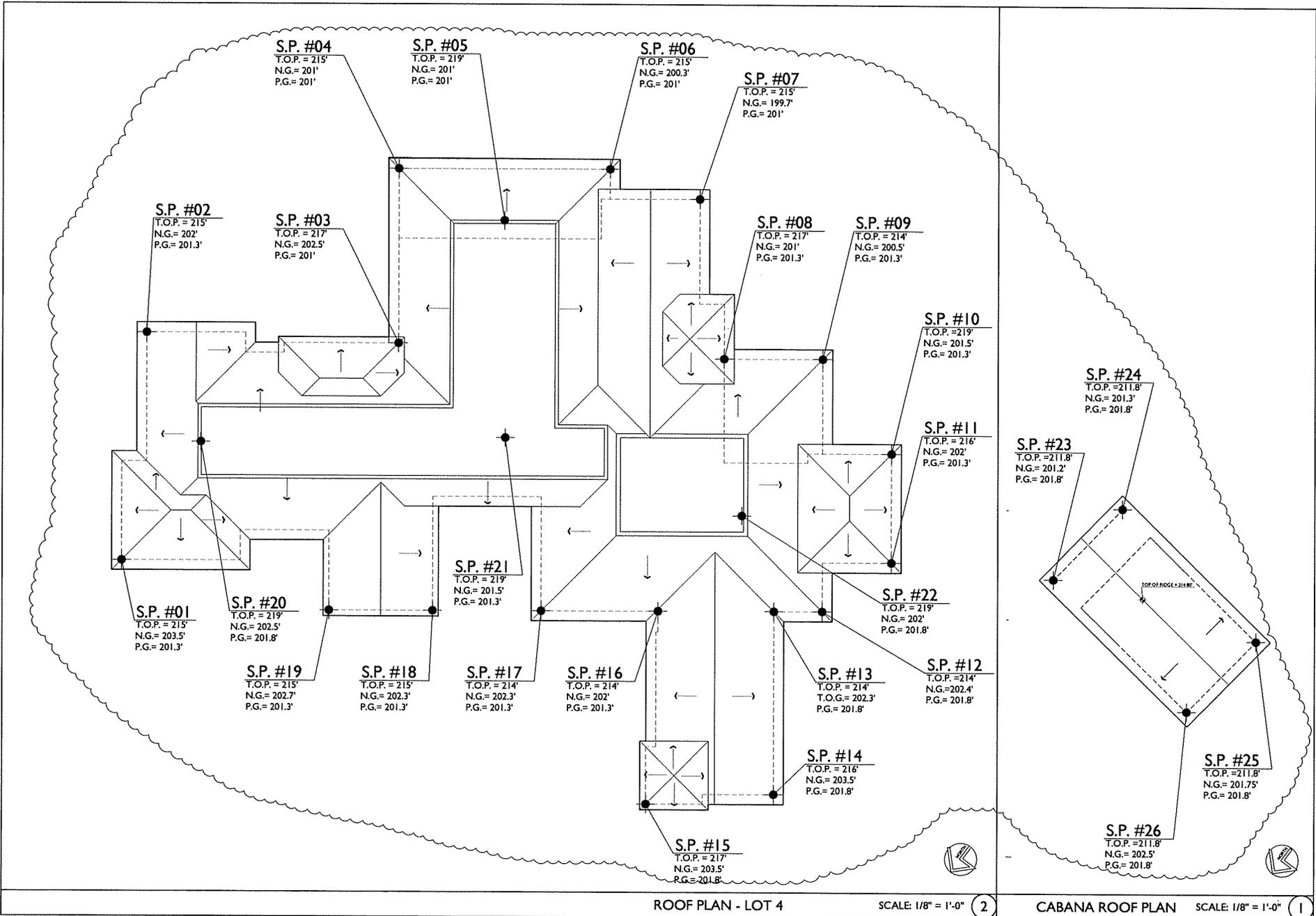
WINTER MESA CRUMMER  
 24150 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 4  
 ROOF PLAN

DATE: 04.15.2016  
 SCALE: 1/8" = 1'-0"

DRAWN: EB/VF  
 JOB #: 1507.00  
 SHEET NO:

**A-4.2**  
 ROOF PLAN



ROOF PLAN - LOT 4

SCALE: 1/8" = 1'-0" (2)

CABANA ROOF PLAN

SCALE: 1/8" = 1'-0" (1)



**LANDRY  
DESIGN  
GROUP**

1110 E. SHIPYARD BLVD.  
LOS ANGELES, CA 90015  
PHONE: 310.441.1400  
FAX: 310.441.1400  
WWW.LANDRYDESIGN.COM

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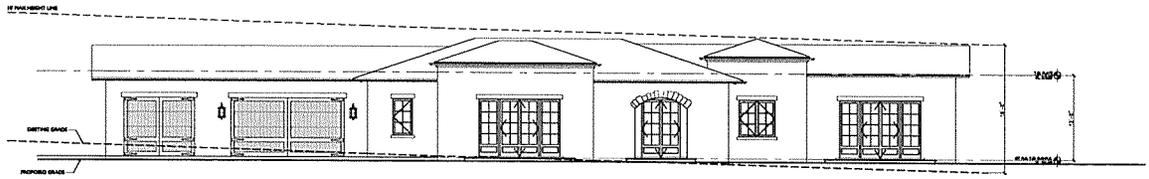
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24150 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 4  
ELEVATIONS

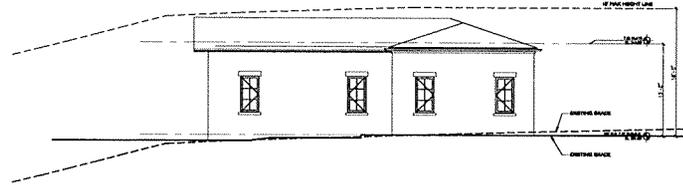
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DRAWN EBY/VF  
JOB # 1507.00  
SHEET NO.

A-6.0  
ELEVATIONS

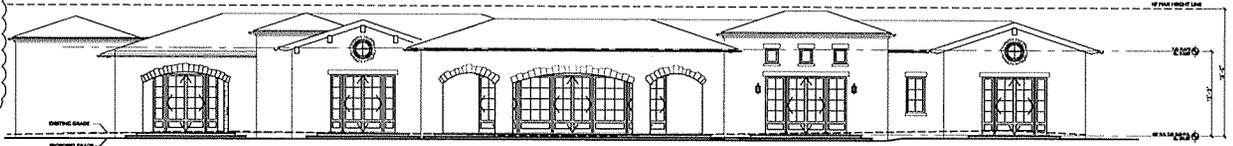
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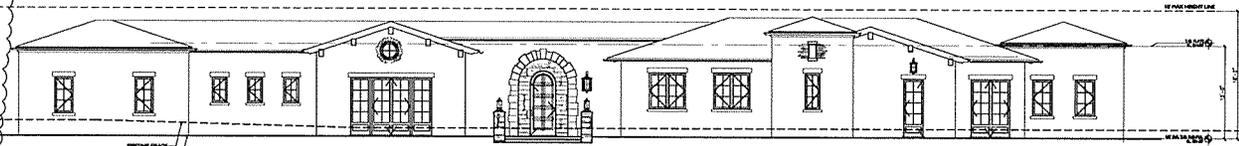
SIDE - WEST ELEVATION SCALE: 1/8" = 1'-0" 4



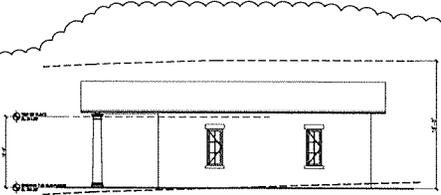
SIDE - EAST ELEVATION SCALE: 1/8" = 1'-0" 3



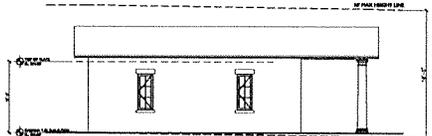
REAR - SOUTH ELEVATION SCALE: 1/8" = 1'-0" 2



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



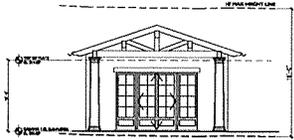
CABANA SIDE - NORTH ELEVATION SCALE: 1/8" = 1'-0" 8



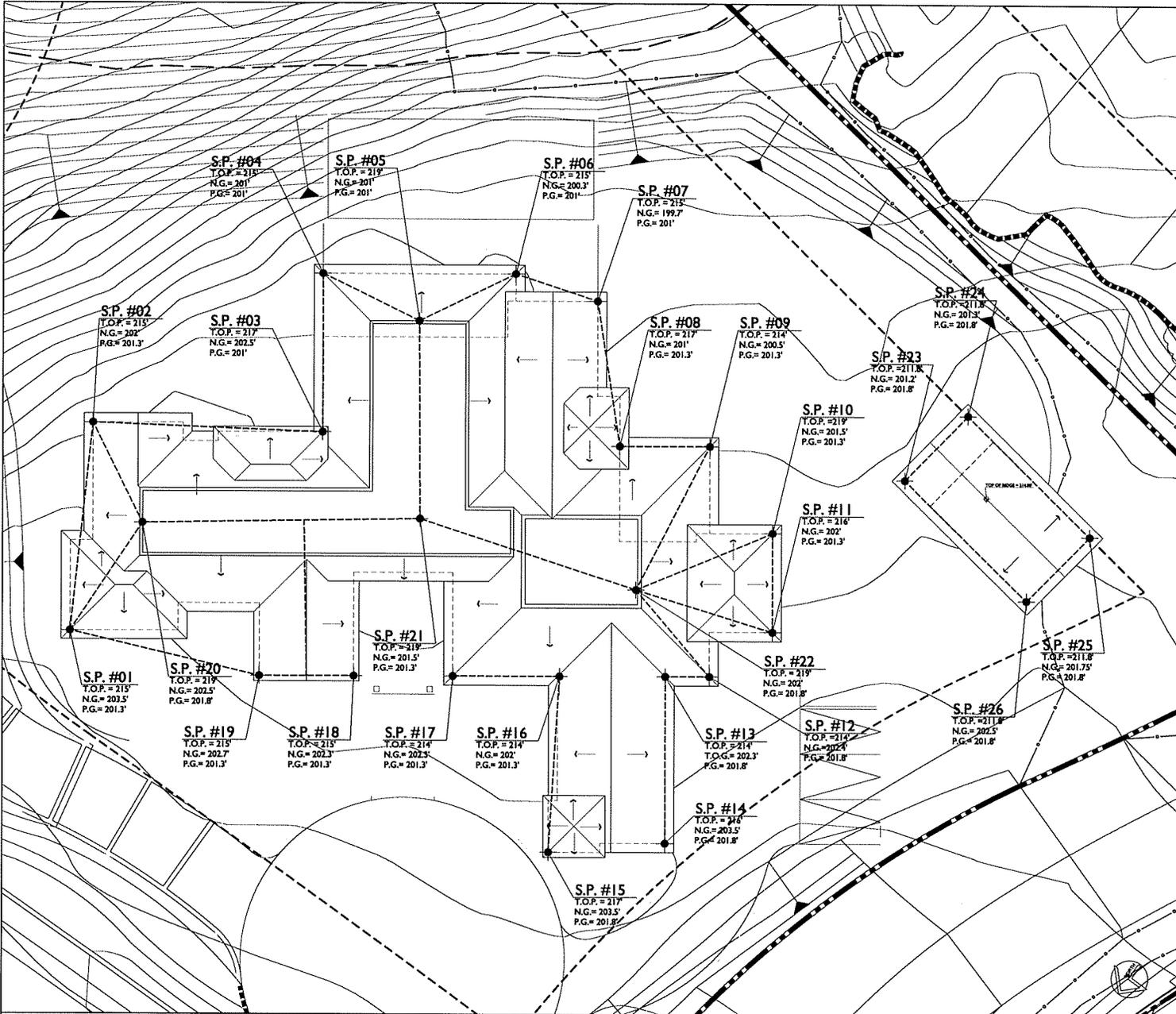
CABANA SIDE - SOUTH ELEVATION SCALE: 1/8" = 1'-0" 7



CABANA REAR - WEST ELEVATION SCALE: 1/8" = 1'-0" 6



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



CRUMMER LOT 4					
STORY POLE	NATURAL GRADE	PROPOSED GRADE	TOP OF POLE	HEIGHT OF POLE	BUILDING HEIGHT
S.P. #1	203.50'	201.30'	215.00'	11.50'	13.70'
S.P. #2	202.00'	201.30'	215.00'	13.00'	13.70'
S.P. #3	202.50'	201.00'	217.00'	14.50'	16.00'
S.P. #4	201.00'	201.00'	215.00'	14.00'	14.00'
S.P. #5	201.00'	201.00'	219.00'	18.00'	18.00'
S.P. #6	200.30'	201.00'	215.00'	14.70'	14.70'
S.P. #7	199.70'	201.00'	215.00'	15.30'	15.30'
S.P. #8	201.00'	201.30'	217.00'	16.00'	16.00'
S.P. #9	200.50'	201.30'	214.00'	13.50'	13.50'
S.P. #10	201.50'	201.30'	216.00'	14.50'	14.70'
S.P. #11	202.00'	201.30'	216.00'	14.00'	14.70'
S.P. #12	202.40'	201.80'	214.00'	11.60'	12.20'
S.P. #13	202.30'	201.80'	214.00'	11.70'	12.20'
S.P. #14	203.50'	201.80'	215.00'	13.50'	15.20'
S.P. #15	203.00'	201.30'	214.00'	13.00'	12.70'
S.P. #16	202.30'	201.30'	214.00'	11.70'	12.70'
S.P. #17	202.30'	201.30'	215.00'	12.70'	13.70'
S.P. #18	202.30'	201.30'	215.00'	12.70'	13.70'
S.P. #19	202.70'	201.30'	215.00'	12.30'	13.70'
S.P. #20	202.50'	201.30'	219.00'	16.50'	17.70'
S.P. #21	201.50'	201.30'	219.00'	17.50'	17.70'
S.P. #22	202.00'	201.80'	219.00'	17.00'	17.20'
S.P. #23	201.50'	201.80'	211.80'	10.30'	10.60'
S.P. #24	201.30'	201.80'	211.80'	10.50'	10.50'
S.P. #25	201.75'	201.80'	211.80'	10.05'	10.05'
S.P. #26	201.50'	201.80'	211.80'	9.30'	10.00'

**LANDRY DESIGN GROUP**  
 1118 S. SPANISH AVE. SUITE 100  
 MALIBU, CA 90263  
 TEL: 310.441.1111  
 WWW: LANDRYDESIGN.COM  
 EMAIL: INFO@LANDRYDESIGN.COM

REVISION LOG	DATE

WINTER MESA CRUMMER  
 24150 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 4  
 STORY POLE PLAN

DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/VF
JOB #	1507.00
SHEET NO.	

**A-9.0**  
 STORY POLE

SITE PLAN - LOT 4

SCALE: 1" = 10'

N.T.S.

KEY PLAN

**PUBLIC WORKS DEPARTMENT GENERAL NOTES**

- ALL WORK WITHIN PUBLIC STREETS OR PUBLIC EASEMENTS SHOWN ON THESE PLANS SHALL BE CONSIDERED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPC) "GREEN BOOK".
- CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATING (CAL 8000) SAFETY STANDARDS. REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMITS FROM SAID DIVISION.
- CONTRACTOR SHALL COMPLY WITH THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 FOR PRE-CONSTRUCTION MEETING. THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 FOR PRE-CONSTRUCTION MEETING. THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 FOR PRE-CONSTRUCTION MEETING. THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 FOR PRE-CONSTRUCTION MEETING.
- STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CALIFORNIA ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 TO APPLY FOR A PERMIT.
- STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CALIFORNIA ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 235 TO APPLY FOR A PERMIT.
- ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE DISTURBED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INCORPORATED AS IT MAY BE AFFECTED BY THESE OPERATIONS.
- EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "HANDBOOK"), PUBLISHED BY BHI BUILDING NEWS, INC. THE CITY MAY REQUIRE A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
- TRUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
- EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM MOVEMENT 1 TO MOVEMENT 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO CEMETARIES INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
- ALL UNPROTECTED UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
- THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
- ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE APPLICABLE), AND CONTAINED HEREIN, AS APPROVED OR CONTINUED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
- ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
- TRAVERSE DRAIN, INTERCEPTOR DRAIN, AND DOWN DRAIN SHALL BE CONSTRUCTED OF 3" P.C. REINFORCED WITH #3@7'0" W.C.W. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION.

- GRADING QUANTITIES:  
CUT: \_\_\_\_\_ CU YD. FILL: \_\_\_\_\_ CU YD. (+INCLUDES SHRINKAGE)- LOT 7 NOT INCLUDED EXCEPT FOR \_\_\_\_\_ CU YD.
- TOTAL DISTURBED AREA: \_\_\_\_\_ ACRES (1. GRADING AREA, LANDSCAPE ONLY AREA) (INCLUDING GRADING, CLEARING AND REGRADING AREA)
- TOTAL EXISTING IMPROVED SURFACE AREA: \_\_\_\_\_ SQ. FT.
- TOTAL PROPOSED IMPROVED SURFACE AREA: \_\_\_\_\_ SQ. FT.
- FLOOD ZONE (IN FIRM: \_\_\_\_\_ BASE FLOOD ELEVATION: \_\_\_\_\_ FT.)
- ALL SLOPES ON PRIVATE PROPERTY ADJACENT STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 3:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
- ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.

**GENERAL NOTES**

- ANY MODIFICATIONS OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND BE AVAILABLE AT THE SITE.
- ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
- 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.
- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- SECURE PERMISSON FROM CITY ENGINEER, FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
- SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO CONSTRUCTION. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN MOVEMENT 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 (3319.3).
- THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER NO DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE APPROVED PLANS AND RECOMMENDATIONS OF CHARTER OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL (3319.4) ONE FOOT TEST FOR EACH TWO FOOT VERTICAL FILL.  
- ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.  
- ONE TEST FOR EACH 100 FOOT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 100 FEET OF VERTICAL SLOPE HEIGHT.
- GRADING INSPECTION REQUIREMENTS:  
1. THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS (310) 456-2489 EXT.  
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND PREPARED FOR FILL, NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.  
B. THE INSPECTION, AFTER NATURAL GRADING IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE FILL IS PLACED.  
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE START OF EXCAVATION EXCEEDS 10 FEET.  
D. ROUGH GRADING: WHEN APPROPRIATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE STORAGE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING OR THE PROJECT SITE ARE INSTALLED, BIRMS INSTALLED AT THE TOP OF SLOPES, SUBMIT THE REQUIRED "ROUGH GRADING REPORT", ELEVATIONS SHALL BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.  
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PLANTING ESTABLISHED AND ALL PROVISION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING OR COMPLETION".  
F. SUBMERGENT INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBMERGENT EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBMERGENT INSTALLATIONS. (3313.1)
- 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 FINAL ELEVATION FOR PRELIMINARY PERMITS AND A BLUE TOP WITH ACCOMPANYING WITNESS STAKE SET AT THE DRAINAGE SLOPE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- ALL TRIM MONTHS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
- 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 RECOMMENDATIONS 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 VERIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- THE CONTRACTOR SHALL APPROVE AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE DOCUMENTED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
- CONCRETE SHALL BE TRANSPORTED TO A LEGAL DUMP ON TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
- THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.

**GENERAL NOTES (CONTINUED)**

- PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY ENGINEER AND CONSIDERED GRADING PLANS, ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
- EXISTING DRAINAGE CHANNELS COVERS THROUGH EXISTING UTILITY FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL. HOWEVER, IN ANY CASE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY FACILITIES. 22. SOOTY GUTTERS SHALL BE RESEALED TO PREVENT OVERFLOW FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING ON OTHER METHOD TO THE BUILDING OFFICIAL.
- 23 ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITEE AND/OR OWNER.
- 24 ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- 25 NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

**GEOTECHNICAL GRADING NOTES**

- PRIOR TO THE FINAL APPROVAL OF THE PROJECT, AN AS-BUILT CONSTRUCTION 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 BENTONITE, LOCATIONS AND ELEVATIONS OF ALL REMNANT BOTTOMS, LOCATION AND ELEVATIONS OF ALL REINFORCED AND BACKFILLS, LOCATIONS AND ELEVATIONS OF ALL RETAINING WALLS, WALLS EXCAVATIONS AND OTHERS. GEOTECHNICAL CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AS-BUILT GEOLOGICAL MAP.
- AN AS-BUILT REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT DOCUMENTING THE INSTALLATION OF THE FILL EXCAVATION (ELEVATIONS IF APPLICABLE) MUST BE SUBMITTED TO THE CITY FOR REVIEW BY THE CITY GEOLOGIST AND GEOTECHNICAL ENGINEERING REVIEWERS PRIOR TO THE FINAL APPROVAL OF THE PROJECT. THE REPORT SHALL INCLUDE THE GEOLOGICAL LOSS OF FILL EXCAVATIONS, INCLUDING TOTAL DEPTH OR TOP ELEVATION, DEPTH INTO EXCAVATION, INCLUDING EXCAVATION DEPTH, AS WELL AS AN AS-BUILT PLAN MAP MUST DEPICT THE FILLS AND GRADE BEAMS.
- UNUSUAL OR ADVERSE GEOLOGICAL CONDITIONS ENCOUNTERED DURING GRADING SHALL BE DOCUMENTED IN DAILY FIELD REPORTS BY THE CONTRACTOR. ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED, AS NECESSARY, TWO COPIES OF ALL ADDENDUM REPORTS AND DAILY REPORTS SHALL BE SUBMITTED TO THE PROJECT GEOTECHNICAL CONSULTANT AND DAILY REPORTS SHALL BE SUBMITTED TO THE CITY ENGINEER.
- EXPANSION HOLE TESTING ON FINISH GRADE SOILS MUST BE PERFORMED BY THE GEOTECHNICAL CONSULTANT UPON COMPLETION OF GRADING AND FOUNDATION RECOMMENDATIONS SHALL BE MOVED AS NECESSARY.

**CONDITIONS OF APPROVAL / TRACT OR PARCEL MAP GRADING PLANS**

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR ZONING PAGES 0028/0247-01.

**PRIVATE ENGINEER'S NOTICE TO SUBCONTRACTORS**

- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN THE CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- SHOULD CORRECTIVE INFORMATION BE OBTAINED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OR PSOMAS AND ASSOCIATES BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER.

**COMPACTION TESTING REQUIREMENTS**

- FILL SHALL BE COMPACTED (AS DETERMINED BY A S.W. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO (3313.1).  
A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISHED GRADE, AND  
B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE.

- FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556-LATEST VERSION IN FINE-GRADED COARSE SOILS. FIELD DENSITY MAY BE DETERMINED BY THE SAND-CONE METHOD DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE DOCUMENTED IN THE CONSTRUCTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. (3313.4)
- SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND BEARING STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL (3319.4) ONE FOOT TEST FOR EACH TWO FOOT VERTICAL FILL.  
- ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.  
- ONE TEST FOR EACH 100 FOOT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 100 FEET OF VERTICAL SLOPE HEIGHT.

**GRADING INSPECTION REQUIREMENTS**

- THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS (310) 456-2489 EXT.  
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND PREPARED FOR FILL, NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.  
B. THE INSPECTION, AFTER NATURAL GRADING IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE FILL IS PLACED.  
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE START OF EXCAVATION EXCEEDS 10 FEET.  
D. ROUGH GRADING: WHEN APPROPRIATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE STORAGE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING OR THE PROJECT SITE ARE INSTALLED, BIRMS INSTALLED AT THE TOP OF SLOPES, SUBMIT THE REQUIRED "ROUGH GRADING REPORT", ELEVATIONS SHALL BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.  
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PLANTING ESTABLISHED AND ALL PROVISION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING OR COMPLETION".  
F. SUBMERGENT INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBMERGENT EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBMERGENT INSTALLATIONS. (3313.1)

**GRADING INSPECTION REQUIREMENTS CONTINUED**

- C. FILL INSPECTION:**  
1. AFTER THE FILL PLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FT. (3313.2)  
2. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILL.  
3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILL THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 10 FT. OF RESULT IN A SLOPE SURFACE GREATER THAN A HORIZONTAL TO 1 VERTICAL. (3313.7)
- ILLUSTRATION OF INSPECTION:** AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
- ROUGH GRADING:** WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION PROTECTION HAS BEEN INSTALLED, THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

**JOB ADDRESS:** 24150 PACIFIC COAST HIGHWAY, MALIBU, CA 90265  
**OWNER / DEVELOPER:** AZ WINTER MESA, LLC  
C/O BHI BOOK PARTNERS, LLC  
315 S. BEVERLY DRIVE, BEVERLY HILLS, CA 90212  
CONTACT: CARL KIM (310) 734-2333

**SOILS ENGINEER/GEOLOGIST:** LEIGHTON AND ASSOCIATES, INC.  
723 S. FIDELITY ST. SUITE 1020 LOS ANGELES, CA 90071  
TELEPHONE: (213) 522-1681  
CONTACT: CARL KIM

**CIVIL ENGINEER:** PSOMAS  
505 S. FLOWER ST., 5TH FL., 40000 LOS ANGELES, CA 90071  
TELEPHONE: 213/223-1400

**COMPLIANCE WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

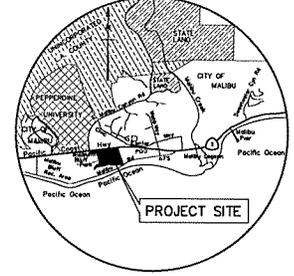
- THE OWNER HAS FILED WITH THE STORM WATER CONTROL DIVISION A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (GENERAL PERMIT) IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT. THE OWNER HAS PREPARED A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT.
- THE OWNER RECOGNIZES THAT THE PHYSICAL CHARACTERISTICS OF THE PROJECT SITE, THE PLANNED CONSTRUCTION ACTIVITIES AND THE MEANS, METHODS, AND SEQUENCING OF WORK SELECTED BY THE CONTRACTOR MAY AFFECT THE MEANS, METHODS, AND SEQUENCING OF WORK SELECTED BY THE CONTRACTOR AFTER CONSTRUCTION ACTIVITIES. ACCORDINGLY, THE SWPPP FOR THE PROJECT SHALL BE REVISED TO REFLECT THE CHANGES TO THE SWPPP AT THESE LEVELS: 1) SPECIFIC MANDATORY PRACTICES THAT MUST BE IMPLEMENTED AS SPECIFIED; 2) ALTERNATIVE MANDATORY PRACTICES THAT THE CONTRACTOR SELECTS FROM LISTED PRACTICES THAT BEST FIT THE MEANS, METHODS, AND SEQUENCING OF WORK SELECTED BY THE CONTRACTOR IN A MANNER CONSISTENT WITH THE GENERAL PERMIT.
- THE CONTRACTOR, ASSUMING SOLE, COMPLETE, AND CONTINUOUS RESPONSIBILITY FOR THE CONDITIONS AT THE JOB SITE DURING CONSTRUCTION, SHALL FULLY COMPLY WITH ALL REQUIREMENTS, TERMS, AND CONDITIONS IN THE NOI AND GENERAL PERMIT AND SHALL IMPLEMENT THE SWPPP, THE CONTRACTOR, IN SUBMITTING A BID FOR THE WORK, CERTIFIES THAT THE NO, GENERAL PERMIT, AND SWPPP WERE REVIEWED PRIOR TO SUBMITTAL OF THE BID FOR THE PROJECT AND THAT THE COSTS OF COMPLIANCE AND IMPLEMENTATION OF THESE ITEMS ARE INCLUDED IN THE BID PRICE.
- THE OWNER RETAINS THE RIGHTS AND POWERS TO EFFECT PROMPT CORRECTIVE ACTION UPON FAILURE BY THE CONTRACTOR TO COMPLY WITH ANY REQUIREMENTS, TERMS, OR CONDITIONS OF THE GENERAL PERMIT OR SWPPP. HOWEVER, THE OWNER'S RETAINAGE OF THESE RIGHTS DOES NOT OBLIGATE THE OWNER TO TAKE CORRECTIVE ACTION TO NOTIFY THE CONTRACTOR THAT CORRECTIVE ACTION IS REQUIRED. NOR DOES IT IMPLY, BY THE CONTRACTOR FROM THE FULL RESPONSIBILITY TO COMPLY COMPLETELY WITH ALL REQUIREMENTS, TERMS, AND CONDITIONS OF THE GENERAL PERMIT AND SWPPP. THE CONTRACTOR SHALL BE DESIGNATED A FAILURE BY THE CONTRACTOR TO COMPLY.
- THE CONTRACTOR SHALL BE DESIGNATED IN WRITING THE NAME AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTING THE SWPPP. THE DESIGNATED PERSON SHALL BE AVAILABLE 24 HOURS PER DAY, SEVEN DAYS PER WEEK AND SHALL HAVE THE AUTHORITY TO RESPOND TO STORM WATER POLLUTION ISSUES AND TO IMPLEMENT CORRECTIVE AND PREVENTATIVE MEASURES AS REQUIRED BY THE DESIGNATED PERSON AND THE TELEPHONE NUMBER SHALL BECOME PART OF THE SWPPP, A DOCUMENT AVAILABLE TO THE PUBLIC.

**AIR QUALITY NOTES:**

- PAVING CONSTRUCTION: EXPOSED EARTH SURFACES SHALL BE SPRAYED WITH WATER AT LEAST TWICE A DAY BY THE PROPERTY OWNER/CONTRACTOR TO MINIMIZE DUST GENERATION OR TEMPORARY DUST COVERS SHALL BE USED THAT MEET SOGARD DISTRICT RULE 453.
- THE PROPERTY OWNER/CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPED TO CONTROL DUST CAUSED BY GRADING AND PAVING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- HAULING AND GRADING EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MAINTAINED AS REQUIRED BY LAW.
- ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE BY LAW.
- ONE FLAG PERSON SHALL BE REQUIRED AT THE JOB SITE TO ASSIST TRUCKS UPON INTERSECTIONS AND EXITS OF THE PROJECT SITE. THE FLAG PERSONS AND WARNING SIGNS SHALL BE IN COMPLIANCE WITH PART 11 OF THE 1989 EDITION OF "WORK AREA TRAFFIC CONTROL HANDBOOK".
- ALL EXCAVATING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WIND (i.e., WINDS THAT EXCEED 15 MPH) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.
- ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THESE PHASES OR OPERATIONS ARE COMPLETE.

**SHEET INDEX**

SHEET NO.	TITLE
1	TITLE SHEET & NOTES
2	GRADING PLAN



**VICINITY MAP**  
NOT TO SCALE

**LOT 4**

	EXISTING	UNDER STRUCTURE	SAFETY	NON-FEMPT	FEMERAL	TOTAL
CUT	6,400	1,256	1,333	79	0	8,968
FILL	8,400	511	214	1,752	0	8,877
TOTAL	12,800	1,975	1,437	1,831	0	17,843
IMPORT						0
EXPORT						0
						SHRINKAGE 800
						NET WORKS: 807

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE LABORING VOLUMES. THESE QUANTITIES ARE FOR DESIGN AND BIDDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES. GRADING ASSOCIATED WITH PROCESS, FORESS, INCLUDING SITE ACCESS, SHALL BE CONSIDERED SEPARATE GRADING.



DATE: 10-27-15  
SCALE: N.T.S.  
PROJECT NO.: 142W010010

**AZ WINTER MESA, LLC - CRUMMER SITE**  
**GRADING AND DRAINAGE PLAN**  
24150 PACIFIC COAST HWY., MALIBU, CA

**PSOMAS**  
555 South Flower Street, Suite 4400  
Los Angeles, CA 90071  
(310) 233-1444 fax  
(310) 233-1444 tel

NO.	DATE	DESCRIPTION
1	10/27/15	ISSUED FOR PERMITTING
2	11/17/15	ISSUED FOR PERMITTING
3	11/17/15	ISSUED FOR PERMITTING
4	11/17/15	ISSUED FOR PERMITTING
5	11/17/15	ISSUED FOR PERMITTING
6	11/17/15	ISSUED FOR PERMITTING
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82	11/17/15	ISSUED FOR PERMITTING
83	11/17/15	ISSUED FOR PERMITTING







REFER TO LOT 5 PLANTING PLANS

**James Hyatt Studio**  
 LANDSCAPE ARCHITECTS  
 11000 WINTER MESA DR., SUITE 100  
 MALIBU, CALIFORNIA 90263  
 TEL: 310.316.1111  
 FAX: 310.316.1112  
 www.jameshyattstudio.com

**WINTER MESA CRUMMER RESIDENCES**  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90065

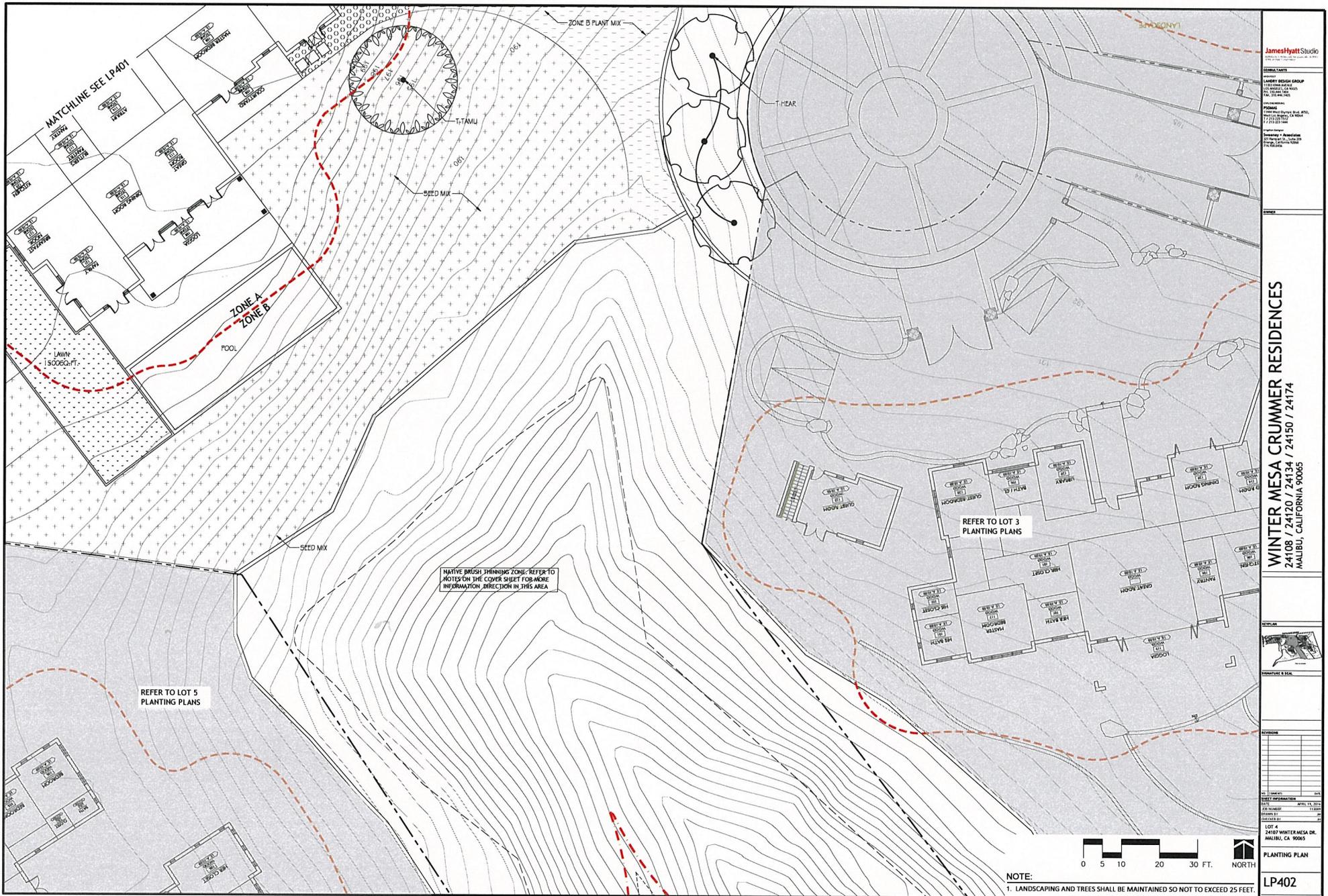


NO.	REVISION	DATE

LOT 4  
 24107 WINTER MESA DR.  
 MALIBU, CA 90065

PLANTING PLAN  
**LP401**

NOTE:  
 1. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.



**James Hyatt Studio**  
 LANDSCAPE ARCHITECTS  
 11111 WILSON BLVD., SUITE 100  
 MALIBU, CA 90262  
 TEL: 310.316.1111  
 WWW.JAMESHYATTSTUDIO.COM

**WINTER MESA CRUMMER RESIDENCES**  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90065



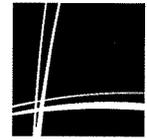
NO.	REVISION	DATE

DATE: APRIL 19, 2011  
 SCALE: AS SHOWN  
 DRAWN BY: JH  
 CHECKED BY: JH  
 PROJECT: LOT 17 WINTER MESA DR. MALIBU, CA 90065  
 PLANTING PLAN  
**LP402**

# WINTER MESA CRUMMER (LOT 5)

## 24174 PACIFIC COAST HIGHWAY

### MALIBU, CA 90265



**LANDRY  
DESIGN  
GROUP**

1818 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90025  
PHONE: 310.444.1404  
FAX: 310.444.1405  
www: landrydesigngroup.com  
contact @ landrydesign.net

CDP No. 07-143, LOT 5

This document is a summary and does not constitute the proposed LEP for Lot 5, nor does it represent property development and design standards as set forth under LRP Chapter 3.

Development Requirement	Allowed/Existing	Proposed	Comments
<b>SETBACKS</b>			
Front Yard	50% of lot width or 45'	20' (with 10' offset)	Complies
Side Yard	5' or 10' to side	7.5'	Complies
Side Yard (Minimum)	5'	7.5'	Complies
Front Yard (Minimum)	2' or 3'	2' (with 10' offset)	Complies
<b>TOTAL DEVELOPMENT SQUARE FOOTAGE</b>			
Structure	10,990 square feet	10,990 square feet	Complies
Basement	1,000 square feet	1,000 square feet	Complies
Garage	445 square feet	445 square feet	Complies
Attached Loggia	300 square feet	300 square feet	Complies
Screened Pool	478 square feet	478 square feet	Complies
Pool Deck	386 square feet	386 square feet	Complies
<b>HEIGHT</b>			
Maximum Height	35 feet and 6 inches	35 feet and 6 inches	Complies
Maximum Height (with 10' offset)	35 feet and 6 inches	35 feet and 6 inches	Complies
<b>FUNCTIONAL HEIGHT</b>			
Front	12 inches with 10' offset	12 inches with 10' offset	Complies
Side	60 inches to 10' offset	60 inches with 10' offset	Complies
Back	6' 0"	6' 0"	Complies
Max	6' 0"	6' 0"	Complies
Min	4' 0"	4' 0"	Complies
Lot Depth	485'-0"	485'-0"	Complies
Lot Width	431'-0"	431'-0"	Complies

### SHEET INDEX:

#### ARCHITECTURAL

- COVER
- A-31 PROJECT INFORMATION
- A-32 SITE PLAN
- A-33 SITE SECTION
- A-34 BASEMENT PLAN
- A-41 FIRST FLOOR PLAN
- A-42 ROOF PLAN
- A-43 ELEVATIONS
- A-44 STORY POLE PLANS

# LANDRY DESIGN GROUP

### CONSULTANTS:

**STRUCTURAL ENGINEER**  
KNA ENGINEERING, INC.  
30101 AGOURA COURT, #120  
AGOURA HILLS, CA 91301  
PHONE: (818) 865-2026  
FAX: (818) 865-1889

**CIVIL ENGINEER**  
PSOMAS  
555 SOUTH FLOWER ST., SUITE 4100  
DENVER, CO 80202  
PHONE: (303) 723-1444  
FAX: (303) 723-1444

**LANDSCAPE ARCHITECT**  
JAMES HYATT STUDIO  
1530 16th STREET 3RD FLR  
DENVER, CO 80202  
PHONE: (303) 825-2010  
FAX: (303) 825-2015

**GEOTECHNICAL**  
LEIGHTON AND ASSOCIATES, INC.  
26074 AVENUE HALL, SUITE 1  
SANTA CLARITA, CA 91355  
PHONE: (661) 257-7434  
FAX: (661) 257-7430

**SEPTIC ENGINEER**  
ENSTU  
685 MAIN STREET, SUITE A  
MORRO BAY, CA. 93442  
PHONE: (805) 772-0150  
FAX: (805) 772-0812

### PROJECT INFORMATION:

**ADDRESS:**  
24174 PACIFIC COAST HIGHWAY (LOT 5)  
MALIBU, CA 90265

#### LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO.: #

#### PROJECT DESCRIPTION:

NEW TWO STORY SINGLE-FAMILY RESIDENCE  
WITH SUBTRANEAN BASEMENT, ATTACHED  
GARAGE, DETACHED CABANA AND GUEST  
HOUSE.

**OCCUPANCY:** GROUP R-3 WITH U-1 GARAGE  
**TYPE OF CONSTRUCTION:** TYPE V - N RESIDENCE

**FIRE SPRINKLERS REQUIRED:**  
SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION  
PRIOR TO INSTALLATION, IF REQUIRED.

### SQUARE FOOTAGE CALCULATIONS:

#### CITY OF MALIBU SQUARE FOOTAGE:

FIRST FLOOR	73 S . FT.
ASEMENT AREA	1 S . FT.
<b>TOTAL:</b>	<b>8,738 SQ. FT.</b>
GARAGE	5 S . FT.
POOL ATH	1 S . FT.
SECOND INT	47 S . FT.
COVERED LOGGIA SPACE	7 S . FT.
<b>TOTAL TDSF :</b>	<b>1 S . FT.</b>

#### LOT AREA CALCULATED:

GROSS AREA: 259,132 SQ. FT.  
NET AREA: 251,737 SQ. FT.

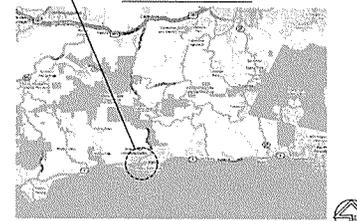
CLUMMER PLANNED  
DEVELOPMENT DISTRICT  
ALLOWABLE AREA: 10,990 SQ. FT.  
PROPOSED AREA: 10,990 SQ. FT.

#### IMPERMEABLE SURFACES

LOT AREA: 259,132 SQ. FT.  
MAX. ALLOWABLE IMPERMEABLE: 25,000 SQ. FT.  
PROPOSED IMPERMEABLE COVERAGE

**BUILDING FOOTPRINTS:** 10,486 SQ. FT.  
**HARDSCAPE:** 12,234 SQ. FT.  
**TOTAL IMPERMEABLE COVERAGE:** 22,920 SQ. FT.

### SITE VICINITY MAP



SCALE: N.T.S.

#### DISCLAIMER

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ARTIST'S RENDERING IS A CONCEPTUAL IMAGE ONLY.



SITE PLAN - LOT 5

SCALE: 1" = 30'-0" 1

N.T.S.

KEY PLAN

**GENERAL SITE PLAN NOTES:**

1. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND BRACING PRIOR TO AND DURING ANY DEMOLITION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE ELEMENTS PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. PROVIDE PROTECTION OF ADJACENT AREAS AND ADJOINING SPACES DURING CONSTRUCTION. ALL AREAS NOT IMPACTED BY CONSTRUCTION SHALL BE LEFT IN SAME CONDITION FOUND PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS PENETRATIONS FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN LINK FENCE AROUND UNSECURED SITE AREAS.
7. VERIFY EXISTING HARDSCAPE TO BE REMOVED WITH LANDSCAPE PLANS, ARCHITECT AND OTHER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS.
9. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COUNTY OF LOS ANGELES STANDARDS.
10. AN APPROVED SEDIM. GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

**GRADING**

1. ALL GRADES SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 2% AND BE A MINIMUM OF 8" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
2. FOR GRADES SPECIFIED TO BE LESS THAN 4" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE FINISH IS ADJACENT TO BUILDING SILL PLATES SHALL BE PROTECTED WITH A CONCRETE LAYER OF 1/2" CONC. 4000 BTW/THRE WATERPROOFING MEMBRANE COVERED WITH COPPER FLASHING. BOTH PROTECTING 4" BELOW WOOD SILL PLATE AND ABOVE GRADE WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATIONS.
3. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS, BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICAL FOR ADJACENT INHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.

**PERMIT**

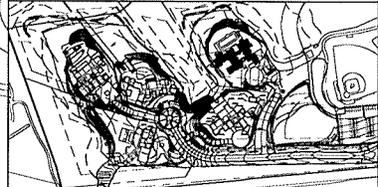
1. THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE ELEMENTS, HARDSCAPE, POOL, SPA, FOUNTAINS, OR TENNIS COURT.
3. THIS PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL OR PLUMBING PERMITS.
4. ARCHITECT WILL PROCESS PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REMUNERATION SHALL BE INCLUDED IN THE BID.

**POOL**

1. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. IT SHALL AUTOMATICALLY RESET AND SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE (FOR 15 SECONDS MAXIMUM) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5' ABOVE THE FLOOR OR A SELF-CLOSING AND SELF-LATCHING FENCE 4'-6" ABOVE GROUND ENCLOSED POOL AREA WITH LATCH AT FENCE MINIMUM HEIGHT (4" MAXIMUM OPENING BETWEEN RAILS).

**NOTES TO SHEET**

1. TOP OF WALL: 4" HIGH STUCCO WALL WITH 8" HIGH W/LL FINISH ABOVE
2. TOP OF WALL: 4" HIGH WROUGHT IRON FENCE
3. TOP OF WALL: 4"
4. TOP OF WALL: 4"



**LANDRY DESIGN GROUP**

1110 S. SPAYDIA BLVD.  
LOS ANGELES, CA 90008  
PHONE: (310) 441-1000  
FAX: (310) 441-1001  
www.landrydesign.com  
landry@landrydesign.com

REVISION LOG	DATE
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WINTER MESA CRUMMER  
24174 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 5  
SITE PLAN

DATE	04.15.2014
SCALE	1" = 30'-0"
DRAWN	EB/VE
DESIGNED	1507.00
SHEET NO.	A-3.1
	SITE

NOT DATE 41384



**LANDRY  
DESIGN  
GROUP**

1118 S. SEPULVEDA BLVD  
LOS ANGELES, CA 90024  
PHONE 310.444.1144  
FAX 310.444.1148  
WWW.LANDRYGROUP.COM  
LANDRY@LANDRYGROUP.COM

REVISION LOG	
DELTA NO	DATE
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WINTER MESA CRUMMER  
24108 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

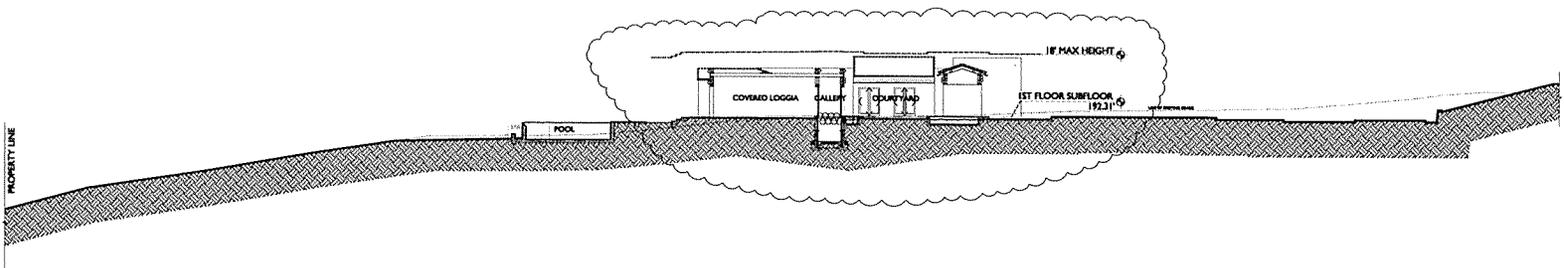
LOT 5  
ELEVATIONS



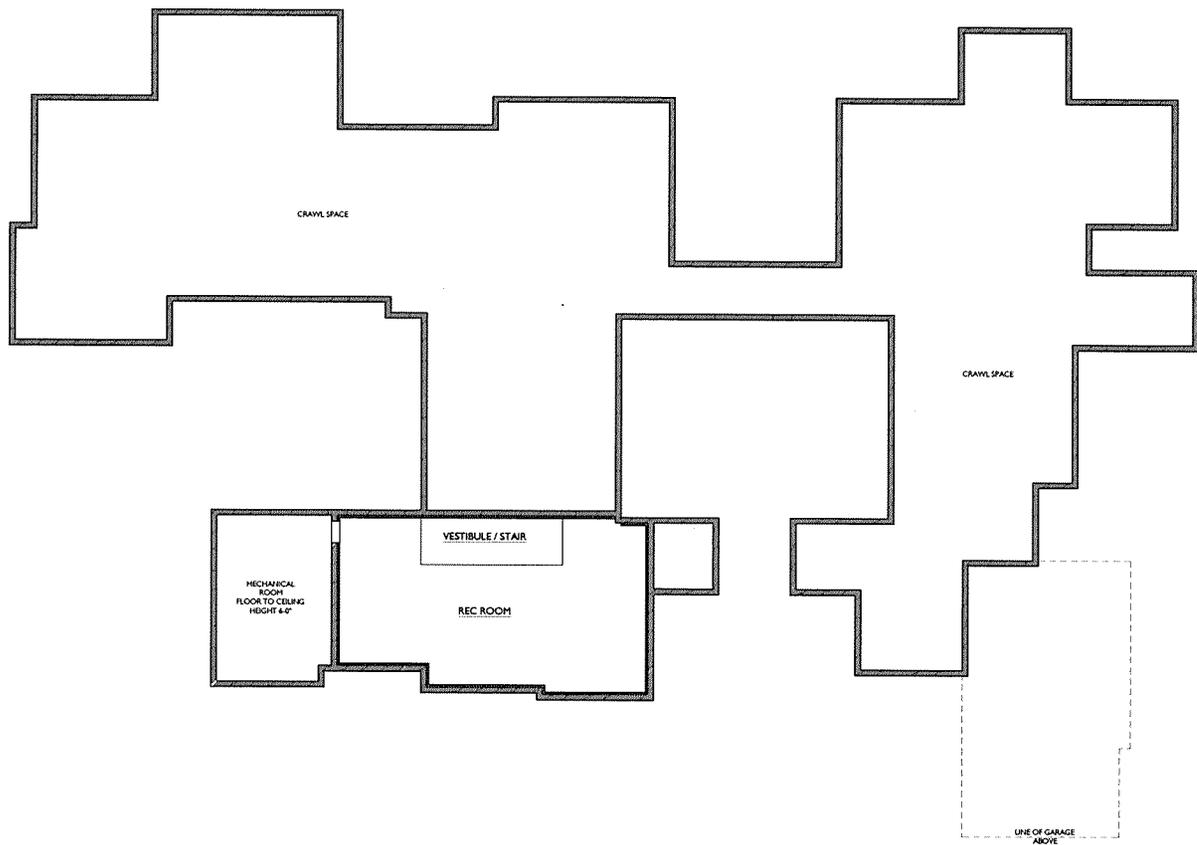
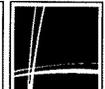
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JOB #	1507.00
SHEET NO.	

A-3.2  
SECTIONS

NOT DATE 4/13/2016



SITE SECTION SCALE: 1/16" = 1'-0" 1

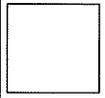
**LANDRY  
DESIGN  
GROUP**

1818 S. SPANISH BLVD  
LOS ANGELES, CA 90048  
PHONE: 310.444.1488  
FAX: 310.444.1488  
WWW: www.landrydesign.com  
CONTACT: @landrydesign.com

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DATE	DESCRIPTION
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WINTER MESA CRUMMER  
24174 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 5  
BASEMENT PLAN

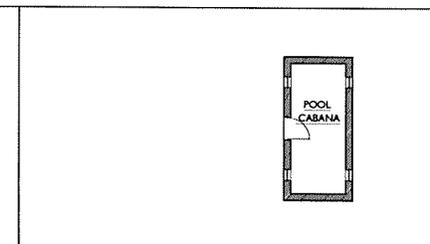
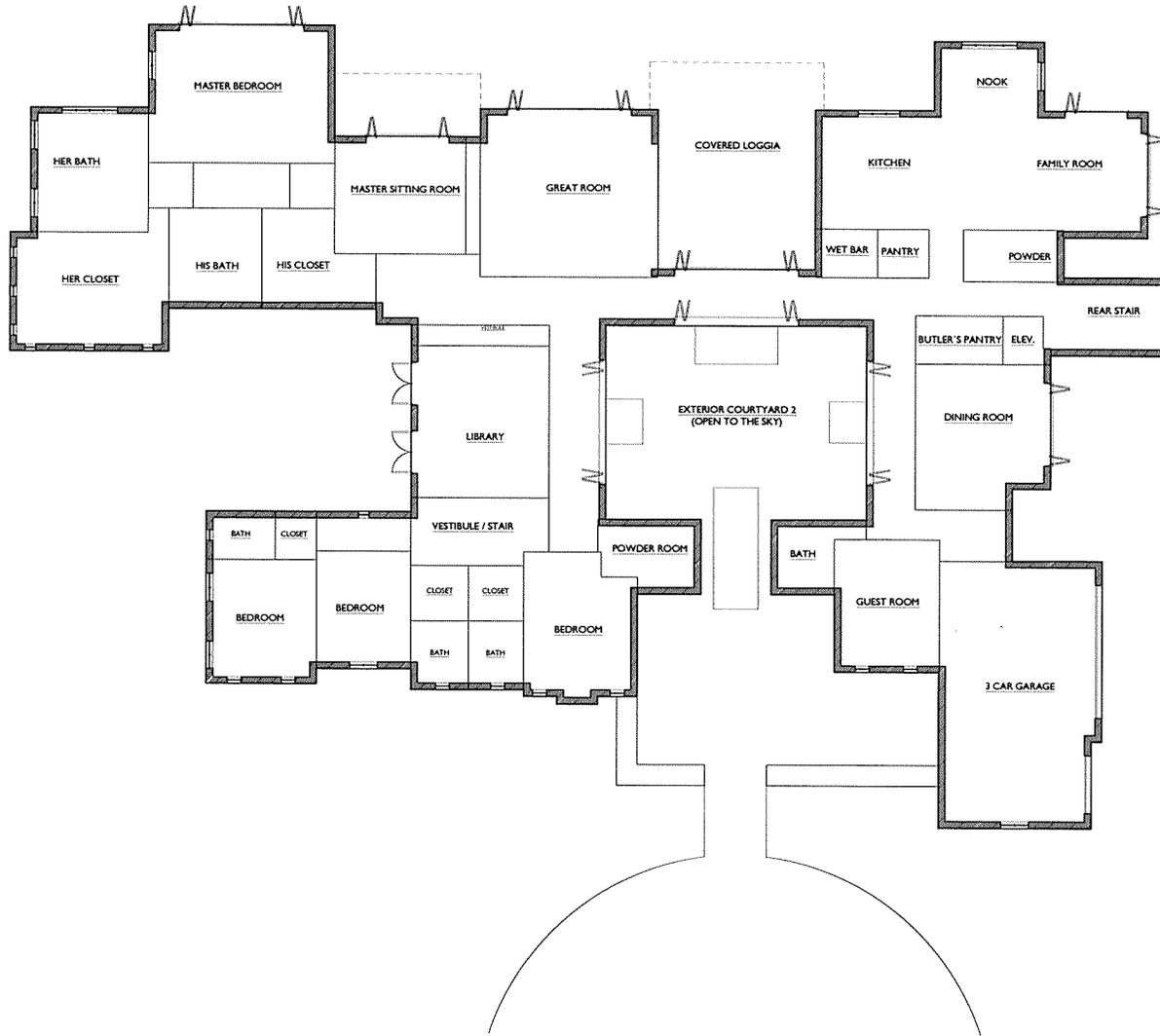


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JOB #	1507.00
SHEET NO.	

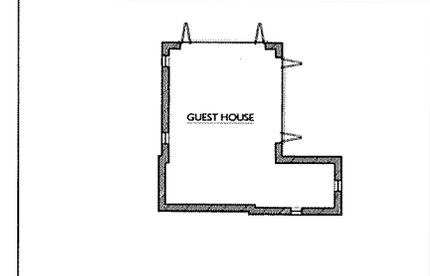
**A-4.0  
PLAN**

BASEMENT PLAN - LOT 5 SCALE: 1/8" = 1'-0"

1



CABANA SCALE: 1/8" = 1'-0" 3



GUEST HOUSE SCALE: 1/8" = 1'-0" 2

**LANDRY DESIGN GROUP**  
 1818 E. SERRAVALLO BLVD  
 LOS ANGELES, CA 90025  
 PHONE: 310.442.1988  
 FAX: 310.442.1982  
 WWW: landrydesign.com  
 LANDRY@LANDRYDESIGN.COM

REVISION LOG	DATE
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WINTER MESA CRUMMER  
 24174 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 5  
 FIRST FLOOR PLAN

DATE	04.15.2016
SCALE	1/8" = 1'-0"
DRAWN	EB/AVF
JOB #	1507.00
SHEET NO.	

**A-4.1**  
 PLAN

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



**LANDRY  
DESIGN  
GROUP**

1111 E. BURLINGAME BLVD.  
LOS ANGELES, CA 90008  
PHONE 310.441.1888  
FAX 310.441.1888  
WWW.LANDRYDESIGN.COM  
LANDRY@LANDRYDESIGN.COM

REVISION LOG	DETAILS	DATE
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△		
△		
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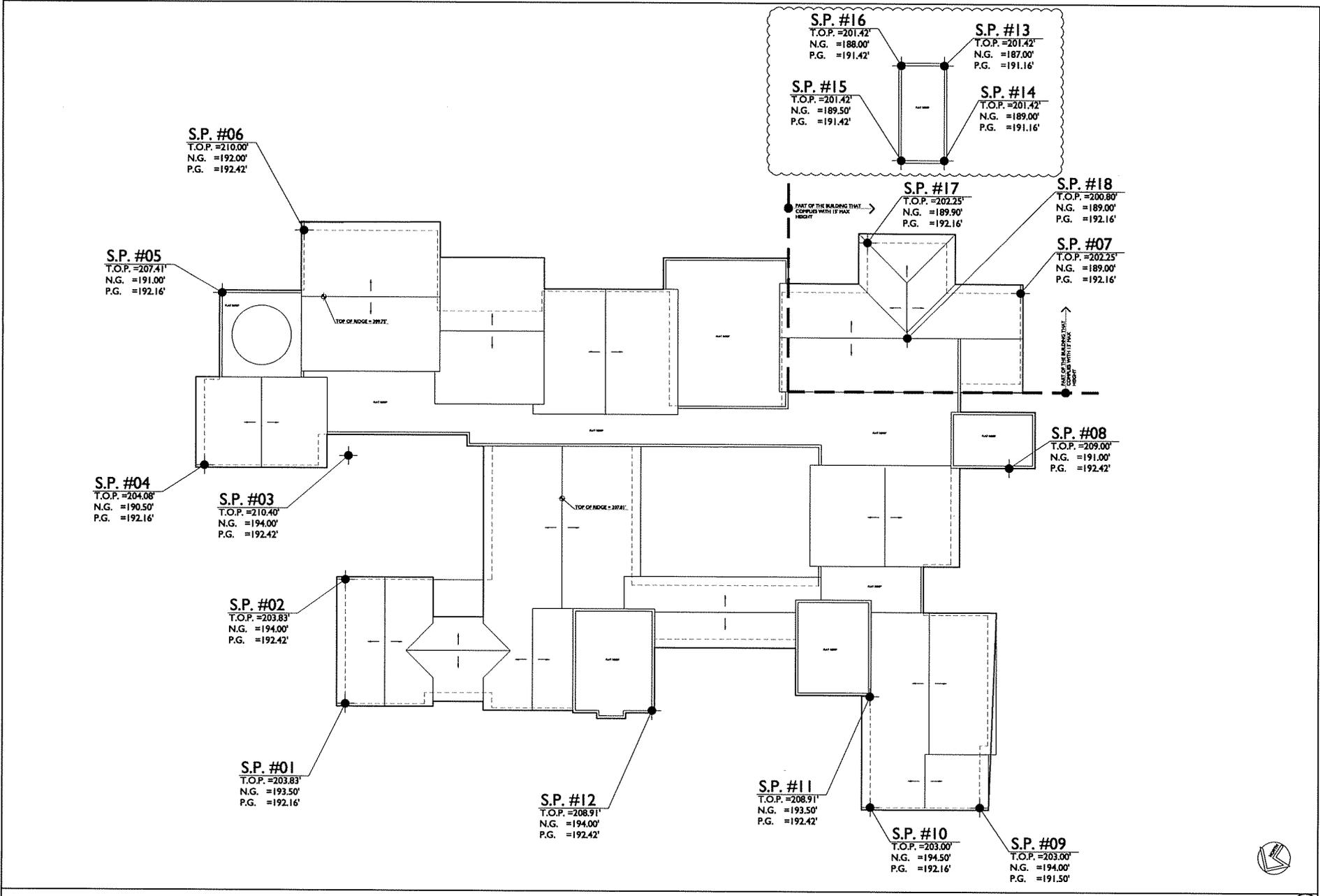
WINTER MESA CRUMMER  
24174 PACIFIC COAST HIGHWAY  
MALIBU, CA 90065

LOT 5  
SITE PLAN

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SHEET NO.	

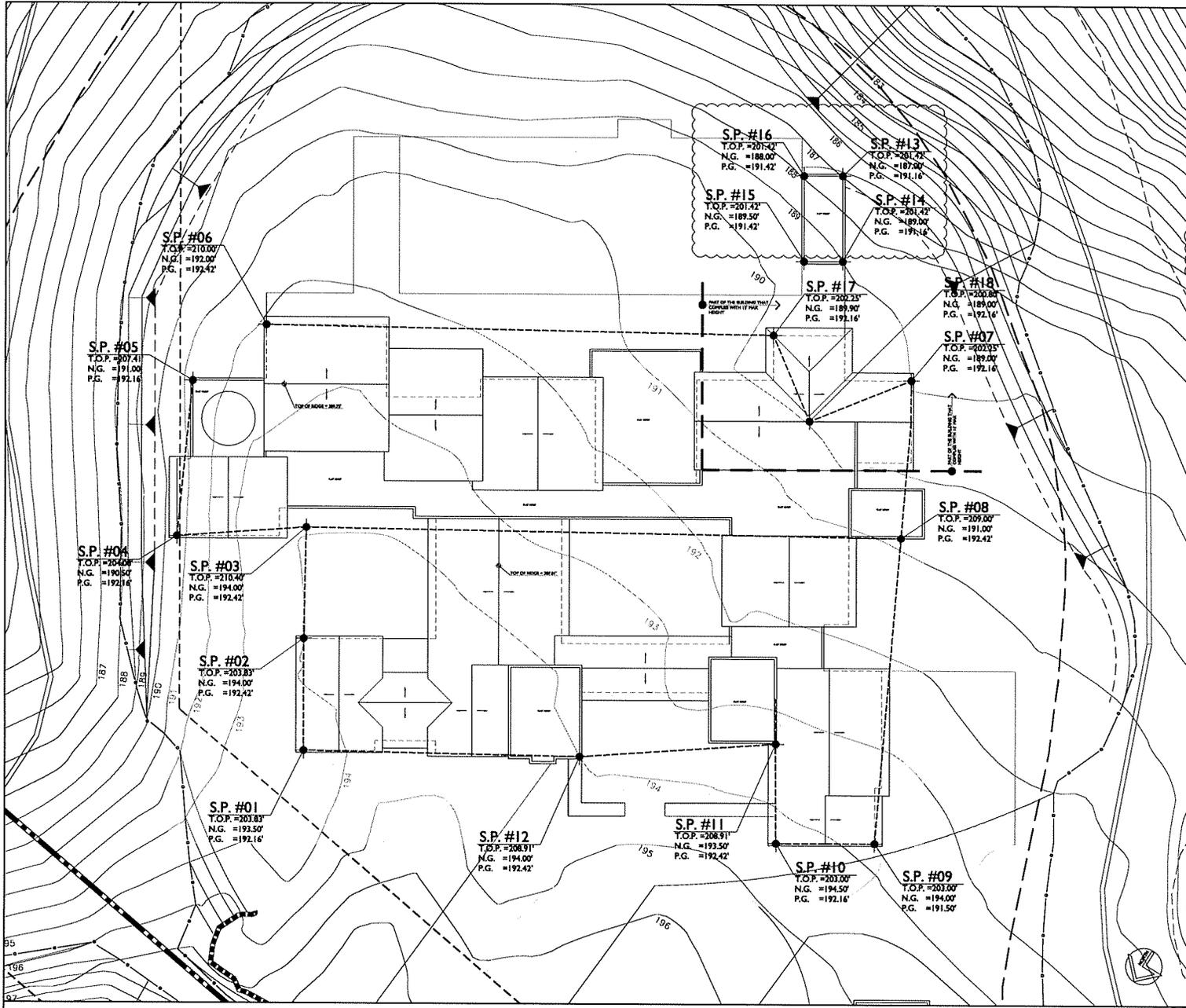
**A-4.2**  
ROOF PLAN

POST DATE: 5/26/16



ROOF PLAN SCALE: 1/8" = 1'-0" 1





STORY POLE	NATURAL GRADE	PROPOSED GRADE	TOP OF POLE	HEIGHT OF POLE	BUILDING HEIGHT
S.P. #1	193.50'	192.16'	203.87'	9.87'	11.61'
S.P. #2	194.00'	192.42'	216.40'	12.40'	17.96'
S.P. #3	192.50'	192.16'	204.08'	13.58'	13.58'
S.P. #4	191.00'	192.16'	207.41'	16.41'	16.41'
S.P. #5	192.00'	192.42'	210.00'	18.00'	18.00'
S.P. #6	189.00'	192.16'	202.33'	13.33'	13.23'
S.P. #7	191.00'	192.42'	209.00'	18.00'	18.00'
S.P. #8	194.00'	191.50'	203.00'	9.00'	11.50'
S.P. #9	194.50'	192.16'	203.00'	8.50'	10.84'
S.P. #10	193.50'	192.42'	208.91'	15.41'	16.49'
S.P. #11	194.00'	192.42'	208.91'	14.91'	14.49'
S.P. #12	187.00'	191.16'	201.42'	14.42'	14.42'
S.P. #13	189.00'	191.16'	201.42'	12.42'	12.42'
S.P. #14	189.50'	191.42'	201.42'	11.92'	11.92'
S.P. #15	188.00'	191.42'	201.42'	13.42'	13.42'
S.P. #16	187.00'	192.16'	202.33'	15.33'	12.33'
S.P. #17	189.00'	192.16'	204.00'	15.00'	15.00'
S.P. #18	189.00'	192.16'	204.00'	15.00'	15.00'

**LANDRY DESIGN GROUP**  
 444 S. BAYVIEW BLVD.  
 LOS ANGELES, CA 90008  
 PHONE: 310.441.9844  
 FAX: 310.441.1888  
 WWW: landrydesign.com  
 Created by: [Signature]

REVISION LOG

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

WINTER MESA CRUMMER  
 24174 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90065

LOT 5  
 STORY POLE PLAN

DATE: 05.25.2016  
 SCALE: 1/8" = 1'-0"  
 DRAWN: EB/VF  
 JOB #: 1507.00  
 SHEET NO.

**A-9.0**  
 STORY POLE

PRINT DATE: 5/26/2016

STORY POLE PLAN - LOT 5 SCALE: 1" = 10'-0" 1

**PUBLIC WORKS DEPARTMENT GENERAL NOTES**

1. ALL WORK WITHIN PUBLIC STREETS OR PUBLIC EASEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPC) "GREEN BOOK".
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL 59) SAFETY STANDARDS, 155 CALIF. REGS. TITLE 15, DIVISION 15.3, AND ANY PERMITS OR APPROVALS REQUIRED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM CAL DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 458-2489, EXT. 233 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION HOURS DURING THE COURSE OF THE WORK.
4. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 458-2489, EXT. 233 FOR A PERMIT.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
6. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
7. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
8. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONE YEAR, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR, THE SUPERVISING CIVIL ENGINEER SHALL FILE SAID MONUMENTS FOR THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INCORPORATED AS IT MAY BE AFFECTED BY THESE OPERATIONS.
10. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM CONSTRUCTION SIGNAGE AND STRIPPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL" HANDBOOK (LIVE "MUTUAL" BUILDFORMS) AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND TRAFFIC CONTROL" PLAN, PREPARED BY THE DEVELOPER AND CITY, WHICH MAY REQUIRE A TRAFFIC CONTROL PLAN, APPROVED BY THE DEVELOPER AND CITY.
11. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
12. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM MOVING TO 11:00 AM TO 5:00 PM WITHIN OR ADJACENT TO EDNA AND/OR UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, UTILITY, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
13. ALL UNDERPAVEMENT UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, UTILITY, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
14. THE DEVELOPER SHALL COMPLY WITH MPDES REQUIREMENTS. THE STORM WATER PREVENTION PLAN (SWPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPGRADED.
15. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHEN EMPLOYED), AND CONTAINED HEREIN, SHALL BE APPROVED OR DISAPPROVED OR COMMENTED BY THE CITY. SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
16. ALL STORM DRAIN PIPES WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCCP).
17. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P. C. REINFORCED WITH #3\*7/8" IO W x 8 W, AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION.

18. GRADING QUANTITIES:
  - CUT: CU TO FILL: CU TO CU (EXCLUDES SHIRINGAGE) - LOT 7 NOT INCLUDED EXCEPT AS SHOWN ON THE PLANS.
  - 19. TOTAL DISTURBED AREA (ACRES (GRADING AREA, LANDSCAPE ONLY AREA) (INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA) - LOT 7 NOT INCLUDED)
  - 20. TOTAL EXISTING IMPERVIOUS SURFACE AREA (S) - 50 FT.
  - 21. TOTAL IMPROVED IMPERVIOUS SURFACE AREA (S) - 50 FT.
  - FLOOR ZONE IN FINISH: BASE FLOOD ELEVATION: \_\_\_\_\_ FT.
22. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 3:1 FOR ADJUSTED FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS ENGINEER.
23. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STOCKED WITH THE CITY OF MALIBU STORM DRAIN LOGS.

**GENERAL NOTES**

1. ANY NOTIFICATIONS 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. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
4. ALL STORM DRAIN WAYS 15 TO 60 INCH UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. REGULAR 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. SECURE PERMISSION FROM (CITY ENGINEER) FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
7. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OBTAINING THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED NO LATER THAN MONDAY AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3315-3]
8. 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 EXCEEDED ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3315-1]
9. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER HIS SUPERVISION IN ACCORDANCE WITH SECTION 3318 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGIST RECOMMENDATIONS WERE INCORPORATED IN PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER).
10. ALL RECOMMENDATIONS IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
11. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
12. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
13. GRADING SHALL BE STOPPED IMMEDIATELY UPON NOTIFICATION BY THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: ENGINEER, GEOTECHNICAL/SOILS ENGINEER, ENGINEERING GEOLOGIST, GRADING INSPECTOR, AND OWNER. ALL PARTICIPANTS MUST SIGN AND DATE THE MEETING REPORT. THE REPORT MUST BE FILED WITH THE PERMITS AND AS BUILT INFORMATION.
14. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILES OF EXCESS MATERIAL PRIOR TO EXCAVATION.
15. A FIELD ENGINEER, AS A CONDITION OF ALLOWING GRADING, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING SURVEY STAKE SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH SURVEY STAKE SET AT THE CORNER SHALL BE PROVIDED FOR PRELIMINARY PERMITS.
16. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT REASON, CONDITIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL MONITOR AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
18. THE COMPANION REPORT APPROVED BY THE SOILS ENGINEER SHALL INDICATE THE TYPE OF RE-TESTING PROCEDURES TO BE USED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, SAND CONE AND MUDMETER, OR THE S.H. 20 SO TO 50 NOTED FOR EACH TEST.
19. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
20. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.

**GENERAL NOTES (CONTINUED)**

21. ALL EXISTING GRADINGS AND RELATED SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED HEREIN SHALL BE COMPLETED BY THE FIELD ENGINEER FOR THE PERMITS.
22. ALL EXISTING GRADINGS COULD BE THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL. HOWEVER, IN ANY CASE, THE PERMITS SHALL BE PREPARED AND CONSTRUCTION OF NATURAL DRAINAGE AND PLACEMENT AND PROTECTION OF FILL.
23. ROOF GUTTERS SHALL BE INSTALLED PER FUNCTIONAL ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING ON OTHER METHOD CONFORMABLE TO THE BUILDING CODE TO THE BUILDING FOR PROTECTION. [3313-7]
24. ANY EASEMENTS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 833, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.
25. ALL EXISTING FILL SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILL.
26. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

**GEOTECHNICAL GRADING NOTES**

1. PRIOR TO THE FINAL APPROVAL OF THE PROJECT, AN AS-BUILT CONSTRUCTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL GROUTING TESTS AS WELL AS A MAP DETAILING THE LIMITS OF FILL LOCATIONS, ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVED, BEARING, LOCATION AND ELEVATIONS OF ALL RETAINING WALLS AND FOUNDATIONS, LOCATIONS AND ELEVATIONS OF ALL RETAINING WALLS WALLS, BRACKING AND OUTLETS, GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DETICED ON AS-BUILT GEOLOGIC MAP.
2. AN AS-BUILT REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT DOCUMENTING THE INSTALLATION OF THE FILL FOUNDATION ELEMENTS OF APPLICABLE SHALL BE SUBMITTED TO THE CITY FOR REVIEW BY THE CITY GEOLOGIC AND GEOTECHNICAL ENGINEERS REVIEWERS PRIOR TO THE FINAL APPROVAL OF THE PROJECT. THE REPORT SHALL DETAIL THE GEOLOGIC LOGS, FIELD EXCAVATIONS, INCLUDING TOTAL DEPTH OF TOE ELEVATION, DEPTH INTO RECOMMENDED BEARING WATER TABLE, AND LENGTH OF GROUNDWATER, AS WELL AS AN AS-BUILT PLAN MAP MUST DETICED THE PILES AND GROUND BEAMS.
3. UNUSUAL OR ADVERSE GEOLOGIC CONDITIONS ENCOUNTERED DURING GRADING SHALL BE DOCUMENTED IN WRITING BY THE PROJECT GEOTECHNICAL CONSULTANT. ANY ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED, AS NECESSARY. TWO COPIES OF ALL ADDENDUM REPORTS AND DATA REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW.
4. EXPANSION INDEX TESTING ON FINISH GRADE SOILS MUST BE PERFORMED BY THE GEOTECHNICAL CONSULTANT UPON COMPLETION OF GRADING AND FOUNDATION RECOMMENDATIONS SHALL BE MOVED AS NECESSARY.

**CONDITIONS OF APPROVAL / TRACT OR PARCEL MAP GRADING PLANS**

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR 2500 RIVER, COAST LINDEROAD, CA

**PRIVATE ENGINEER'S NOTICE TO SUBCONTRACTORS**

1. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT THE PROJECT SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN THE CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
2. THE DESIGN, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PREVENTIVE MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN NECESSARY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL OBTAIN NECESSARY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
4. THE CONTRACTOR SHALL FURNISH HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
5. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OR PSOMAS AND ASSOCIATES BEFORE PROCEEDING WITH THE WORK IN QUESTION.

**CONSTRUCTION TESTING REQUIREMENTS**

- A. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOE COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313-3]
- B. 95% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE, AND
- C. 100% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISHED GRADE.
- D. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD (ASTM D1556-LATEST VERSION). IN PRE-GRADED CONCRETE, SAND FILL DENSITY MAY BE DETERMINED BY THE DRY-CANISTER METHOD, ASTM D1-2017 LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE IDENTIFIED IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313-4]
- E. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS (UPON REQUEST OF THE BUILDING OFFICIAL) [3313-5] ONE FIELD DENSITY TEST IS TO BE MADE AS FOLLOWS:
  1. ONE TEST FOR EACH 200 FOOT VERTICAL CUT.
  2. ONE TEST FOR EACH 1000 SQUARE YARD OF MATERIAL PLACED.
  3. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE LEAN TOE OF ONE TEST FOR EACH 1000 SQUARE YARD OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

**GRADING INSPECTION REQUIREMENTS**

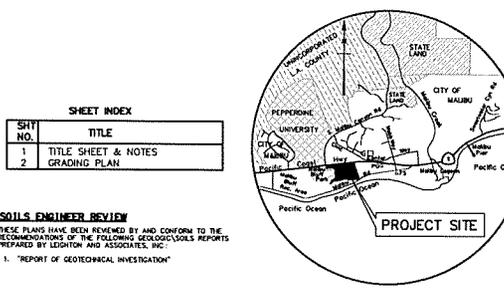
- A. THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. [310] 458-2489, EXT.
- B. A FINAL INSPECTION, WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND EXCAVATION HAS BEEN COMPLETED, SHALL BE CONDUCTED IN THE PRESENCE OF THE BUILDING OFFICIAL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
- C. EXCAVATION INSPECTION, AFTER THE EXCAVATION IS STARTED AND BEFORE BACKFILLING, SHALL BE CONDUCTED IN THE PRESENCE OF THE BUILDING OFFICIAL.
- D. ROUGH GRADING, WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TRENCHES, SWALES AND OTHER DRAINAGE DEVICES INSTALLED; PROTECTION OF THE PROTECTION OF THE BUILDING OFFICIAL HAS BEEN INSTALLED; BEING INSTALLED AT THE TOP OF SLOPES. SUBMIT THE REQUIRED FINAL GRADING REPORTS, FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
- E. FINAL INSPECTION, WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD HAS BEEN INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED AS-BUILT GRADING PLAN AND NOTIFICATION OF COMPLETION.
- F. SUBURBAN INSTALLATION, PROVIDE CONTINUOUS INSPECTION DURING SUBURBAN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBURBAN INSTALLATIONS. [3313-2]

**GRADING INSPECTION REQUIREMENTS (CONTINUED)**

1. AFTER THE FILL PLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LPTS EXCEEDS 10 FT. (3313-3)
  2. DURING PREPARATION OF NATURAL DRAINAGE AND PLACEMENT AND PROTECTION OF FILL.
  3. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND INSPECTION OF FILL THAT WILL EXCEED A MINIMUM VERTICAL DEPTH OF 30 FT. OR RESULT IN A SLOPE SURFACE STEEPER THAN A HORIZONTAL VERTICAL (3313-7)
  4. DURING THE INSPECTION, AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
- D. ROUGH GRADING** WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND INSPECTION BY THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL CONSTRUCTION REPORT PRIOR TO THE APPROVAL OF THE GRADING PLAN.
- JOB ADDRESS:**  
24174 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
- SOILS ENGINEER/GEOLGISTS:**  
LEIGHTON AND ASSOCIATES, INC. 723 S. FIDELITY ST. STE. 1000 LOS ANGELES, CA 90071 TELEPHONE: (213) 582-1481 CONTACT: CARL KIM
- OWNER / DEVELOPER:**  
AZ WINTER MESA, LLC C/O BIO ROCK PARTNERS, LLC 315 S. SEVENTH DRIVE, BEVERLY HILLS, CA 90212 CONTACT: ROBERT KOLO TELEPHONE: (310) 734-2003
- CIVIL ENGINEER:**  
PSOMAS FLOMER ST. STE. 4400 LOS ANGELES, CA 90071 TELEPHONE: 213/723-1400

**COMPLIANCE WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

1. THE OWNER HAS FILED WITH THE STATE WATER RESOURCES CONTROL BOARD, A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION ACTIVITIES. ACCORDINGLY, THE SWPPP FOR THE PROJECT REQUIRES IMPLEMENTATION OF POLLUTANT CONTROL PRACTICES AT THREE LEVELS: 1) SPECIFIC MANDATORY PRACTICES THAT MUST BE IMPLEMENTED AS SPECIFIED, 2) ALTERNATIVE MANDATORY PRACTICES WHERE THE CONTRACTOR SELECTS FROM LISTED PRACTICES THE ALTERNATIVE THAT BEST FITS THE MEANS, METHODS, AND SEQUENCE OF WORK AND TO CONTROL POLLUTANTS IN A MANNER CONSISTENT WITH THE GENERAL PERMIT.
2. THE OWNER RECOGNIZES THAT THE PHYSICAL CHARACTERISTICS OF THE PROJECT SITE, THE PLANNED SITE IMPROVEMENTS, AND THE MEANS, METHODS, AND SEQUENCE OF WORK SELECTED BY THE CONTRACTOR MAY AFFECT THE QUALITY OF STORM WATER DISCHARGES FROM THE SITE. BOTH DURING AND AFTER CONSTRUCTION ACTIVITIES. ACCORDINGLY, THE SWPPP FOR THE PROJECT REQUIRES IMPLEMENTATION OF POLLUTANT CONTROL PRACTICES AT THREE LEVELS: 1) SPECIFIC MANDATORY PRACTICES THAT MUST BE IMPLEMENTED AS SPECIFIED, 2) ALTERNATIVE MANDATORY PRACTICES WHERE THE CONTRACTOR SELECTS FROM LISTED PRACTICES THE ALTERNATIVE THAT BEST FITS THE MEANS, METHODS, AND SEQUENCE OF WORK AND TO CONTROL POLLUTANTS IN A MANNER CONSISTENT WITH THE GENERAL PERMIT.
3. THE OWNER ASSUMES SOLE, COMPLETE, AND UNLIMITED RESPONSIBILITY FOR THE CONDITIONS AT THE JOB SITE DURING CONSTRUCTION. SHALL FULLY COMPLY WITH ALL REQUIREMENTS, TERMS, AND CONDITIONS IN THE NOI AND GENERAL PERMIT AND SHALL IMPLEMENT THE SWPPP, THE CONTRACTOR, IN SUBMITTING A BID FOR THE WORK, CERTIFIES THAT THE NOI, GENERAL PERMIT, AND SWPPP REQUIREMENTS HAVE BEEN REVIEWED PRIOR TO THE SUBMITTAL OF THE BID OF THESE ITEMS ARE INCLUDED IN THE BID PRICE.
4. THE OWNER RETAINS THE RIGHTS AND POWERS TO EFFECT PROMPT CORRECTIVE ACTION IN THE EVENT OF NON-COMPLIANCE WITH ANY REQUIREMENTS, TERMS OR CONDITIONS IN THE NOI, GENERAL PERMIT, OR SWPPP. HOWEVER, THE OWNER'S RETAINAGE OF THESE RIGHTS DOES NOT OBLIGATE THE OWNER TO EFFECT CORRECTIVE ACTION OR TO NOTIFY THE CONTRACTOR FROM THE FALL RESPONSIBILITY TO COMPLY WITH ANY REQUIREMENTS, TERMS OR CONDITIONS OF THE SWPPP. THE CONTRACTOR SHALL BE CONSIDERED A PARTY TO THE SWPPP BY THE CONTRACTOR TO COMPLY.

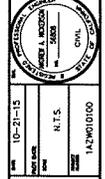


CUT	LOT 5			NON-EXEMPT	REMEDIAL	TOTAL
	K & R	UNDER STRUCTURE	SAFETY			
18,700	2,117	1,803	241	0	18,841	
15,700	44	224	1,536	0	17,504	
TOTAL	34,400	2,464	1,727	1,737	0	35,668
				EXPORT	0	0
				IMPORT	0	0
				SHIRPAGE	1750	1750
				NET EXPORT	30	30

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE CANTONMENT VOLUMES. THESE QUANTITIES ARE FOR DESIGN AND BIDDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES. GRADING ASSOCIATED WITH IMPROVED, EXPOSED, UNPAVED SURFACES SHALL BE CONSIDERED DRAINAGE GRADING.

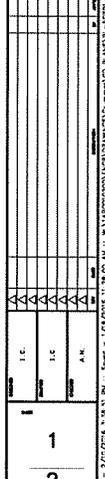
**AIR QUALITY NOTES**

- A. DURING CONSTRUCTION, EXPOSED DRAIN SURFACES SHALL BE SPRAYED WITH WATER AT LEAST TWICE A DAY BY THE PROPERTY OWNER/CONTRACTOR TO MINIMIZE DUST GENERATION OR TEMPORARY DUST COVERS SHALL BE USED THAT MEET SCAND DISTRICT RULE 403.
- B. THE PROPERTY OWNER/CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPER TO CONTROL DUST CAUSED BY GRADING AND HAULING. AND AT ALL TIMES PREVENT REASONABLE CONTROL OF DUST CAUSED BY WIND.
- C. HAULING AND GRADING EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MAINTAINED AS REQUIRED BY LAW.
- D. ALL LOADS SHALL BE COVERED BY TRAILING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT THE RELEASE OF DUST.
- E. ONE FLAG PERSON SHALL BE PROVIDED AT THE JOB SITE TO ASSIST TRUCKS UPON INGRESS AND EGRESS OF THE PROJECT SITE, THE FLAG PERSONS AND WATERING SLODS SHALL BE IN COMPLIANCE WITH PART 11 OF THE 1983 EDITION OF "WORK AREA TRAFFIC CONTROL VOLUMES".
- F. ALL CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WIND (I.E. GREATER THAN 15-MPH) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- G. PERIODICALLY WASH OR DRAIN PUBLIC STREETS IN THE VICINITY OF SITE.
- H. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OR DEVELOPMENT ARE COMPLETE.



PSOMAS  
315 S. SEVENTH DRIVE  
LOS ANGELES, CA 90071  
TEL: 213/723-1400  
FAX: 213/723-1401

PSOMAS  
315 S. SEVENTH DRIVE  
LOS ANGELES, CA 90071  
TEL: 213/723-1400  
FAX: 213/723-1401





**PLANTING NOTES**

1. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.

2. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.

3. ON-THE-SPOT OWNER REPRESENTATIVE APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.

4. STATE AND LOCAL REGULATIONS APPLY TO THE COMMENCEMENT OF PLANTING.

5. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.

6. ALL PLANT MATERIAL AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

7. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS SOIL PREPARATION TESTING MATERIALS EROSION AND MAINTENANCE.

8. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.

9. ALL GROUPINGS SHALL BE TRIANGULARLY SPACED.

10. ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE A MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

12. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROTECT INSPECTION SCHEDULES.

13. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE DRAWINGS.

14. LANDSCAPE CONTRACTOR SHALL CONFIRM CORRECT ANTI-TAX IDENTITY TAGS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.

15. IF CONFLICTS ARISE BETWEEN SIZES OF AREAS AND PLANS CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONTACTS CONSTITUTES A VIOLATION OF THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.

16. CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.

17. ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK CURRENT EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN INC.

18. LANDSCAPE CONTRACTOR SHALL PROVIDE PERMIT COSTS FOR ERECTION OF PLANT MATERIALS AND TYPE AS CALLED OUT ON PLANTING PLANS. PERMIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION INCLUDING ALL LOCAL AMENDMENTS FERTILIZERS ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.

19. COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTINGS PAPELMENTS AND CONCRETE AND GUTTER. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM PLANTING INSTALLATION IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

20. PLANT CROWN ELEMENTS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.

21. ALL SPOT ELECTIONS OF TREES ARE 6 INCHES.

22. THE LANDSCAPE CONTRACTOR SHALL VERIFY SOIL TEST AT HIS EXPENSE PRIOR TO PLANTING AND WILL FOLLOW TEST RECOMMENDATIONS AND LANDSCAPE ARCHITECT'S APPROVAL FOR SOIL AMENDMENTS.

23. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.

24. IN ASBESTOS PLANT SPECIES AS DETERMINED BY THE CITY OF MALIBU ARE PROHIBITED.

25. EROSION SHALL BE STOPPED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM PUBLIC PROPERTY AT ANY GIVEN TIME GIVEN CONSIDERATION OF ITS FUTURE GROWTH.

26. THE LANDSCAPE PLAN SHALL PROHIBIT THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.

27. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.

28. LOCATION AND HEIGHT OF EARTHEN BERM SHALL SUBSTANTIALLY CONFORM TO THAT INDICATED ON MALIBU COAST ESTATE PLANNED DEVELOPMENT MAP 1 WHICH SHALL BE VEGETATED WITH NATIVE SPECIES THAT BLEND WITH THE NATURAL BLUFF LANDSCAPE.

**NATIVE BRUSH THINNING ZONE**

- THIN AND REMOVE PLANT SPECIES OF HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOETHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER.
- REMOVE THE LOWER 1/3 OF LARGE SHRUBS AND ALL DEAD WOOD TO REDUCE FUEL LOADS
- TREES SHOULD BE LIMBED UP TO AT LEAST 6 FT. ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS

**PLANT SCHEDULE**

LOT 5 OF THE WINTER MESA CRUMMER RESIDENCE DEVELOPMENT  
24108 WINTER MESA DRIVE  
MALIBU, CALIFORNIA 90265

**ZONE A PLANT MIX**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
T-1	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
T-2	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**ZONE B PLANT MIX**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
T-3	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
T-4	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**ZONE C - SEED MIX**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
T-5	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
T-6	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**GROUNDCOVERS / PERENNIALS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
G-1	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
G-2	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**SUCCULENTS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
S-1	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form

**ZONE B PLANT MIX**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
T-7	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
T-8	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**ZONE C - SEED MIX**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
T-9	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
T-10	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**GROUNDCOVERS / PERENNIALS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
G-3	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
G-4	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**SUCCULENTS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
S-2	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form

**ZONE C - SEED MIX**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
T-11	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
T-12	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**GROUNDCOVERS / PERENNIALS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
G-5	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form
G-6	1	Quercus	oblongifolia	California Oak	36" Box	48" Spaced	E	A	Tree Form

**SUCCULENTS**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
S-3	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form

**PERENNIALS & SUBSTITUTES**

SYMBOL	QTY	GENUS	SPECIES	COMMON NAME	SIZE	SPACING	ETD	FIRE ZONE	GENERAL NOTES
P-1	1	Quercus	oblongifolia	California Oak	48" Box	48" Spaced	E	A	Tree Form

PROPERTY OWNER ACKNOWLEDGEMENT:  
THE PROPERTY OWNER'S AGREE THAT ALL AREAS SHOWN PLANTED AND MAINTAINED AS DESCRIBED IN THE FINAL APPROVED LANDSCAPE AND FUEL MODIFICATION PLAN IN ORDER TO PROTECT WATERSHED AND GEOLOGICAL HAZARDS.

PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATEMENT OF COMPLIANCE:  
I HAVE COMPLIED 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: ROLAND J. CRIGHTON

PREPARER SIGNATURE: \_\_\_\_\_

PROFESSIONAL LICENSE/DESIGNATION: LANDSCAPE ARCHITECT #5527

James Hyatt Studio

10000 W. SHERIDAN AVE. SUITE 100  
MALIBU, CA 90265  
TEL: 310.316.1111  
WWW.JAMESHYATTSTUDIO.COM

Professional Seal of Roland J. Crighton  
Landscape Architect  
No. 5527  
State of California

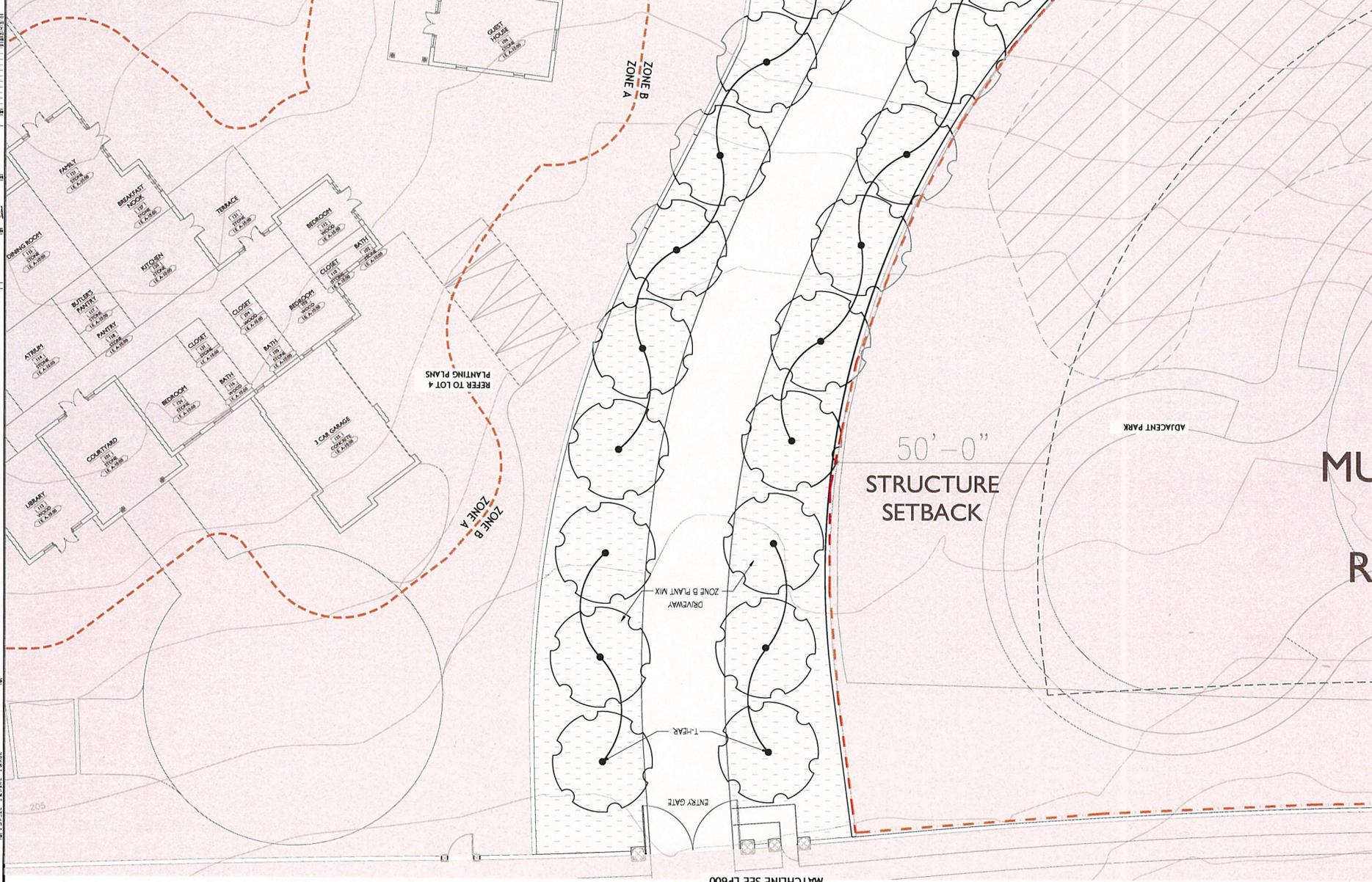
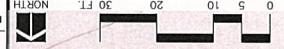
WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90265



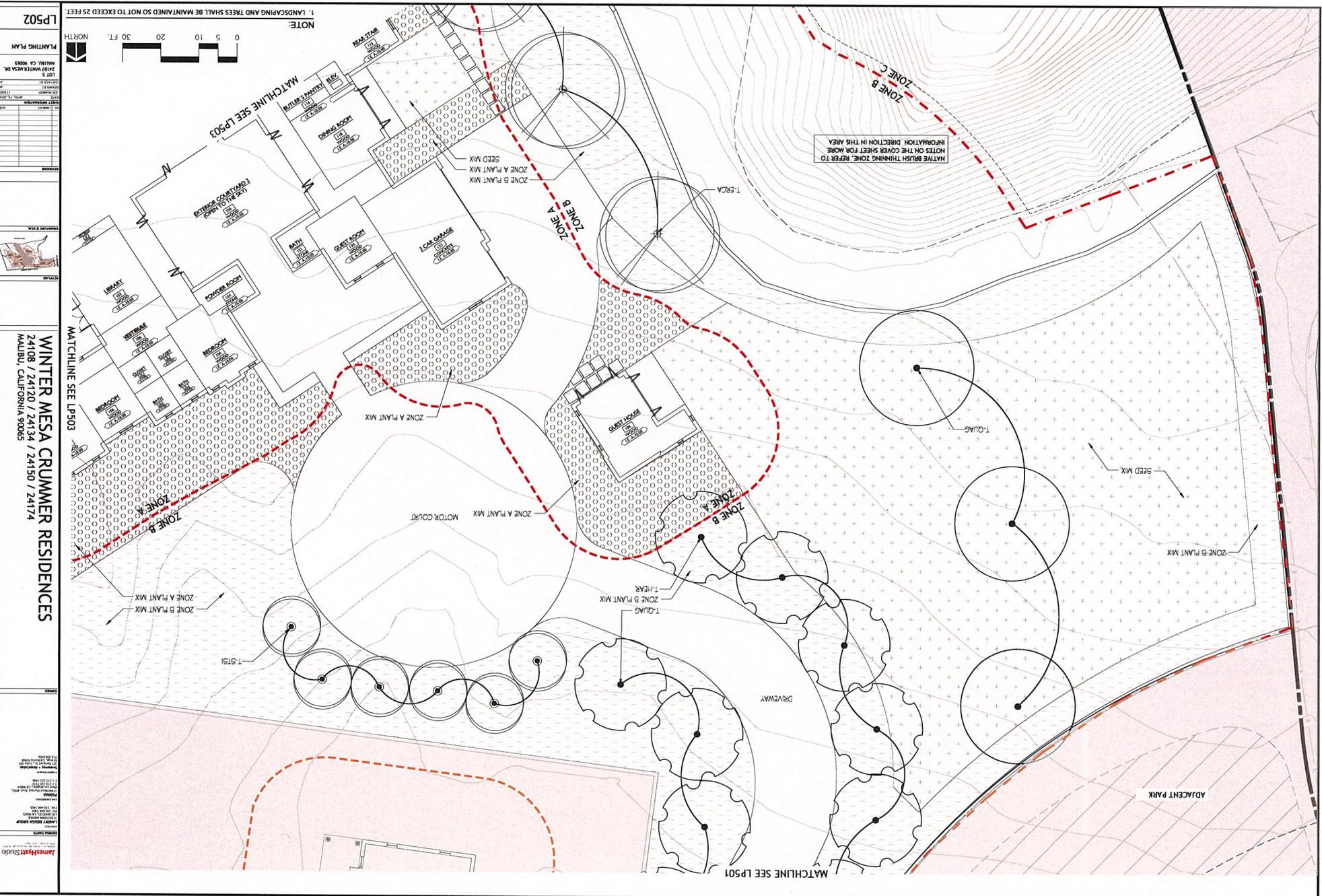
PLANT SCHEDULE & NOTES  
LP500

LP501  
 WINTER MESA CRUMMER RESIDENCES  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90005  
 Landlight Studios  
 10000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024  
 Tel: 310.206.1111  
 www.landlightstudios.com

NOTE:  
 1. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.

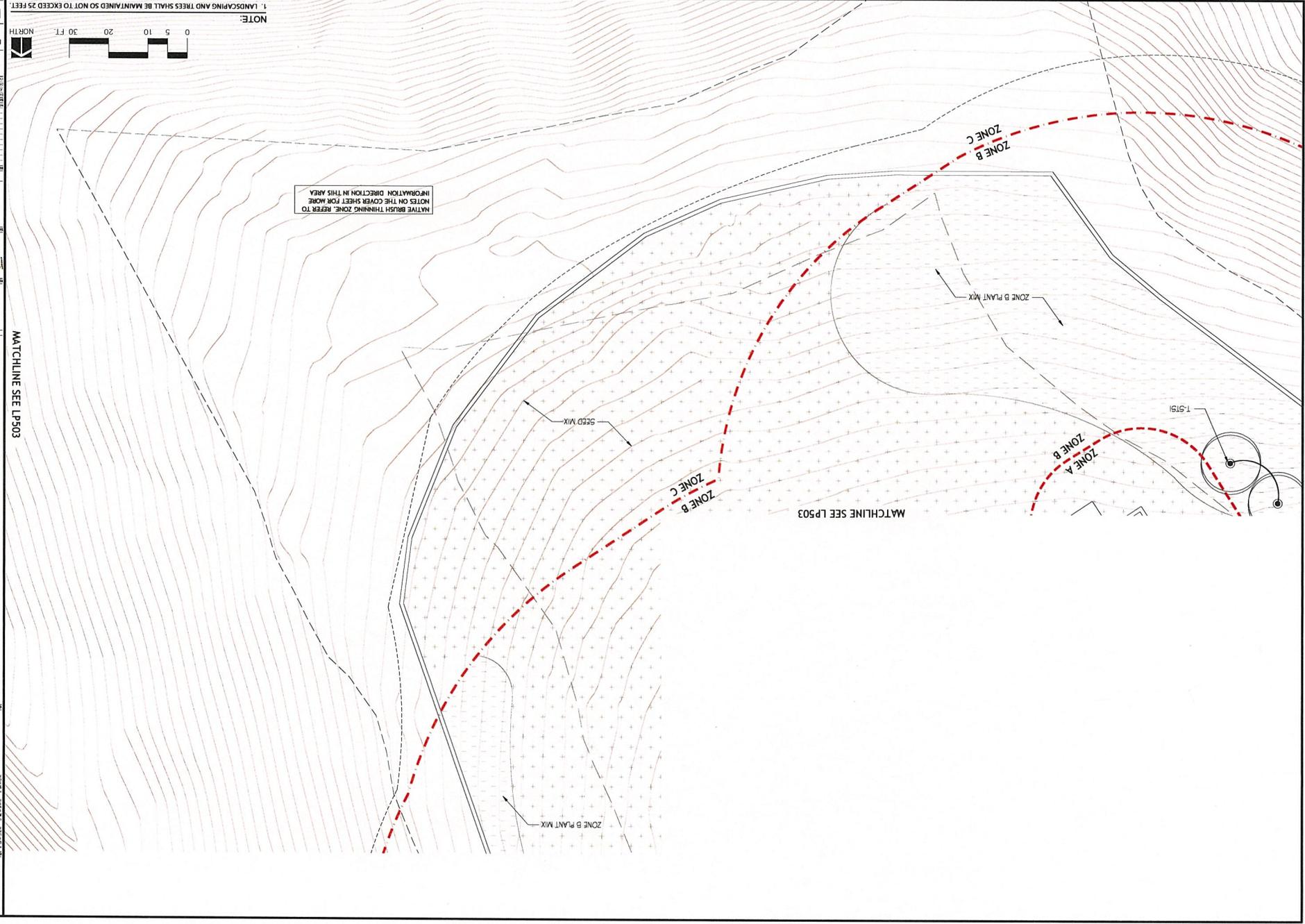


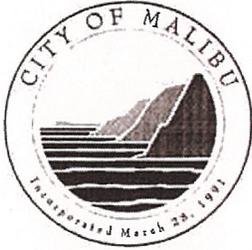
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**LP502**  
 PLANTING PLAN  
 1. LANDSCAPING AND TREES SHALL BE MAINTAINED SO NOT TO EXCEED 25 FEET.  
 NOTE:  
 0 5 10 20 30 FT. NORTH  
 MATCHLINE SEE LP903  
 MATCHLINE SEE LP501  
 MATCHLINE SEE LP503  
**WINTER MESA CRUMMER RESIDENCES**  
 24108 / 24120 / 24134 / 24150 / 24174  
 MALIBU, CALIFORNIA 90055  
 James Hill Studio  
 10000 Wilshire Blvd, Suite 1000, Beverly Hills, CA 90210  
 Tel: 310.351.1111  
 www.jameshillstudio.com







# City of Malibu

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

## BIOLOGY REVIEW REFERRAL SHEET

FILE

RECEIVED  
APR 22 2016  
PLANNING DEPT.

TO: City of Malibu City Biologist DATE: ~~12/6/2007~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 07-144, IS 09-007, TTM 07-003, EIR 09-001

JOB ADDRESS: 24180 PACIFIC COAST HWY

APPLICANT / CONTACT: Robert Gold

APPLICANT ADDRESS: 315 S. Beverly Drive, Suite 211  
Beverly Hills, CA 90212

APPLICANT PHONE #: (310) 734-2353

APPLICANT FAX #: (310) 734-2297

APPLICANT EMAIL: rgold@bigrockpartners.com

PROJECT DESCRIPTION: "Crummer" Subdivision & 5 New Single-Family Residences - Revisions; Malibu Coast Estate

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

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](mailto: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:** 24180 Pacific Coast Highway  
**Applicant/Phone:** Robert Gold/ 310.734.2353  
**Project Type:** 'Crummer' Subdivision & 5 NSFR – Revisions; Malibu Coast Estate  
**Project Number:** CDP 07-144  
**Project Planner:** Jasch Janowicz

**REFERENCES:** Revised landscape plans (4/19/16) (Common Areas)

### RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
  - A. The landscape and irrigation plans are approved in concept, but will need more detail provided prior to being stamped as approved.  
**Prior to final plan check the applicant will provided detailed 'construction level' planting and irrigation plans for review and final approval by the City Biologist.**
  - B. Prior to installation of any approved 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. 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, 4<sup>th</sup> Floor-“Waterworks Division”,  
Alhambra, CA 91803

**Email:** [DRYDMAN@DPW.LACOUNTY.GOV](mailto: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.**

- E. Invasive plant species, as determined by the City of Malibu, are prohibited.
  - F. Vegetation shall be situated so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).
  - G. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.
  - H. 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.
  - I. Grading/excavation/vegetation removal scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such 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. A report discussing the results of the surveys shall be turned in to the City within 2 business days of completion of surveys.
  - J. 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.
  - K. Up-lighting of landscaping is prohibited.
  - L. Necessary boundary fencing of any single area exceeding ½ 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.
  - M. The landscaping be maintained so not to exceed 25 feet in height at any time.
  - N. The location and height of the earthen berm shall substantially conform to that indicated on Malibu Coast Estate Planned Development Map 1, which shall be vegetated with Santa Monica Mountains native species that blend with the natural bluff landscape.
2. **UPON COMPLETION OF PLANTING**, 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: \_\_\_\_\_

Dave Crawford, City Biologist

310-456-2489 ext.277 (City of Malibu); e-mail dcrawford@malibucity.org

Date: 4/26/16



# City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861  
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>		Review Log #:	3849
<b>Date:</b>	March 11, 2016		
<b>Site Address:</b>	24108 Pacific Coast Highway		
<b>Lot/Tract/PM #:</b>	Lot 1	<b>Planning #:</b>	CDPA 15-008 CDP 07-145
<b>Applicant/Contact:</b>	Robert Gold, <a href="mailto:rgold@bigrockpartners.com">rgold@bigrockpartners.com</a>	<b>BPC/GPC #:</b>	
<b>Contact Phone #:</b>	310-734-2353	<b>Fax #:</b>	310-734-2297
<b>Project Type:</b>	New Single-family residential development	<b>Planner:</b>	Jasch Janowicz

<u>Submittal Information</u>	
<b>Consultant(s) / Report Date(s):</b> <i>(Current submittal(s) in Bold.)</i>	Leighton & Associates, Inc. (Mills, CEG 2034; Kim, RGE 2620): <b>2-3-16, 5-16-12, 3-7-12, 9-21-09</b> (two reports) Leighton & Associates, Inc. (Kim, RGE 2620; Sanchez, CEG 2221): 10-29-08 Earth Consultants International (Gath, CEG 1292; Layton, PG): 9-21-09 Leighton & Associates, Inc. (Kim, RGE 2620; Hillstrand, CEG 2366): 12-5-07; Ref: 8-29-01, 10-2-2000 Seismic Consultant: Earth Consultants International, Inc. (Gath, CEG 1292): 4-12-02, 2-25-02, 1-25-02, 12-19-01, 8-23-01, 2-6-2000 Ref: Converse Consultants: 8-8-88, 12-10-86, 10-18-85 Ref: Lockwood-Singh & Associates: 9-18-79
	<b>Building plans prepared by Landry Design Group dated October 22, 2015.</b>
	<b>Grading and Drainage Plan prepared by Psomas, dated October 21, 2015, three sheets, 30-scale.</b>
	Ensitu Engineering, Inc. (Yaroslaski, RCE 60149): 3-7-12 (three reports), 9-21-09 (two reports)
	Preliminary OWTS Plans prepared by Ensitu Engineering, Inc., dated March 7, 2012, three sheets.
	Lawrence Young (REHS # 3738): 5-19-10, 9-12-08
<b>Previous Reviews:</b>	7-16-12, 5-7-12, 1-12-10, 3-20-08, Review Referral Sheet dated 2-15-08; Ref: 10-1-01

<u>Review Findings</u>	
<b><u>Coastal Development Permit Review</u></b>	
<input checked="" type="checkbox"/>	The single-family residential development is <b>APPROVED</b> from a geotechnical perspective.
<input type="checkbox"/>	The single-family residential development is <b>NOT APPROVED</b> 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 building plans, grading plans, geotechnical review report of the grading and drainage plans were reviewed by the City from a geotechnical perspective. The project comprises constructing a new 5,474 square foot one-story single-family residence on Lot 1 with a 1,000 square foot basement, 891 square foot garage, 615 square foot guest house, grading (13,400 yards of overexcavation; 2,619 yards of cut and 10 yards of fill under structure; 504 yards of cut and 133 yards of fill for safety; 1,288 yards of cut and 684 yards of fill non-exempt; 763 yards of remedial fill, and 2,821 yards of export), retaining walls, swimming pool and spa, water features, a loggia, hardscape, landscaping, and new onsite wastewater treatment system (OWTS), consisting of a septic tank on the lot, a centralized treatment area adjacent to the gate house, and two seepage pits with 100% expansion on Lot 7 (undeveloped).

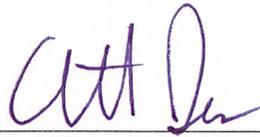
City geotechnical staff will review complete sets of building (for all structures) and grading plans for each residential lot during the Building plan check stage once the projects are submitted to the Building and Safety Department.

**Building Plan-Check Stage Review Comments:**

1. The Project Geotechnical Consultant needs to provide a complete finding, not an opinion, in accordance with Section 111 of the Malibu Building Code regarding the proposed residential development. Please include in the finding a direct reference to Section 111 of the Code.
2. The Consultant states that the applicant proposes to repair the small erosional gully on the north-descending slope above Pacific Coast Highway in the northeastern portion of the lot. Please perform slope stability analyses for this repair, and provide the results for review by City geotechnical staff.
3. The northeastern corner of the proposed guest house extends beyond the Geotechnical Setback Line; the factor of safety of this portion of the structure is less than 1.5. Please provide specific stabilization recommendations for the guest house in this area to demonstrate long-term stability of the guest house site.
4. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the proposed project meets the requirements of the new Building Code.
5. Two sets of final grading, retaining wall, OWTS, swimming pool/spa, cabana, 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 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:



3/11/16

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

Date

*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

– 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, retaining wall, OWTS, swimming pool/spa, cabana, and residence plans, incorporating the 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 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 Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed addition and deck shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
6. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
7. Show the onsite wastewater treatment system on the Site Plan.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
9. A comprehensive Site Drainage Plan, incorporating the 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.

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 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.

### 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



# City of Malibu

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

## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>			
Date:	March 14, 2016	Review Log #:	3850
Site Address:	24120 Pacific Coast Highway	Planning #:	CDPA 15-012
Lot/Tract/PM #:	Lot 2		CDP 07-146
Applicant/Contact:	Robert Gold, <a href="mailto:rgold@bigrockpartners.com">rgold@bigrockpartners.com</a>	BPC/GPC #:	
Contact Phone #:	310-734-2353	Fax #:	310-734-2297
		Planner:	Jasch Janowicz
Project Type:	New Single-family residential development		

<u>Submittal Information</u>	
<b>Consultant(s) / Report Date(s):</b> <i>(Current submittal(s) in Bold.)</i>	Leighton & Associates, Inc. (Mills, CEG 2034; Kim, RGE 2620): <b>2-3-16</b> , 5-16-12, 3-7-12, 9-21-09 (two reports) Leighton & Associates, Inc. (Kim, RGE 2620; Sanchez, CEG 2221): 10-29-08 Earth Consultants International (Gath, CEG 1292; Layton, PG): 9-21-09 Leighton & Associates, Inc. (Kim, RGE 2620; Hillstrand, CEG 2366): 12-5-07; Ref: 8-29-01, 10-2-2000 Seismic Consultant: Earth Consultants International, Inc. (Gath, CEG 1292): 4-12-02, 2-25-02, 1-25-02, 12-19-01, 8-23-01, 2-6-2000 Ref: Converse Consultants: 8-8-88, 12-10-86, 10-18-85 Ref: Lockwood-Singh & Associates: 9-18-79
	<b>Building plans prepared by Landry Design Group dated October 22, 2015.</b>
	<b>Grading and Drainage Plan prepared by Psomas, dated 10-23-15, three sheets, 30-scale.</b>
	Ensitu Engineering, Inc. (Yaroslaski, RCE 60149): 3-7-12 (three reports), 9-21-09 (two reports)
	Preliminary OWTS Plans prepared by Ensitu Engineering, Inc., dated March 7, 2012, three sheets.
	Lawrence Young (REHS # 3738): 5-19-10, 9-12-08
<b>Previous Reviews:</b>	Geotechnical Review Referral Sheet dated 1-11-16, 7-16-12, 5-7-12, 1-12-10, 3-20-08, Review Referral Sheet dated 2-15-08; Ref: 10-1-01

<u>Review Findings</u>	
<u>Coastal Development Permit Review</u>	
<input checked="" type="checkbox"/>	The single-family residential development is <b>APPROVED</b> from a geotechnical perspective.
<input type="checkbox"/>	The single-family residential development is <b>NOT APPROVED</b> 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 building plans, grading plans, and geotechnical review report of the grading and drainage plans were reviewed by the City from a geotechnical perspective. The project comprises constructing a new 7,661 square foot one-story single-family residence on Lot 2 with a 1,579 square foot basement, 290 square foot garage, 458 square foot gym, 480 square foot second unit, grading (12,600 yards of overexcavation; 2,122 yards of cut and 133 yards of fill under structure; 4,224 yards of cut for safety; 56 yards of cut and 1,938 yards of fill non-exempt; and 3,981 yards of export), retaining walls, patios, swimming pool and spa, and new onsite wastewater treatment system (OWTS), consisting of a septic tank on the lot, a centralized treatment area adjacent to the gate house, and two seepage pits with 100% expansion on Lot 7 (undeveloped).

City geotechnical staff will review complete sets of building (for all structures) and grading plans for each residential lot during the Building plan check stage once the projects are submitted to the Building and Safety Department.

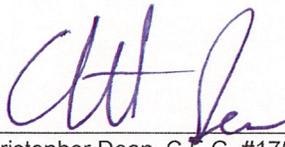
**Building Plan-Check Stage Review Comments:**

1. The Project Geotechnical Consultant needs to provide a complete finding, not an opinion, in accordance with Section 111 of the Malibu Building Code regarding the proposed residential development. Please include in the finding a direct reference to Section 111 of the Code.
2. The eastern portions of the residence and garage extend beyond the Geotechnical Setback Line; the factor of safety of these portions of the garage and residence is less than 1.5. Please provide specific stabilization recommendations for these portions of the garage and residence to demonstrate long-term stability of the residence and garage.
3. The underground storm water detention tanks are outside the Geotechnical Setback Line. Please discuss these structures with regard to their stability in areas where the factor of safety is less than 1.5. Mitigation measures appear necessary.
4. The septic tank is outside the Geotechnical Setback Line. Please discuss this structure with regard to its stability in areas where the factor of safety is less than 1.5. It appears that the tank could be moved behind the Geotechnical Setback Line on the property.
5. Portions of the retaining walls, stairways, patio, and driveway access into the garage are outside the Geotechnical Setback Line. Please discuss these structures with regard to their stability in areas where the factor of safety is less than 1.5. Mitigation measures appear necessary.
6. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the proposed project meets the requirements of the new Building Code.
7. Two sets of final grading, retaining wall, OWTS, swimming pool/spa, second unit, gym, 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 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:



3/14/16

Christopher Dean, C.E.G. #1751, Exp. 9-30-16  
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.*

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# 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, retaining wall, OWTS, swimming pool/spa, gym, second unit, and residence plans, incorporating the 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 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 Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed addition and deck shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
6. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
7. Show the onsite wastewater treatment system on the Site Plan.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
9. A comprehensive Site Drainage Plan, incorporating the 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.
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 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.

### Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.





# City of Malibu

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## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>			
<b>Date:</b>	March 14, 2016	<b>Review Log #:</b>	3851
<b>Site Address:</b>	24134 Pacific Coast Highway	<b>Planning #:</b>	CDPA 15-009 CDP 07-147
<b>Lot/Tract/PM #:</b>	Lot 3	<b>BPC/GPC #:</b>	
<b>Applicant/Contact:</b>	Robert Gold, <a href="mailto:rgold@bigrockpartners.com">rgold@bigrockpartners.com</a>	<b>Planner:</b>	Jasch Janowicz
<b>Contact Phone #:</b>	310-734-2353	<b>Fax #:</b>	310-734-2297
<b>Project Type:</b>	New Single-family residential development		

<u>Submittal Information</u>	
<b>Consultant(s) / Report Date(s):</b> <i>(Current submittal(s) in Bold.)</i>	Leighton & Associates, Inc. (Mills, CEG 2034; Kim, RGE 2620): <b>2-3-16</b> , 5-16-12, 3-7-12, 9-21-09 (two reports) Leighton & Associates, Inc. (Kim, RGE 2620; Sanchez, CEG 2221): 10-29-08 Earth Consultants International (Gath, CEG 1292; Layton, PG): 9-21-09 Leighton & Associates, Inc. (Kim, RGE 2620; Hillstrand, CEG 2366): 12-5-07; Ref: 8-29-01, 10-2-2000 Seismic Consultant: Earth Consultants International, Inc. (Gath, CEG 1292): 4-12-02, 2-25-02, 1-25-02, 12-19-01, 8-23-01, 2-6-2000 Ref: Converse Consultants: 8-8-88, 12-10-86, 10-18-85 Ref: Lockwood-Singh & Associates: 9-18-79
	<b>Building plans prepared by Landry Design Group dated October 22, 2015.</b> <b>Grading and Drainage Plan prepared by Psomas, dated October 23, 2015, three sheets, 30-scale.</b> Ensitu Engineering, Inc. (Yaroslaski, RCE 60149): 3-7-12 (three reports), 9-21-09 (two reports) Preliminary OWTS Plans prepared by Ensitu Engineering, Inc., dated March 7, 2012, three sheets. Lawrence Young (REHS # 3738): 5-19-10, 9-12-08
<b>Previous Reviews:</b>	Geotechnical Review Referral Sheet dated 1-11-16, 7-16-12, 5-7-12, 1-12-10, 3-20-08, Review Referral Sheet dated 2-15-08; Ref: 10-1-01

<u>Review Findings</u>	
<b><u>Coastal Development Permit Review</u></b>	
<input checked="" type="checkbox"/>	The single-family residential development is <b><u>APPROVED</u></b> from a geotechnical perspective.
<input type="checkbox"/>	The single-family residential development is <b><u>NOT APPROVED</u></b> 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 building plans, grading plans, and geotechnical review report of the grading and drainage plans were reviewed by the City from a geotechnical perspective. The project comprises constructing a new 8,155 square foot one-story single-family residence on Lot 2 with a 1,000 square foot basement, 716 square foot garage, 84 square foot cabana and 435 square foot second unit, grading (17,100 yards of overexcavation; 1,622 yards of cut and 199 yards of fill under structure; 654 yards of cut and 149 yards of fill for safety; 716 yards of cut and 1,260 yards of fill non-exempt; and 1,384 yards of export), retaining walls, patios, swimming pool and spa, and new onsite wastewater treatment system (OWTS), consisting of a septic tank on the lot, a centralized treatment area adjacent to the gate house, and two seepage pits with 100% expansion on Lot 7 (undeveloped).

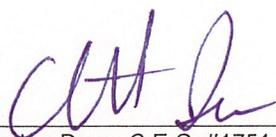
City geotechnical staff will review complete sets of building (for all structures) and grading plans for each residential lot during the Building plan check stage once the projects are submitted to the Building and Safety Department.

**Building Plan-Check Stage Review Comments:**

1. The Project Geotechnical Consultant needs to provide a complete finding, not an opinion, in accordance with Section 111 of the Malibu Building Code regarding the proposed residential development. Please include in the finding a direct reference to Section 111 of the Code.
2. Portions of the proposed fill slopes south and west of the residence are outside the Geotechnical Setback Line. Please discuss these slopes with regard to their stability in areas where the factor of safety is less than 1.5. Mitigation measures could be required.
3. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the proposed project meets the requirements of the new Building Code.
4. Two sets of final grading, retaining wall, OWTS, swimming pool/spa, cabana, 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 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:

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

3/14/16  
Date

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

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4820 McGrath Street, Suite 100  
Ventura, California 93003-7778  
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# 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, retaining wall, OWTS, swimming pool/spa, cabana, second unit, garage, and residence plans, incorporating the 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 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 Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed addition and deck shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
6. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
7. Show the onsite wastewater treatment system on the Site Plan.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
9. A comprehensive Site Drainage Plan, incorporating the 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 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

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## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>			
<b>Date:</b>	March 14, 2016	<b>Review Log #:</b>	3852
<b>Site Address:</b>	24150 Pacific Coast Highway	<b>Planning #:</b>	CDPA 15-010 CDP 07-148
<b>Lot/Tract/PM #:</b>	Lot 4	<b>BPC/GPC #:</b>	
<b>Applicant/Contact:</b>	Robert Gold, <a href="mailto:rgold@bigrockpartners.com">rgold@bigrockpartners.com</a>	<b>Planner:</b>	Jasch Janowicz
<b>Contact Phone #:</b>	310-734-2353	<b>Fax #:</b>	310-734-2297
<b>Project Type:</b>	New Single-family residential development		

<u>Submittal Information</u>	
<b>Consultant(s) / Report Date(s):</b> <i>(Current submittal(s) in Bold.)</i>	Leighton & Associates, Inc. (Mills, CEG 2034; Kim, RGE 2620): <b>2-3-16</b> , 5-16-12, 3-7-12, 9-21-09 (two reports) Leighton & Associates, Inc. (Kim, RGE 2620; Sanchez, CEG 2221): 10-29-08 Earth Consultants International (Gath, CEG 1292; Layton, PG): 9-21-09 Leighton & Associates, Inc. (Kim, RGE 2620; Hillstrand, CEG 2366): 12-5-07; Ref: 8-29-01, 10-2-2000 Seismic Consultant: Earth Consultants International, Inc. (Gath, CEG 1292): 4-12-02, 2-25-02, 1-25-02, 12-19-01, 8-23-01, 2-6-2000 Ref: Converse Consultants: 8-8-88, 12-10-86, 10-18-85 Ref: Lockwood-Singh & Associates: 9-18-79  <b>Building plans prepared by Landry Design Group dated October 22, 2015.</b> <b>Grading and Drainage Plan prepared by Psomas, dated October 21, 2015, three sheets, 30-scale.</b> Ensitu Engineering, Inc. (Yaroslaski, RCE 60149): 3-7-12 (three reports), 9-21-09 (two reports) Preliminary OWTS Plans prepared by Ensitu Engineering, Inc., dated March 7, 2012, three sheets. Lawrence Young (REHS # 3738): 5-19-10, 9-12-08
<b>Previous Reviews:</b>	Geotechnical Review referral Sheet dated 1-11-16, 7-16-12, 5-7-12, 1-12- 10, 3-20-08, Review Referral Sheet dated 2-15-08; Ref: 10-1-01

<u>Review Findings</u>	
<b><u>Coastal Development Permit Review</u></b>	
<input checked="" type="checkbox"/>	The single-family residential development is <b>APPROVED</b> from a geotechnical perspective.

--

- The single-family residential development 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 building plans, grading plans, and geotechnical review report of the grading and drainage plans were reviewed by the City from a geotechnical perspective. The project comprises constructing a new 7,878 square foot one-story single-family residence on Lot 4 with a 994 square foot basement, 886 square foot garage, 149 square foot pool cabana, grading (12,800 yards of overexcavation; 1,256 yards of cut and 511 yards of fill under structure; 1,223 yards of cut and 214 yards of fill for safety; 79 yards of cut and 1,752 yards of fill non-exempt; and 81 yards of export), retaining walls, patios, swimming pool and spa, and new onsite wastewater treatment system (OWTS), consisting of a septic tank on the lot, a centralized treatment area adjacent to the gate house, and two seepage pits with 100% expansion on Lot 7 (undeveloped).

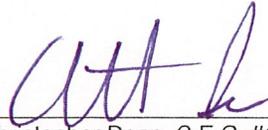
City geotechnical staff will review complete sets of building (for all structures) and grading plans for each residential lot during the Building plan check stage once the projects are submitted to the Building and Safety Department.

**Building Plan-Check Stage Review Comments:**

1. The Project Geotechnical Consultant needs to provide a complete finding, not an opinion, in accordance with Section 111 of the Malibu Building Code regarding the proposed residential development. Please include in the finding a direct reference to Section 111 of the Code.
2. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the proposed project meets the requirements of the new Building Code.
3. Two sets of final grading, retaining wall, OWTS, swimming pool/spa, pool cabana, 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 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:



3/14/16

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

Date

*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

- 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, retaining wall, OWTS, swimming pool/spa, pool cabana, and residence plans, incorporating the 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 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 Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed addition and deck shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
6. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
7. Show the onsite wastewater treatment system on the Site Plan.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
9. A comprehensive Site Drainage Plan, incorporating the 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.
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 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.

### Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.

--



# City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861  
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>			
<b>Date:</b>	March 14, 2016	<b>Review Log #:</b>	<b>3853</b>
<b>Site Address:</b>	24174 Pacific Coast Highway	<b>Planning #:</b>	<b>CDPA 15-011</b>
<b>Lot/Tract/PM #:</b>	Lot 5		CDP 07-149
<b>Applicant/Contact:</b>	Robert Gold, <a href="mailto:rgold@bigrockpartners.com">rgold@bigrockpartners.com</a>	<b>BPC/GPC #:</b>	
<b>Contact Phone #:</b>	310-734-2353	<b>Fax #:</b>	310-734-2297
<b>Project Type:</b>	New Single-family residential development	<b>Planner:</b>	Jasch Janowicz

<u>Submittal Information</u>	
<b>Consultant(s) / Report Date(s):</b> <i>(Current submittal(s) in Bold.)</i>	Leighton & Associates, Inc. (Mills, CEG 2034; Kim, RGE 2620): <b>2-3-16</b> , 5-16-12, 3-7-12, 9-21-09 (two reports) Leighton & Associates, Inc. (Kim, RGE 2620; Sanchez, CEG 2221): 10-29-08 Earth Consultants International (Gath, CEG 1292; Layton, PG): 9-21-09 Leighton & Associates, Inc. (Kim, RGE 2620; Hillstrand, CEG 2366): 12-5-07; Ref: 8-29-01, 10-2-2000 Seismic Consultant: Earth Consultants International, Inc. (Gath, CEG 1292): 4-12-02, 2-25-02, 1-25-02, 12-19-01, 8-23-01, 2-6-2000 Ref: Converse Consultants: 8-8-88, 12-10-86, 10-18-85 Ref: Lockwood-Singh & Associates: 9-18-79
	<b>Building plans prepared by Landry Design Group dated October 22, 2015.</b>
	<b>Grading and Drainage Plan prepared by Psomas, dated October 21, 2015, three sheets, 30-scale.</b>
	Ensitu Engineering, Inc. (Yaroslaski, RCE 60149): 3-7-12 (three reports), 9-21-09 (two reports)
	Preliminary OWTS Plans prepared by Ensitu Engineering, Inc., dated March 7, 2012, three sheets.
	Lawrence Young (REHS # 3738): 5-19-10, 9-12-08
<b>Previous Reviews:</b>	Geotechnical Review Referral Sheet dated 1-11-16, 7-16-12, 5-7-12, 1-12-10, 3-20-08, Geology Review Referral Sheet dated 2-15-08; Ref: 10-1-01

<u>Review Findings</u>	
<b><u>Coastal Development Permit Review</u></b>	
<input checked="" type="checkbox"/>	The single-family residential development is <b>APPROVED</b> from a geotechnical perspective.

--

- The single-family residential development 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 building plans, grading plans, and geotechnical review report of the grading and drainage plans were reviewed by the City from a geotechnical perspective. The project comprises constructing a new 8,362 square foot one-story single-family residence on Lot 5 with a 1,752 square foot basement, 885 square foot garage, 188 square foot pool bath, 479 square foot second unit, grading (31,400 yards of overexcavation; 2,117 yards of cut and 44 yards of fill under structure; 1,503 yards of cut and 224 yards of fill for safety; 241 yards of cut and 1,536 yards of fill non-exempt; and 2,057 yards of export), retaining walls, patios, swimming pool and spa, and new onsite wastewater treatment system (OWTS), consisting of a septic tank on the lot, a centralized treatment area adjacent to the gate house, and two seepage pits with 100% expansion on Lot 7 (undeveloped).

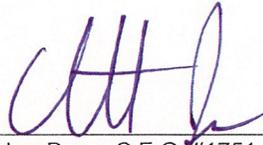
City geotechnical staff will review complete sets of building (for all structures) and grading plans for each residential lot during the Building plan check stage once the projects are submitted to the Building and Safety Department.

**Building Plan-Check Stage Review Comments:**

1. The Project Geotechnical Consultant needs to provide a complete finding, not an opinion, in accordance with Section 111 of the Malibu Building Code regarding the proposed residential development. Please include in the finding a direct reference to Section 111 of the Code.
2. Portions of the proposed fill slopes south and west of the pool and residence are outside the Geotechnical Setback Line. Please discuss these slopes with regard to their stability in areas where the factor of safety is less than 1.5. Mitigation measures could be required.
3. The underground storm water detention tanks south of the proposed pool and fill slope are outside the Geotechnical Setback Line. Please discuss these structures with regard to their stability in areas where the factor of safety is less than 1.5. Mitigation measures appear necessary.
4. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the proposed project meets the requirements of the new Building Code.
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# City of Malibu

– GEOTECHNICAL –

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1. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
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### Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.



# **CRUMMER SITE SUBDIVISION**

## **Addendum to the Final Environmental Impact Report**

State Clearinghouse No. 2008091155

*Prepared by:*

**City of Malibu**  
23825 Stuart Ranch Road  
Malibu, California 90265

**May 2016**

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## I. Introduction

### A. Background

This document is an Addendum to the Final Environmental Impact Report (the "Final EIR") (State Clearinghouse No. 2008091155) prepared for the Crummer Site Subdivision project, involving the approximately 24 acre site located at 24120 Pacific Coast Highway in the City of Malibu (the "Property"). The Final EIR for the Crummer Site Subdivision project was certified by the City of Malibu (the "City") in February 2014 (the "Approved Project")(see City Council Resolution No. 14-11). The Final EIR document is hereinafter referred to as the Certified EIR. Pursuant to City Council Resolution No. 14-11, the City also adopted a Mitigation Monitoring and Reporting Program for the Approved Project. The City determined that no Statement of Overriding Considerations was required as there are no significant, unmitigable environmental impacts that result from the Approved Project. Among the approvals granted by the City Council with respect to the Approved Project is Local Coastal Plan Amendment (the "LCPA") No. 12-001.

Since the Certified EIR was prepared and certified by the City, the LCPA was submitted to the California Coastal Commission (the "Commission") for its review and approval. On February 12, 2015, the Commission held a public hearing to consider the LCPA required in connection with the Approved Project. After considering all of the testimony regarding the LCPA, the Commission continued the hearing and directed Commission staff, the City and the Property owner to address the Commission's comments and suggestions. On August 12, 2015, the Commission approved the LCPA, including modifications to the Approved Project described below under Section II to further reduce visual impacts of the Project (the "Modified Project").

Although the City previously approved Coastal Development Permits for the Approved Project in May 2014, conditioned to not be effective until certification of the LCPA, the City requires the approval of Amended Coastal Development Permits for the Modified Project to reflect the changes approved by the Commission. This Addendum will be considered by the City decision-makers in connection with their review of the applications for Coastal Development Permits for the Modified Project.

The overall purpose of this Addendum is to address potential environmental impacts associated with proposed modifications to the Approved Project and to determine whether implementation of the Modified Project would result in any new significant environmental impacts which were not identified in the Certified EIR or whether the previously identified significant impacts would be substantially more severe under the Modified Project. Other than the changes set forth in this Addendum and described below under Section II, Project Description, all aspects of the Approved Project would remain the same as originally analyzed in the Certified EIR. The Certified EIR is hereby incorporated by reference.

## **B. CEQA Authority for an Addendum**

The California Environmental Quality Act ("CEQA")<sup>1</sup> and CEQA Guidelines<sup>2</sup> establish the type of environmental documentation that is required when changes to a project occur after an EIR is certified. Section 15164 (a) of the CEQA Guidelines states that:

*"The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."*

Section 15162 of the CEQA Guidelines states that preparation of a subsequent EIR is required when there are substantial changes proposed to a project, or substantial changes occur with respect to circumstances, or new information becomes available which could lead to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, California Public Resources Code ("PRC") Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The analysis in this Addendum evaluates the proposed changes associated with the Modified Project in order to determine whether any significant environmental impacts that were not identified in the Certified EIR would result or whether previously identified significant impacts would be substantially more severe. As demonstrated by the analysis herein, the Modified Project would not result in any additional significant impacts nor would it substantially increase the severity of previously anticipated significant impacts.

## **C. Summary of Environmental Effects, Mitigation Measures, and Level of Significance after Mitigation**

This Addendum analyzes the Modified Project and describes the modifications to the Certified EIR that are necessary to reflect the Modified Project. See Table I-1 for a comparison of the effects of the Approved Project and Modified Project in all impact areas. As discussed in

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<sup>1</sup> See PRC § 21000, et seq.

<sup>2</sup> See Cal. Code Regs., Tit. 14, § 15000, et seq.

Section III of this Addendum, the Modified Project results in reduced impacts to Visual Resources as compared to the Approved Project. Because the changes under the Modified Project are limited to adjustments in height of the proposed structures and minor changes in the location of certain structures in order to address visual impacts, the Addendum only analyzes the effects of the Modified Project upon Visual Resources. That discussion is provided in this Addendum for full disclosure so the public and decision-makers can consider and evaluate this potential impact. For all environmental issues, the Modified Project would not result in new significant impacts not identified in the Certified EIR or substantial increases in the severity of previously identified impacts and, as a result, no supplemental or subsequent environmental impact report is required. Therefore, an Addendum to the previously certified EIR serves as the appropriate form of documentation to meet the statutory requirements of CEQA.

The Certified EIR certified for the Approved Project identified significant environmental impacts associated with air quality, biological resources, cultural resources, geology and soils, hazards, hydrology and water quality, and transportation and traffic. With implementation of the mitigation measures listed the Certified EIR and repeated in Appendix A to this Addendum, all significant impacts of the Approved Project were reduced to a less than significant level.

**Table I-1  
Comparison of Environmental Findings  
between the Approved Project and the Revised Project**

<b>Environmental Issue</b>	<b>Approved Project</b>	<b>Modified Project</b>	<b>Conclusion</b>
<b>Aesthetics</b>			
Scenic Vista	LTS	LTS	No change
Scenic Resources	LTS	LTS	No change
Visual Character	LTS	LTS	No change
Light and Glare	LTS	LTS	No change
<b>Agricultural Resources</b>			
Farmland Conversion	NI	NI	No change
Agricultural Zoning/Williamson Act	NI	NI	No change
Forest Land Zoning	NI	NI	No change
Forest Land Conversion	NI	NI	No change
Other Changes	NI	NI	No change
<b>Air Quality</b>			
Consistency with AQMP	LTS	LTS	No change
Violation of Standards	LTS/Mitigation	LTS/Mitigation	No change
Criteria Pollutant Increase	LTS/Mitigation	LTS/Mitigation	No change
Sensitive Receptors	LTS	LTS	No change
Objectionable Odors	LTS	LTS	No change
<b>Biological Resources</b>			
Special Status Species	LTS/Mitigation	LTS/Mitigation	No change
Sensitive Habitat	LTS	LTS	No change
Jurisdictional Waters	LTS	LTS	No change
Wildlife Movement	LTS	LTS	No change
Biological Resource Policies	LTS/Mitigation	LTS/Mitigation	No change
Habitat Conservation Plan	LTS	LTS	No change
Habitat Reduction/Species Elimination/Wildlife Population	LTS	LTS	No change
<b>Cultural Resources</b>			
Historic	NI	NI	No change
Archaeological	LTS/Mitigation	LTS/Mitigation	No change
Paleontological	LTS/Mitigation	LTS/Mitigation	No change

*Notes: LTS = Less than significant      LTS/Mitigation = Less than significant with mitigation      NI = No impact*

**Table I-1  
Comparison of Environmental Findings  
between the Approved Project and the Revised Project**

<b>Environmental Issue</b>	<b>Approved Project</b>	<b>Modified Project</b>	<b>Conclusion</b>
Human Remains	LTS	LTS	No change
<b>Geology and Soils</b>			
Fault Rupture	LTS	LTS	No change
Seismic Ground Shaking	LTS	LTS	No change
Liquefaction	LTS	LTS	No change
Landslides	LTS/Mitigation	LTS/Mitigation	No change
Erosion	LTS/Mitigation	LTS/Mitigation	No change
Unstable Soils	LTS/Mitigation	LTS/Mitigation	No change
Expansive Soils	LTS/Mitigation	LTS/Mitigation	No change
Waste Water Disposal System	LTS/Mitigation	LTS/Mitigation	No change
<b>Greenhouse Gas Emissions</b>			
Greenhouse Gas Emissions	LTS	LTS	No change
Consistency with Plan, Policy or Regulation	LTS	LTS	No change
<b>Hazards and Hazardous Materials</b>			
Transport, Use, or Disposal	LTS	LTS	No change
Release into the Environment	LTS	LTS	No change
Within ¼ mile of a School	LTS	LTS	No change
List of Hazardous Materials Sites	LTS	LTS	No change
Within 2 miles of a Public Airport	NI	NI	No change
Within vicinity of a Private Airstrip	NI	NI	No change
Emergency Response Plan	LTS	LTS	No change
Wildland Fires	LTS/Mitigation	LTS/Mitigation	No change
<b>Hydrology and Water Quality</b>			
Water Quality Standards/ Waste Discharge Requirements	LTS	LTS	No change
Groundwater Supplies	LTS	LTS	No change
Drainage Pattern/Siltation	LTS/Mitigation	LTS/Mitigation	No change
Drainage Pattern/Flooding	LTS/Mitigation	LTS/Mitigation	No change
Excess Runoff	LTS/Mitigation	LTS/Mitigation	No change

*Notes: LTS = Less than significant    LTS/Mitigation = Less than significant with mitigation    NI = No impact*

<b>Table I-1 Comparison of Environmental Findings between the Approved Project and the Revised Project</b>			
<b>Environmental Issue</b>	<b>Approved Project</b>	<b>Modified Project</b>	<b>Conclusion</b>
Substantially Degrade Water Quality	LTS	LTS	No change
100-Year Flood Hazard	NI	NI	No change
Impede or Redirect Flood Flows	NI	NI	No change
Levee or Dam Failure	NI	NI	No change
Seiche, Tsunami, or Mudflow	LTS	LTS	No change
<b>Land Use and Planning</b>			
Physically Divide Community	LTS	LTS	No change
Conflict with Land Use Plan	LTS	LTS	No change
Conflict with Habitat Conservation	LTS	LTS	No change
<b>Mineral Resources</b>			
Loss of Known Mineral Resource	NI	NI	No change
Loss of Mineral Resource Recovery Site	NI	NI	No change
<b>Noise</b>			
Noise Levels in Excess of Standards	LTS	LTS	No change
Vibration	LTS	LTS	No change
Permanent Increase in Noise Levels	LTS	LTS	No change
Temporary Increase in Noise Levels	LTS	LTS	No change
Airport Land Use Plan	NI	NI	No change
Private Airstrip	NI	NI	No change
<b>Population and Housing</b>			
Population Growth	LTS	LTS	No change
Housing Displacement	NI	NI	No change
Population Displacement	NI	NI	No change
<b>Public Services</b>			
Fire	LTS	LTS	No change
Police	LTS	LTS	No change

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**Table I-1  
Comparison of Environmental Findings  
between the Approved Project and the Revised Project**

<b>Environmental Issue</b>	<b>Approved Project</b>	<b>Modified Project</b>	<b>Conclusion</b>
Schools	LTS	LTS	No change
Recreation	LTS	LTS	No change
Libraries	LTS	LTS	No change
<b>Recreation</b>			
Increase Use	LTS	LTS	No change
Expansion of Existing Facilities	LTS	LTS	No change
<b>Transportation and Traffic</b>			
Trip Generation	LTS/Mitigation	LTS/Mitigation	No change
Conflict with CMP	LTS	LTS	No change
Change in Air Traffic	NI	NI	No change
Increase in Hazards	LTS	LTS	No change
Emergency Access	LTS	LTS	No change
Adopted Policies	LTS	LTS	No change
Parking	LTS/Mitigation	LTS/Mitigation	No change
<b>Utilities</b>			
Exceed Wastewater Treatment Requirements	LTS	LTS	No change
New Water or Wastewater Facilities	LTS	LTS	No change
New Storm Water Facilities	LTS	LTS	No change
Water Supply	LTS	LTS	No change
Wastewater Treatment Capacity	NI	NI	No change
Landfill Capacity	LTS	LTS	No change
Solid Waste Regulations	LTS	LTS	No change

Following the implementation of the mitigation measures identified in the Certified EIR, the Modified Project would not result in any significant impacts upon the environment, which is also the case with the Approved Project.

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## II. Project Description

### A. Project Location and Surrounding Uses

The Property is approximately 24 acres, and is located at 24120 Pacific Coast Highway, in the City of Malibu, County of Los Angeles.<sup>3</sup> The Property is located atop a bluff with slopes descending to the south and east. The Property is bordered by Malibu Bluffs Park to the west, PCH to the north, and privately owned parcels to the east and south. Winter Mesa Drive, a small road connecting PCH to Malibu Bluffs Park, provides access to the Property. See Figure II-1 for a location map of the Property.

### B. Summary of the Approved Project and Modified Project

The Certified EIR for the Approved Project analyzed the potential environmental impacts of constructing and operating a specific planned development that involves subdividing the Property into seven new lots, to be developed as follows: five lots containing five new single-family residences (Lot Nos. 1-5), one lot which would contain a private road, gatehouse, and ancillary facilities to serve the new residences (Lot No. 6), and one lot consisting of approximately 1.74 acres to be dedicated to the City of Malibu to expand the adjacent City-owned park for active recreation use (Lot No. 7).

Specifically, the Approved Project includes the following development on Lots 1 through 5:

- Lot 1: An 8,039 square foot, two-story, 28 foot high, single-family residence with a 1,000 square foot basement, 891 square foot garage, detached 615 square foot second unit, 507 square feet of covered loggia space that projects more than six feet; outdoor barbeque area with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,972 cubic yards (“cy”) grading (1,288 cy cut, 684 cy fill), motor court, septic tank and landscaping.
- Lot 2: A 7,951 square foot, 18 foot high single-story single-family residence with a 1,579 square foot basement and subterranean garage, 458 square foot gym, 480 square foot second unit, 733 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,994 cy grading (56 cy cut, 1,938 cy fill), motor court, septic tank, and landscaping.
- Lot 3: A 7,720 square foot, two-story, 28 foot high single-family residence with a 1,000 square foot basement, 435 square foot detached second unit, 716 square foot garage, 84 square foot cabana, 479 square feet of covered loggia space that projects more than six feet; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical

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<sup>3</sup> The Assessor’s Parcel Numbers for the Property are 4458-018-019, 4458-018-018, and 4458-018-002.

equipment, water features, fencing, 1,976 cy grading (716 cy cut, 1,260 cy fill), motor court, septic tank, and landscaping.

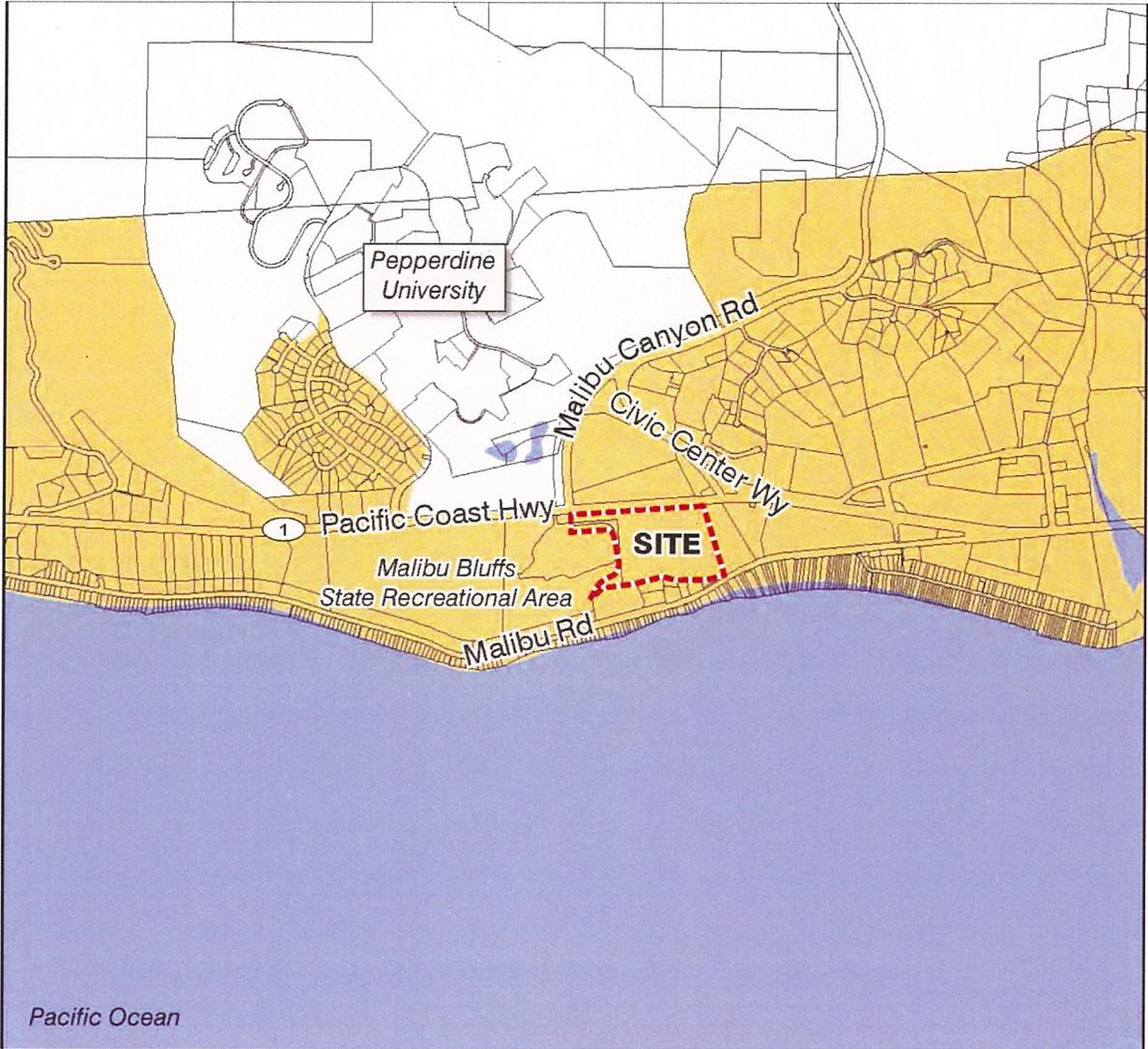


Figure II-1  
Location Map



Lot 4: A 7,852 square foot, two-story, 28 foot high single-family residence with a 994 square foot basement, 881 square foot garage, 149 square foot cabana, 631 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,831 cy grading (79 cy cut, 1,752 cy fill), motor court, septic tank, and landscaping.

Lot 5: An 8,738 square foot, two-story, 28 foot high single-family residence with a 1,752 square foot basement, 885 square foot garage, 479 square foot second unit, 188 square foot cabana, 700 square feet of covered loggia space that projects more than six feet; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,458 cy grading (453 cy cut, 1,005 cy fill), motor court, septic tank, and landscaping.

In response to comments made by Coastal Commissioners at the February 12, 2015 hearing and subsequent direction from Coastal Commission staff, the Property owner submitted revised plans for the Modified Project, including the following modifications to the Approved Project:

- (1) Reduced the height of the residences on Lots 1, 3, 4, and 5 to 18 feet and limited all residences to one story (Lot 2 would maintain an 18 foot maximum height as previously proposed under the Approved Project);
- (2) Relocated the entry gate and guardhouse farther away from Malibu Bluffs Park and reduced the size of the guardhouse on Lot 6 from 280 square feet to 180 square feet;
- (3) Increased the size of the open space conservation easement area by approximately 64,000 square feet;
- (4) Modified the landscaping plan to reduce the maximum height of proposed Project landscaping to 25 feet;
- (5) Incorporated a four foot high berm along the eastern edge of Lots 1 and 2 that would give the appearance of a natural looking extension of the bluff slopes and help further minimize views of the structures from downcoast public viewing areas;
- (6) Reduced the height of the easternmost approximately 2,500 square feet of the residence on Lot 2 by 3 feet (from 18 to 15 feet) and shifted the pool and patio on Lot 2 approximately 12 feet closer to the residence;
- (7) Reduced the height of the southwest corner of the residence on Lot 5 by 3 feet (from 18 to 15 feet) and shifted the pool, patio, and cabana on Lot 5 approximately 10 feet to the east and 6 feet closer to the residence, and
- (8) Shifted the guest house on Lot 1 closer to the residence.

The Approved Project also included the extension of a water line to service the created lots, the development of an access road, a 280 square foot guard house, hardscaping and landscaping, an

onsite wastewater treatment system package plant on Lot 6, and the development of seepage pits on Lot 7. The overall site plan for the Approved Project is shown in Figure II-2.

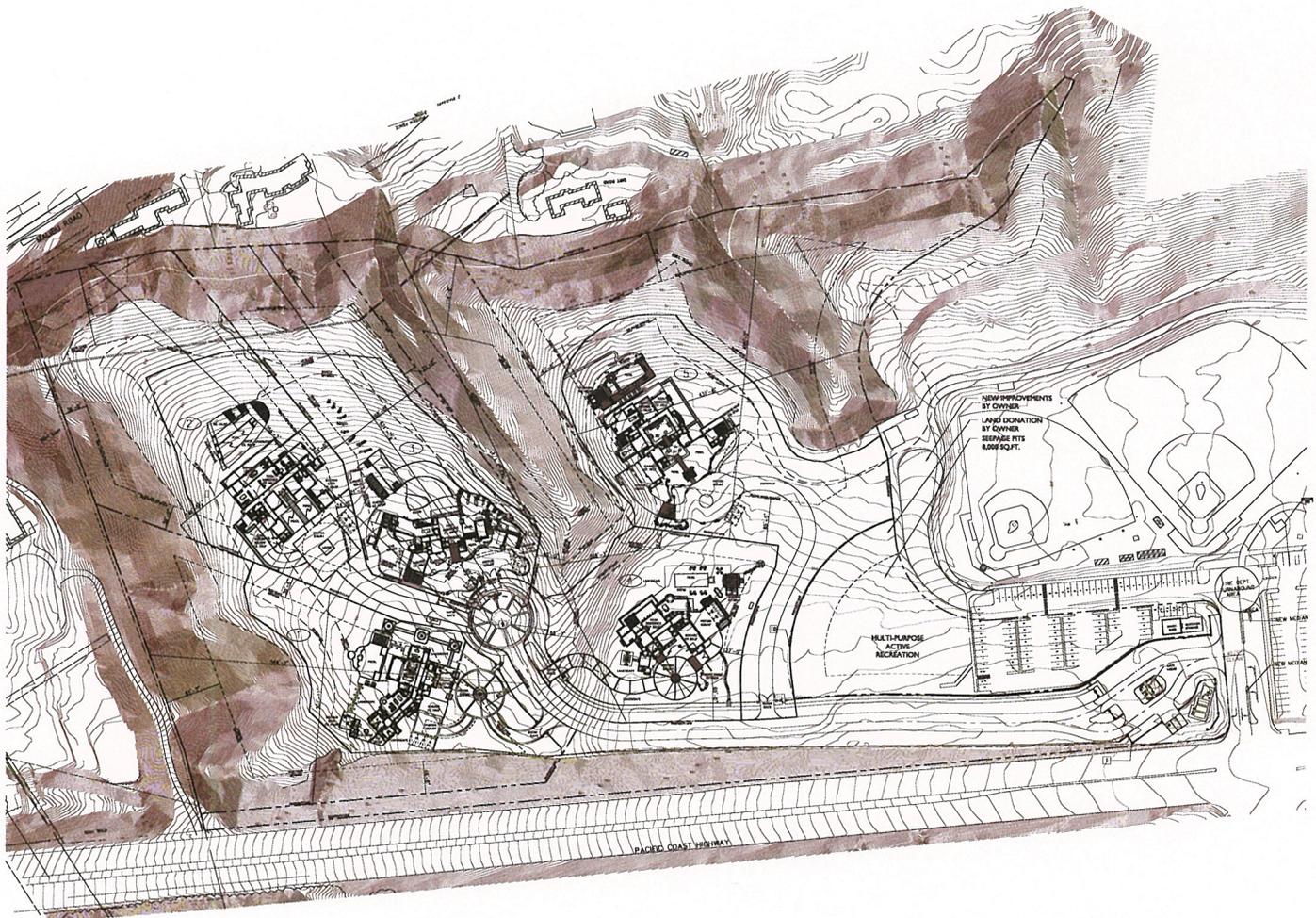


Figure II-2  
Overall Site Plan - Approved Project

SCALE: 1/80

MASTER SITE PLAN - SKATE PARK ALTERNATIVE 1

**GENERAL SITE PLAN NOTES:**

1. CONTRACTOR TO PROVIDE ALL REQUIRED SIGNING AND BRACKETING TO AND DURING ANY CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE EXISTING PAVED TO AND DURING DEMOLITION AND CONSTRUCTION. PROTECT PROTECTION OF SURFACE AND ADJACENT AREAS. CONTRACTOR SHALL BE LEFT IN SAME CONDITION AS BEFORE PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRUCKS OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN-LINK FENCE AROUND UNFINISHED SITE AREAS.
7. NEWLY EXISTING LANDSCAPE TO BE REMOVED WITH LANDSCAPE PLAN, ARCHITECT AND OWNER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR THESE IMPROVEMENTS.
9. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT TEXTBOOK STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND CITY OF LOS ANGELES STANDARD SPECIFICATIONS.
10. AN APPROVED SUBMISC. GAS BATTERY WALK SHALL BE INSTALLED ON THE FULL SIDE OF THE DRIVE STREET SIDE OF THE UTILITY PETER AND BE SECURELY CONNECTED TO THE OUTSIDE OF THE BUILDING OR STRUCTURE CONTAINING THE PUBLIC USE PAVING.

**GRADING**

1. ALL GRADES SHALL BE AWAY FROM BUILDING A MINIMUM OF 7 1/2 FEET AND A MINIMUM OF 4" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL NOTES.
2. FOR GRADES EXPOSED TO BE LESS THAN 4" FROM WOOD SILL PLATE AND FOR AREA WHERE CONCRETE FINISH IS REQUIRED TO BE MAINTAINED, ALL GRADES SHALL BE PROTECTED WITH CONTINUOUS LAYER OF 1/2" 8.0000 4000 WET/BINA. WITH UNDERLAYING OF 1/2" BELOW WOOD SILL PLATE AND 4" MINIMUM WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE SENSITIVITY.
3. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL WORK BEHIND FROM RISK OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS. BY LOCAL SIGN ACTIVITIES AS A PRACTICAL MATTER. ADJACENT UNPAVED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC HAZARD OR OUTSIDE THE PLACE.

**PERMIT**

1. THE PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THE PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE SIGNATURE, HAZARDOUS, POOL, SPA, POND/TANK OR TOWER COURT.
3. THE PERMIT APPLICATION DOES NOT INCLUDE: MECHANICAL, ELECTRICAL, OR PLUMBING PERMITS.
4. ARCHITECT WILL PROVIDE PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE ARCHITECT AND REMITTANCE WILL BE INCLUDED IN THE BID.

**POOL**

1. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND IS CAPABLE OF SOUNDING THROUGHOUT THE HOURLY SLEEPING HOURS. DOORS SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE DOOR SENSORS. MANUAL MEANS SHALL BE 6" ABOVE THE FLOOR. DOOR SENSORS SHALL BE 6" ABOVE 4" FROM THE FLOOR. OR A SELF-CLOSING AND RELAYING DEVICE PER 4.4.4. ABOVE. INCLUDING INCLUDING POOL AREA WITH LATCH AT FENCE HEIGHT IF MANUAL OPERATION BETWEEN FENCE.

**NOTES TO SHEET**

- (1) 4" IF HIGH SOLID PERIMETER WALL
- (2) 30" IF HIGH EXTERIOR GATE
- (3) 30" IF HIGH EXTERIOR GATE
- (4) ACCESSIBLE
- (5) WASTE WATER TREATMENT AND RECYCLING PLANT OR OTHER SPACE PLAN
- (6) PAVED LAND TO BE DEDICATED TO THE CITY
- (7) PAVED FENCE
- (8) SIDE WALK
- (9) 4" IF HIGH SOLID WALL WITH 20" HIGH V.I. BARRING ABOVE
- (10) 4" IF HIGH SOLID PERIMETER WALL AND BARRING ABOVE



11000 WILSON AVENUE  
LOS ANGELES, CA 90024  
PHONE: 310.441.1441  
FAX: 310.441.1442  
WWW: WWW.LANDRYDESIGN.COM

REVISION LOG

NO.	DATE	DESCRIPTION

WINTER MESA CRUMMER  
24108/24120/24134/24150/24174  
MALIBU, CA 90405

ARCHITECTURAL SHEET

DATE: 05.01.2014  
SCALE: 1/80  
DRAWN: SITE PLAN  
CHK: 0604.00  
SHEET NO.

A-3.1  
MASTER SITE

On August 12, 2015, the Coastal Commission approved the LCPA for the Modified Project, including the modifications to the Approved Project listed above. On October 14, 2015, the Malibu City Council took final action approving LCPA No. 12-001. This approval was confirmed “legally adequate” by the CCC in a letter dated November 9, 2015. The overall site plan for the Modified Project is shown in Figure II-3.

### **C. Necessary Actions**

This Addendum, along with the Certified EIR, is intended to cover all discretionary approvals that may be required to construct or implement the Modified Project. The following discretionary actions are addressed by this Addendum, and are added to those discretionary approvals listed in the Approved Project’s Certified EIR.

1. Approval of amended Coastal Development Permits for the Modified Project.
2. Other permits and approvals as deemed necessary.



- LEGEND
- SINGLE STORY BUILDING FOOT PRINT
  - BUILDING SETBACK
  - 50' BLUFF SETBACK
  - SAFETY SETBACK
  - REVISED CONSERVATION EASEMENT

Figure II-3  
Overall Site Plan - Modified Project

### III. Environmental Impact Analysis

The Modified Project would not result in any new significant environmental impacts, substantial increases in the significance of previously identified effects, or necessitate implementation of additional or different mitigation or improvement measures than those identified in the Certified EIR. For all environmental impact areas, the effects associated with the Modified Project would be substantially the same as those reported in the Certified EIR for the Approved Project, but the topic below warrants further discussion.

#### A. Visual Resources

##### 1. Modified Project Impacts

The Modified Project would be developed within the same general footprint as the Approved Project, and does not materially change the architecture, design or materials of the Approved Project. Under the Modified Project, the reduction in structure height for all five residences (from 28 to 18 feet), with the further reduction in structure height for portions of the residences on Lots 2 and 5 (from 18 to 15 feet), the reduction in maximum height of trees and landscaping, combined with the further clustering of accessory development on Lots 1, 2, and 5, would serve to reduce the overall profile of the Project and minimize views of the Project from public viewing locations. While the Modified Project's single-story, 18 foot high residences accommodate the same overall square footage as previously proposed in the Approved Project's two-story, 28 foot high residences, which increases the footprint of the residences on Lots 1, 3, 4, and 5 somewhat, these residences would be distributed in a manner that would not significantly increase the perceived mass or bulk of the Project as a whole as seen from the identified public viewing areas. A visual simulation of the Modified Project was prepared by Scott A. Johnson, dated June 17, 2015 (the "Visual Simulation"), to illustrate the changes associated with the Modified Project. The Visual Simulation is attached to this Addendum as Appendix B. The Visual Simulation accurately represents how the Modified Project (with landscaping and without landscaping) would look when viewed from the 13 viewpoints included within the Visual Simulation.

As with the Approved Project, structures on Lots 3 and 4 would continue to be visible, albeit with a lower vertical mass, from portions of Malibu Canyon Road given the topography of the area. However, given that those portions of Malibu Canyon Road are a substantial distance away and much higher in elevation than the Project, views of the ocean from that viewing area would not be significantly impacted by the Project. Similarly, existing views from Pacific Coast Highway are limited. The northwest corner of the Property is at the same grade as Pacific Coast Highway. However, the grade of Pacific Coast Highway drops significantly below the grade of the Property (up to about 60 feet) when traveling eastbound toward Malibu's Civic Center along the Property's northern boundary. Therefore, the Project would not significantly impact any ocean, coastline, or mountains views from Pacific Coast Highway given the unique topography of the area.

As with the Approved Project, portions of the structures on Lots 1-5 would also be unavoidably visible from the Malibu Bluffs Park to the immediate west (upcoast) of the Property. However, the proposed residences, with the siting and design changes in the Modified Project, would serve to minimize adverse impacts to public views and would not interfere with any ocean, coastline, or significant mountain views from the public viewing areas within Bluffs Park.

Further, given the intervening topography and elevation differences between the Santa Monica Mountains Conservancy's Malibu Bluffs Open Space further to the west (upcoast) and the Property, the Project would not interfere with any significant public views of the coast or mountains from the vantage points within the Malibu Bluffs Open Space.

Given the topography of the Property and the surrounding area, the residences would also be visible from public viewing areas to the east (downcoast). The more prominent residences that would be visible from downcoast public viewing areas would be located on Lots 1 and 2. As discussed previously, the height of the residences on Lots 1 and 2 were reduced to 18 feet, and a portion of the residence on Lot 2 was reduced to 15 feet. Accessory structures on Lots 1 and 2 were also further clustered. These changes to Lots 1 and 2 would serve to significantly minimize views of the Project from the downcoast public viewing locations. Any further reductions in the height or bulk of the structures would not serve to avoid or significantly reduce visibility. However, the four foot high berm proposed along the eastern edge of Lots 1 and 2 would give the appearance of a natural-looking extension of the bluff slopes and help further minimize views of the structures from downcoast public viewing areas. Further, the Modified Project landscaping which consists primarily of native plant species would serve to substantially screen public views of the structures. The combination of the proposed siting, design, and landscape techniques would minimize adverse impacts to public views and protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

## 2. Mitigation Measures

The Certified EIR did not identify any significant impacts to Visual Resources resulting from the construction and operation of the Approved Project, and therefore, no mitigation measures were required. As the impacts to Visual Resources resulting from the Modified Project would be less than those of the Approved Project due to the reduction in height of the structures, and would not result in any significant impacts, no mitigation measures are required for the Modified Project.

## 3. Conclusion

Overall, the Modified Project would not introduce new significant impacts or substantially worsen previously identified impacts with regard to Visual Resources. Thus, the environmental implications of the Modified Project would be consistent with those analyzed in the Certified EIR. Accordingly, as compared to the Approved Project, the Modified Project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to visual resources.

## **B. Other Impact Areas**

As discussed above, the density and general footprint proposed under the Modified Project would be substantially the same as the Approved Project. The Modified Project would not change the nature of the Approved Project or its density and relationship to the neighboring area.

### **1. Impacts Found Not to be Significant**

The 2012 Initial Study and subsequent scoping meeting for the Approved Project identified the following environmental impact categories as not being significantly impacted by or impacting the Project. The rationale for these determinations can be found in the Certified EIR in Chapter 5.0 - Environmental Analysis, Chapter 8.0 - Impacts Found Not to Be Significant, and Appendix A - Notice of Preparation and Initial Study.

- Agricultural Resources
- Air Quality (Odors)
- Cultural Resources (Historic, Human Remains)
- Geology and Soils (Fault Rupture, Seismic Shaking, Liquefaction)
- Hazards and Hazardous Materials (all except Wildland Fires)
- Hydrology and Water Quality (Flood Hazard, Inundation)
- Land Use and Planning (Physically Divide Community, Habitat Conservation Plan)
- Mineral Resources
- Noise (Airports)
- Population and Housing
- Public Services
- Transportation and Traffic (Air Traffic, Emergency Access, Alternative Transportation)
- Utilities and Service Systems

Because the finding of no impact or less than significant impact was made in the Initial Study and because no information was received or identified during the scoping process supporting an argument that there could be a potential significant impact, these environmental issue areas were not carried forward for detailed analysis in the Certified EIR. None of the changes associated with the Modified Project would change the conclusion of no significant impact for these impact areas.

## 2. Less Than Significant Environmental Effects Without Mitigation

Based on the Certified EIR and the record of proceedings, the City found that the Approved Project would have less than significant environmental effects upon the following impact areas. The rationale for these determinations can be found in the Certified EIR in Chapter 5.0 - Environmental Analysis and Appendix A - Notice of Preparation and Initial Study.

- Aesthetics
- Air Quality (AQMP, Sensitive Receptors)
- Biological Resources (Sensitive Habitat, Jurisdictional Waters, Wildlife Movement, Habitat Conservation Plan, Habitat Reduction/Species Elimination/Wildlife Population)
- Greenhouse Gas Emissions
- Hydrology and Water Quality (Water Quality Standards, Groundwater, Water Quality)
- Land Use and Planning (Conflict with Land Use Plan)
- Noise (Noise in Excess of Standards, Vibration, Increase in Noise)
- Recreation
- Transportation and Traffic (Congestion Management Program, Design Hazards).

The Modified Project would have similar, less than significant impacts, in the areas identified above to those identified in the Certified EIR for the Approved Project. As the Modified Project would not change the overall nature of the Approved Project or its relationship to the neighboring area, and the density and structures proposed under the Modified Project would be substantially the same as for the Approved Project, impacts to the areas identified above would continue to remain less than significant. Accordingly, as compared to the Approved Project, the Modified Project would not involve new significant environmental effects related to the environmental impact areas listed above, and therefore, no further analysis is required.

## 3. Less Than Significant Environmental Effects With Mitigation

Based on the Certified EIR and the record of proceedings, the City found that the Approved Project would have less than significant environmental effects upon the following impact areas, after implementation of mitigation measures identified in the Certified EIR (and listed in Appendix A to this Addendum). The rationale for these determinations can be found in the Certified EIR in Chapter 5.0 - Environmental Analysis and Appendix A - Notice of Preparation and Initial Study.

- Air Quality (Violation of Standards, Criteria Pollutant Increase)

- Biological Resources (Special Status Species, Biological Resource Policies)
- Cultural Resources (Archaeological, Paleontological)
- Geology and Soils (Landslides, Erosion, Unstable Soils, Expansive Soils, Wastewater Disposal System)
- Hazards and Hazardous Materials (Wildland Fires)
- Hydrology and Water Quality (Drainage, Runoff)
- Transportation and Traffic (Trip Generation, Parking).

The Modified Project would have similar, less than significant impacts after mitigation in the areas identified above to those identified in the Certified EIR for the Approved Project. As the Modified Project would not change the overall nature of the Approved Project or its relationship to the neighboring area, and the density and structures proposed under the Modified Project would be substantially the same as for the Approved Project, impacts to the areas identified above would continue to remain less than significant after mitigation. Accordingly, as compared to the Approved Project, the Modified Project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to the environmental impact areas listed above, and therefore, no further analysis is required.

### **C. Conclusion**

Based on the foregoing, the analyses conducted and the conclusions reached in the Certified EIR certified on February 24, 2014 remain valid, and no supplemental environmental review is required for the Modified Project. The Modified Project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the Approved Project was undertaken that would cause significant environmental impacts to which the Modified Project would result in a cumulatively considerable contribution. There is no new information that shows that the Modified Project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum.

## APPENDIX A

### Mitigation Measures Included in the Certified EIR

#### Air Quality

- 2-1 The construction contractor shall implement the following measures to reduce construction exhaust emissions during grading and construction activities:
- The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions.
  - The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes.
  - Where feasible, use haul trucks with engines that are 2010 or newer for soil import and export activities.
  - The construction contractor shall limit soil hauling activities associated with the site grading phase to a maximum of 38 trucks per day (76 one-way soil haul trips per day for haul trips).
  - The construction contractor shall use USEPA-rated Tier 3 construction engines for equipment rated at 50 horsepower or greater for general site grading activities. Tier 3 engines between 90 and 750 horsepower are available for 2006 to 2008 model years.
  - A list of construction equipment by type and model year shall be maintained by the construction contractor onsite.

These requirements shall be noted on all construction management plans and verified by the City of Malibu during site grading activities.

#### Biological Resources

- 3-1 (a) A focused survey for Braunton's milk-vetch shall occur prior to the issuance of a grading permit. The focused survey shall occur within on-site suitable habitat (i.e., mixed sage scrub and coastal sage chaparral scrub) that may be disturbed as a result of the proposed project implementation, during the typical blooming period (February through July). This survey shall be conducted in accordance with the methodologies used for performing focused plant surveys per the CDFG's 2000 Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Plant Communities (Guidelines), and the CNPS's 2001 Botanical Survey Guidelines of the California Native Plant Society. In the event that Braunton's milkvetch are discovered during focused preconstruction surveys, a translocation plan shall be developed by a biologist familiar with the ecology of the species and the plan would be approved by the U.S. Fish and Wildlife Service prior to issuance of grading permit.

(b) Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect established native plant communities located in the vicinity, the plants listed in Table 14 of the Biological Resource Study prepared by Impact Sciences, Inc., in 2008 for the proposed project shall not be planted within the project site. This list shall also be distributed to new homeowners and included within any covenants, conditions, and restrictions. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining onsite or adjacent natural areas. These provisions may include the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist. In addition, the homeowner's association shall provide homeowners with the list entitled "City of Malibu Non-Native Invasive Plants Prohibited in Landscape Plans" which is maintained by the City of Malibu and can be found on the City's website.

(c) Seeded areas shall be irrigated with temporary overhead irrigation until plants have established as determined by a qualified biologist.

3-2 The City of Malibu Native Tree Protection Ordinance requires that mitigation and maintenance measures be developed to preserve the six Southern California black walnut trees located on the project site. The Protected Tree Report released in June 2008 by Impact Sciences, Inc., includes suggested mitigation measures. The proposed project shall comply with all mitigation measures contained in the 2008 Protected Tree Report. These measures include the installation of protective fencing around the black walnut trees for the duration of construction and limits on grading activities which can be performed near the protected trees, among others. The mitigation measures included in the Protected Tree Report also require maintenance and monitoring of the trees. The report requires that many of the mitigation measures be approved by a City-approved arborist. After the completion of construction, a monitoring report would be required. Should the monitoring report determine that any protected trees were impacted, counter-measures, including the planting of replacement trees, would be required.

3-3 (a) To avoid impacts to native nesting birds, the applicant and/or its contractors shall retain a qualified biologist (with selection to be reviewed by the City) to conduct nest surveys in potential nesting habitat within the project site prior to construction or site preparation activities. Specifically, within 30 days of ground disturbance activities associated with construction or grading, a qualified biologist shall conduct weekly surveys to determine if active nests of bird species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone or within a distance determined by CDFG or the City of Malibu biologist. Because

many birds known to use the project area (including Anna's hummingbird, Cooper's hawk, and loggerhead shrike) nest during the late winter, breeding bird surveys shall be carried out both during the typical nesting/breeding season (mid-March through September) and in January and February. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of clearance or construction work. If ground disturbance activities are delayed, additional pre-construction surveys will be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbance activities. Surveys shall include examination of trees, shrubs, and the ground within grassland for nesting birds, as several bird species known to occur in the area are shrub or ground nesters, including (but not limited to) California horned lark, kill deer, and mourning dove.

(b) If active nests are found, clearing and construction activities within a buffer distance determined by CDFG or the City of Malibu biologist, shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during the same year. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. The results of the survey, and any avoidance measures taken, shall be submitted to the City of Malibu within 30 days of completion of the pre-construction surveys and construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

### **Cultural Resources**

- 4-1 For adequate coverage and the protection of potentially significant buried resources, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44738-39) shall be retained by the applicant to monitor all ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. The project archaeologist shall have the authority to halt any activities adversely impacting potentially significant resources. Any significant archaeological resources found shall be preserved as determined necessary by the project archaeologist and offered to the South Central Coastal Information Center at California State University, Fullerton or repository willing to accept the resource. Any resulting reports shall also be forwarded to the South Central Coastal Information Center at California State University, Fullerton.

Should paleontological soils be uncovered during grading, a paleontological monitor shall also be retained by the applicant, upon the archaeological monitor's request, to oversee ground-disturbing activities, including but not limited to all grading, excavation,

and site preparation. The paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant resources. Should fossil-bearing formations be uncovered, the monitor shall professionally collect any specimens without impeding development. Any paleontological artifacts recovered shall be preserved, as determined necessary by the project paleontologist, and offered to an accredited and permanent scientific institution for the benefit of current and future generations. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project.

- 4-2 A Native American Monitor of Chumash descent shall be retained to monitor all ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. Any artifacts recovered shall be curated at the South Central Coastal Information Center at California State University, Fullerton, the designated repository for Los Angeles, Ventura, and Orange Counties. The extent and duration of the archaeological monitoring program shall be determined in accordance with the proposed grading or demolition plans. If human remains are uncovered, the Los Angeles Coroner, Native American Heritage Commission, local Native American representatives, and archaeological monitor shall determine the nature of further studies, as warranted and in accordance with Public Resources Code 5097.98 and the City's standard conditions of approval. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project.

### **Geology and Soils**

- 5-1 The proposed project shall be constructed in accordance with the geotechnical engineering recommendations as presented in the Leighton and Associates, Inc., Feasibility-Level Grading Plan Review, Proposed Malibu Bluffs Development: 5-Lot Subdivision, "The Crummer Site", APN 4458-018-019, 24200 Pacific Coast Highway, City of Malibu, California, as well as any subsequent documents, including responses to City comments. These recommendations address site preparation, excavation, fill placement and compaction, foundation design, and site drainage, among other topics.
- 5-2 (a) The planned community's covenants, conditions, and restrictions (CC&Rs) shall include protocols for proper maintenance of the slopes and prompt restoration following heavy precipitation events and/or fires.
- (b) Excavating and cutting into the slopes or removal of slope failure debris by the tenants or one or more future property owners without prior approval from a geotechnical engineer shall be prohibited by the covenants, conditions and restrictions for the proposed development. This information shall also be recorded against the title of each residential property. The services of such a geotechnical engineer shall become necessary should a slope excavation be a desired, planned activity proposed by one or more property owners,

or in response to unforeseen slope failure, such as sloughing in the aftermath of heavy rain.

5-4 (a) The proposed onsite wastewater treatment system shall be installed in accordance with the geotechnical engineering recommendations as presented in the Geotechnical Evaluation of Proposed Onsite Wastewater Treatment System, Proposed Residential Development "Crummer Site", 24200 Pacific Coast Highway, APN 4458-018-019, City of Malibu, California, as well as any subsequent documents, including responses to City comments. These recommendations address site preparation, excavation, fill placement and compaction, foundation design, and site drainage, among other topics.

(b) The Applicant shall obtain final construction plan approval for the proposed onsite wastewater treatment systems from the City Environmental Health Administrator. The final design must be engineered to meet the effluent limits specified in waste discharge requirements, and requirements of the Regional Water Quality Control Board and the United States Environmental Protection Agency.

(c) The proposed onsite wastewater treatment system shall not be installed within the structural setback zone as presented in the Leighton and Associates, Inc., Feasibility-Level Grading Plan Review, Proposed Malibu Bluffs Development: 5-Lot Subdivision, "The Crummer Site", APN 4458-018-019, 24200 Pacific Coast Highway, City of Malibu, California.

### **Hazards**

7-1 In addition to compliance with existing requirements and standards of the Los Angeles County Fire Department (LACFD), the project must comply with all requirements detailed in letters dated March 16, 2012, from the LACFD, included in Appendix L of the Draft EIR. Where the two letters differ, the more conservative approach shall be taken. The letters include the following requirements, among others:

- For Lot 1 and 5 the circular turnaround shall remain clear and unobstructed. No plantings, fountains, or other features shall be allowed;
- For Lot 2 the circular turnaround drive aisle shall be maintained at a minimum 20 feet in width with 32 feet on centerline turning radius. If landscaping or other features are to be located in the center, they must not encroach into the drive aisle.
- Provide evidence from a certified civil engineer that the "bridge" feature on Lot 5 shall support the minimum weight capacity of 75,000 pounds to accommodate fire apparatus. Once the "bridge" is installed, provide recertification prior to occupancy from a certified civil engineer that the "bridge" will support a minimum of 75,000 pounds. The width of 15 feet shall be maintained clear and unobstructed for the "bridge" portion of the fire department access.
- Emergency access for firefighter pedestrian use shall be extended to all exterior walls

of all proposed structures within the subdivision. Additional walking access shall be reviewed and approved by Fire Prevention Engineering prior to building permit issuance.

- Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Access shall comply with Section 503 of the Fire Code, which requires all-weather access. All-weather access may require paving.
- Where driveways extend farther than 150 feet and are of single-access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed, and maintained to ensure their integrity for fire department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane," with the widths clearly depicted, and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- Prior to occupancy, provide street signs and building access numbers as approved by the Fire Department or City.
- Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on map which shall be recorded.
- The required fire flow for public fire hydrants at this location is 1,375 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Three private fire hydrants shall be installed onsite. The required fire flow for private onsite hydrants is 1,375 gallons per minute at 20 psi.
- The required fire hydrants shall be installed, tested, and accepted or bonded for prior to Final Map approval.
- Vehicular access must be provided and maintained serviceable throughout construction;
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Per the County of Los Angeles Water Works 29, the Fire Flow Availability form dated March 30, 2012, indicates adequate flow from the existing public fire hydrant on Winter Mesa Drive. All required fire hydrants shall measure 6 inches x 4 inches x 2-1/2 inches, brass or bronze, conforming to current AWWA standard C503 or approved equal and meet the required fire flow requirements (1,375 gallons per

minute at 20 psi).

- 7-2 The project shall comply with all recommendations contained in the fire protection plan and in the fuel modification plan prepared for the project. Compliance with the fire protection plan and fuel modification plan would reduce the vulnerability of the proposed structures and the project site to wildland fires. The recommendations would minimize the likelihood of ember (firebrand) penetration or direct flame impingement, ensure that fire sprinklers and fire alarms are installed in the proposed residences, that the infrastructure of the site and surrounding area allow emergency personnel and vehicles to access the project, and that the project site is landscaped in such a way that the proposed residences are not immediately adjacent to significant amounts of vegetation that could fuel wildfires.
- 7-3 The covenants, conditions, and restrictions for the proposed residences shall require the regular maintenance of the vegetation on the project site to ensure compliance with the fuel modification plan.
- 7-4 The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities that are required by residential development in an amount proportional to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance, alternative mitigation measures may be required.

### **Hydrology and Water Quality**

- 8-1 The project shall include the construction and proper maintenance of onsite stormwater detention tanks underneath each residential lot and the private street to mitigate potential flooding and erosion impacts to downstream areas. The detention tanks shall be sized according to the City of Malibu's required detention volume for new residential development. In addition, the project shall comply with all site-design, source-control, and treatment-control best management practices outlined in the project's stormwater management plan, including design to reduce potential flooding and to reduce the potential for erosion and siltation.

### **Transportation and Traffic**

- 11-1 Prior to the recordation of the final map, the Project Applicant(s) shall construct the following improvements at the intersection of Malibu Canyon Road/PCH:
- Re-stripe the existing southbound through plus left-turn lane on Malibu Canyon Road (at its intersection with Pacific Coast Highway) to a through plus left- and right-turn lane.

- Either modify the existing traffic signal to remove the right-turn overlap phase to a standard right-turn-on-red (RTOR) permissive phase resulting in LOS E at 0.930 V/C OR;
- Keep right turn overlap phase for existing #2 (outside) dedicated right-turn lane on Malibu Canyon Road (at its intersection with Pacific Coast Highway) resulting in LOS E at 0.901 V/C.

11-2 Prior to obtaining the last Building Permit for the recreational facilities, the City Parks and Recreation Department shall prepare and implement a Parking Management Plan that demonstrates that adequate onsite and/or offsite parking shall be provided during special events and/or other times when it is anticipated that Malibu Bluffs Park would operate at over-capacity conditions relative to parking demand. The Parking Management Plan shall preclude the use of the proposed baseball field when Malibu Bluffs Park would operate at over-capacity conditions relative to parking demand. In addition, the Parking Management Plan will require the City Parks and Recreation Department to schedule baseball games with at least a half-hour to 45 minute interval between games so that the parking demand of two consecutive games would not overlap. To accommodate this longer interval between games, less than 10 games per day would be permitted.

**APPENDIX B**

Malibu Coast Estate: Additional Visual Simulations

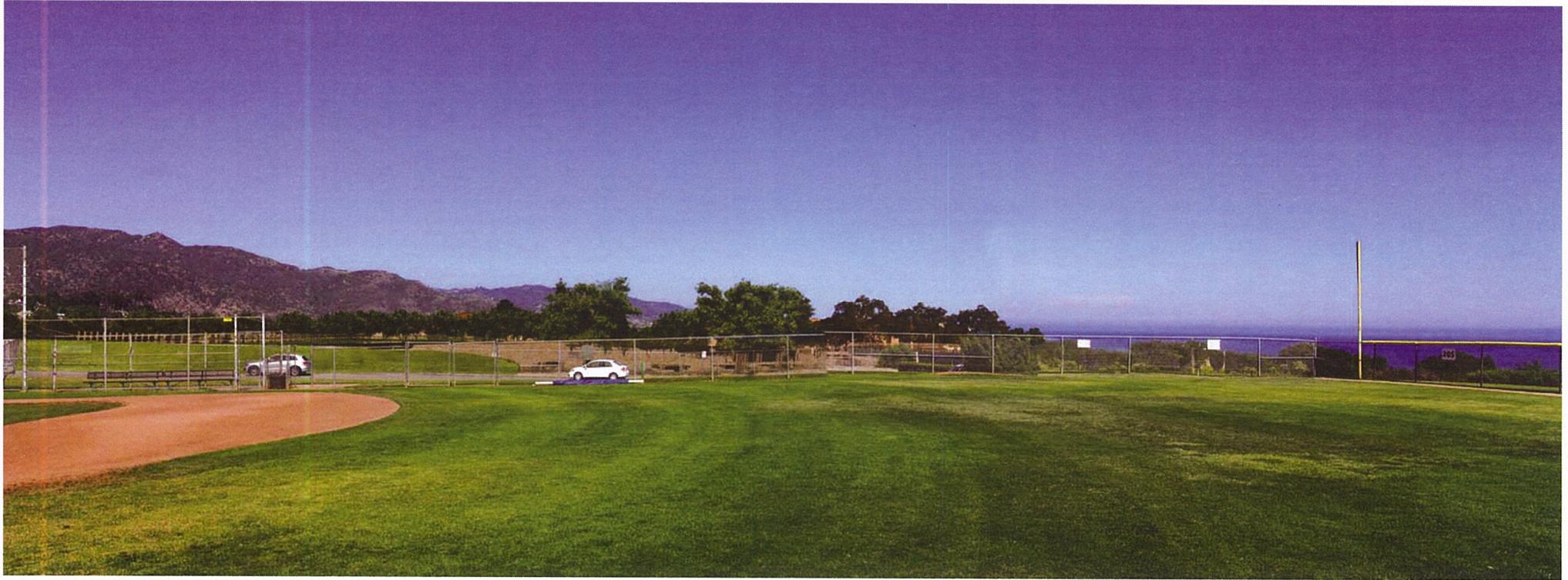
Scott A. Johnson, June 17, 2015

























OWNER: PCH Project Owner LLC  
APPLICATIONS FILED: October 29, 2015  
CASE PLANNER: Jasch Janowicz  
Contract Planner  
(310) 456-2489, ext. 345  
jjanowicz@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has exercised its independent judgment and analyzed the proposed amendments. The Planning Director finds that the proposed coastal development permit amendments will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the Crummer Site Subdivision Final EIR, which was certified by the City of Malibu City Council on February 24, 2014; and that none of the conditions described in CEQA Guidelines Sections 15162 have occurred. As such, the Planning Director has determined the amendments, as conditioned, does not substantially alter the project that was considered in the EIR.

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 (fifteen days for tentative parcel maps) 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](http://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 approval 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](http://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 WILL 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 Jasch Janowicz, Contract Planner, at (310) 456-2489, extension 345.

May 12, 2016

Bonnie Blue, Planning Director

# Notice of Public Hearing



City of Malibu Planning Department  
23825 Stuart Ranch Road  
Malibu, CA 90265

## Planning Department

### NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, June 6, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, on the projects identified below, formerly known as the Crummer project, now known as Malibu Coast Estate. The purpose of the amendments is to modify the project to match the Local Coastal Program regulations as approved by City Council and certified by the California Coastal Commission.

**COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-008** - An amendment of Coastal Development Permit (CDP) No. 07-145 and Site Plan Review (SPR) No. 07-139 to modify the design of the previously approved Lot 1 residence, including a reduction in the overall building height to 18 feet or less, construction of an earthen berm along the east side of the residence to minimize views of the development front downcoast public viewing locations, and modification of on-site grading located at 24108 Pacific Coast Highway (PCH) (Lot 1).

**COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-012** - An amendment of CDP No. 07-146 to modify the design of the previously approved Lot 2 residence, including a reduction in the building height of the easternmost 2500 square feet of the residence to 15 feet construction of an earthen berm along the east side of the residence to minimize views of the development front downcoast public viewing locations, and modification of on-site grading located at 24120 PCH (Lot 2).

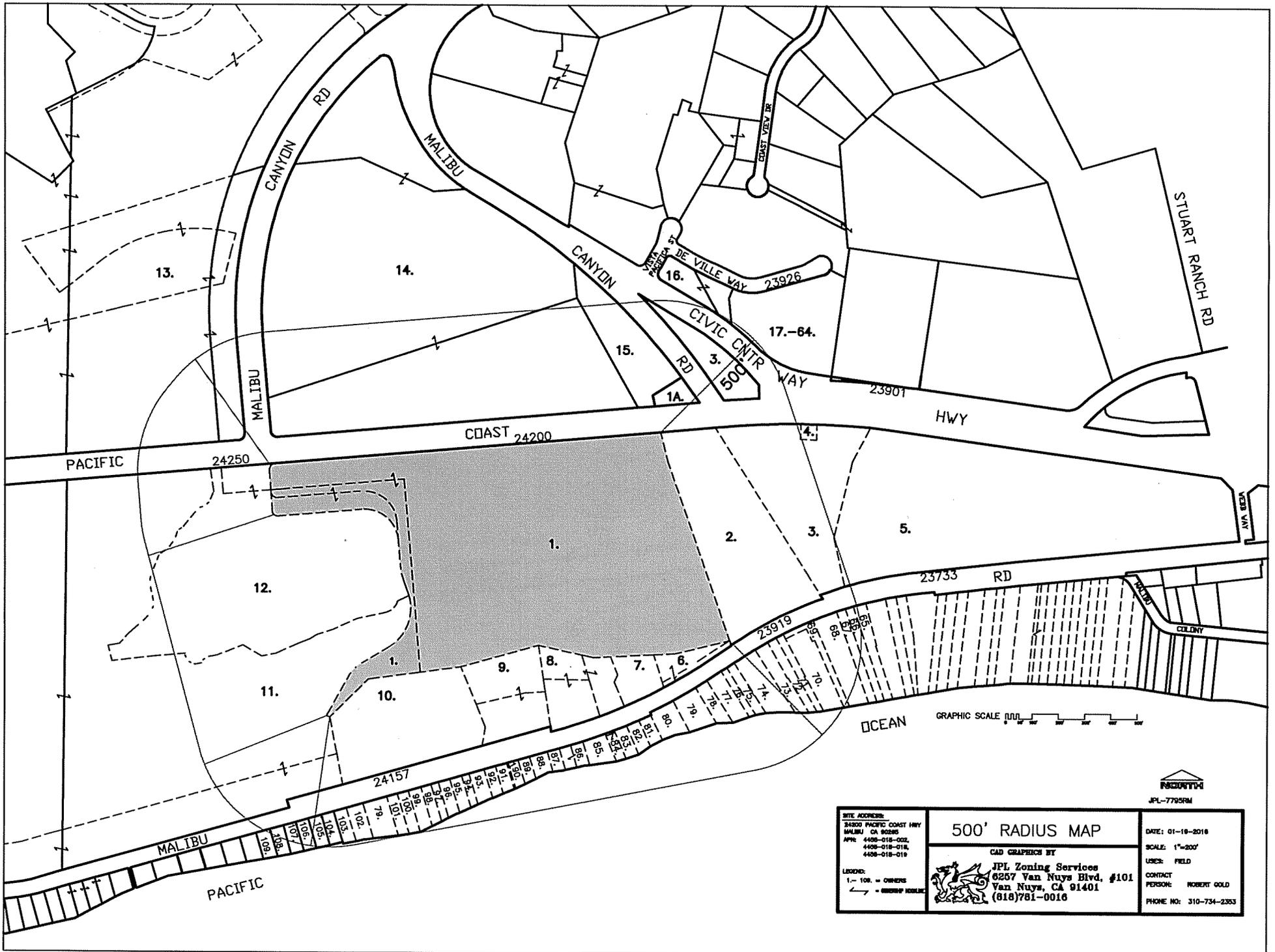
**COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-009** - An amendment of CDP No. 07-147 and SPR No. 07-141 to modify the design of the previously approved Lot 3 residence, including a reduction in the building height to 18 feet or less and modification of on-site grading located at 24134 PCH (Lot 3).

**COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-010** - An amendment of CDP No. 07-148 and SPR No. 07-142 to modify the design of the previously approved Lot 4 residence, including a reduction in the building height to 18 feet or less and modification of on-site grading located at 24150 PCH (Lot 4).

**COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 15-011** - An amendment of CDP No. 07-149 and SPR No. 07-143 to modify the design of the previously approved Lot 5 residence, including a reduction in the building height to no more than 18 feet and 15 feet in the south west corner of the residence, establishment of a 190 foot bluff top setback in the rear yard and a 43 foot setback in the front yard, and modification of on-site grading located at 24174 PCH (Lot 5).

ADDRESSES: 24108, 24120, 24134, 24150, and 24174 Pacific Coast Highway, within the appealable coastal zone  
APNs: 4458-018-019, 4458-018-018, and 4458-018-002  
ZONING: Planned Development (PD)  
OVERLAY DISTRICT: Malibu Coast Estate  
APPLICANT: Robert Gold





**SITE ADDRESS:**  
 34800 PACIFIC COAST HWY  
 MALIBU CA 90265  
 APN: 4408-018-002,  
 4408-018-018,  
 4408-018-019

**JPL Zoning Services**  
 8257 Van Nuys Blvd, #101  
 Van Nuys, CA 91401  
 (818)781-0016

**JPL-7795RM**



# Commission Agenda Report

**Item  
5.B.**

To: Chair Stack and Members of the Planning Commission

Prepared by: Stephanie Hawner, Associate Planner *SHA*

Approved by: Bonnie Blue, Planning Director *BB*

Date prepared: May 26, 2016

Meeting Date: June 6, 2016

Subject: Coastal Development Permit No. 14-020, Variance No. 14-011, Stringline Modification No. 15-001, Demolition Permit No. 15-013, and Code Violation No. 14-031 – An application for a new single-family beachfront residence and associated development

Location: 18954 Pacific Coast Highway (PCH), within the appealable coastal zone  
APN: 4449-002-005  
Owner: MPH, LLC

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**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 16-52 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit No. 14-020 to demolish an existing single-family residence, onsite wastewater treatment system, and solid wall at front property line, and construct a new 2,511 square foot, two-story, single-family beachfront residence including a loft, rear decks, rooftop deck with spa and barbeque, seawall extension, and installation of a new alternative onsite wastewater treatment system, including Variance No. 14-011 for reduction of the unenclosed parking space width, Stringline Modification No. 15-001 for modification of the required building stringline, and Demolition Permit No. 15-013 for demolition of the existing single-family residence and associated development located in the Single-Family Medium zoning district located at 18954 Pacific Coast Highway (MPH, LLC).

**DISCUSSION:** This agenda report provides a project overview, a summary of project setting and surrounding land uses, and a description of the project scope, an analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA.

The analysis and findings contained herein demonstrate the project is consistent with the LCP and MMC.

### ***Project Overview***

The proposed development is located on a sandy and rocky beach subject to wave action. The approximate 3,017 square foot beachfront parcel is located in eastern Malibu, between PCH and the Pacific Ocean, west of Topanga Canyon Boulevard (Attachment 2 – Vicinity Map and Aerial Photo). This stretch of coastline is also developed with one- and two-story single-family residences.

The property is zoned Single-Family Medium (SFM) for residential use and is currently developed with the remains of a 1920s single-family residence that burned down several years ago, an onsite wastewater treatment system (OWTS), a site wall along PCH, and a seawall. The applicant is proposing to demolish the existing development, except for the seawall, and construct a new residential development consisting of a single-family residence supported by a pile foundation that will not require shoreline protection for the life of the structure. A new alternative onsite wastewater treatment system (AOWTS) is proposed beneath the residence and landward of the existing seawall to remain. An extension to the height of the existing seawall and return walls are proposed to protect the new AOWTS. The applicant is requesting Variance (VAR) No. 14-011 for reduction of the unenclosed parking space width, and Stringline Modification (SMR) No. 15-001 to modify the required building stringline. The project plans are included as Attachment 3.

Story poles were placed on the site on July 6, 2015 to aid in the completion of a visual analysis of public view impacts and to demonstrate the location, height and bulk of the proposed development (Attachment 4 – Story Pole Photos). Staff visited the property and determined that the proposed structure is not expected to impact private views as there are no residences directly across the street.<sup>1</sup> View corridors are provided, totaling 20 percent of the lot width, to protect public views. Staff did not receive any public correspondence in response to the story poles or the courtesy notice.

The City Environmental Health Administrator, City geotechnical staff and the City Coastal Engineer have reviewed the proposed project, and as designed, conditioned and approved, the project will not have significant adverse impacts on public access or shoreline sand supply or other resources.

Code Violation No. 14-031: In 2005, a code enforcement case was opened on the property for a failed septic system. At the time, the property owner did not complete the repairs or the permit process and a Notice of Violation was recorded on April 15, 2008. The house was subsequently destroyed by fire in September 2010. The current

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<sup>1</sup> The building pads for the lot across the street, 18809 PCH, is at a significantly higher elevation than the subject property.

application for demolition of the existing OWTS and residence, and development of a new single-family residence with an AOWTS addresses the outstanding violation.

**Caltrans Easement:** This item was originally scheduled before the Planning Commission on August 17, 2015, and was continued so staff could evaluate whether or not the existing and proposed residence were located within an unutilized Caltrans easement for the PCH roadway.<sup>2</sup> It was determined that an unutilized Caltrans' roadway easement occupies the northern half of the parcel and that the improvements were proposed within that easement. The Public Works Department requested that the applicant obtain a letter from Caltrans authorizing the proposed improvements in the roadway easement. Caltrans issued a letter dated March 30, 2016, providing that it has no objection to the proposed improvements, and that Caltrans is in the process of vacating that easement (Attachment 5 – Caltrans Letter). There is another existing 80 foot roadway easement corresponding with the edge of roadway for PCH illustrated on the plans that is not impacted by the proposed development.

**Surrounding Land Uses and Project Setting**

Table 1 below outlines the surrounding land uses consisting of single-family residential homes in the SFM and Rural Residential– Forty Acre (RR-40) zoning district. Table 2 provides a summary of the lot dimensions and lot area of the subject parcel.

<b>Table 1 – Surrounding Land Uses</b>				
<b>Direction</b>	<b>Address/ Parcel No.</b>	<b>Size (Yr.Built)</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North (across PCH)</b>	18809 PCH	7,429 sq. ft (appv'd)	RR40	Residential
<b>East</b>	18948 PCH	2,141 sq. ft. (2009)	SFM	Residential
	18942 PCH	1,360 sq. ft. (1943)		
<b>West</b>	18960 PCH	820 sq. ft. (1924)	SFM	Residential
	18964 PCH	1,269 sq. (1924)		

<b>Table 2 – Project Setting</b>	
Lot Depth to Mean High Tide Line (MHTL)	56.51 ft.
Lot Width	52.44 feet
Gross Lot Area	3,017 square feet
Area Comprised of 1:1 Slopes	0 square feet
Area Comprised of Easements	0 square feet
Net Lot Area*	<b>3,017 square feet</b>

\*Net Lot Area = Gross Lot Area minus the area of public or private access easements and 1:1 slopes.

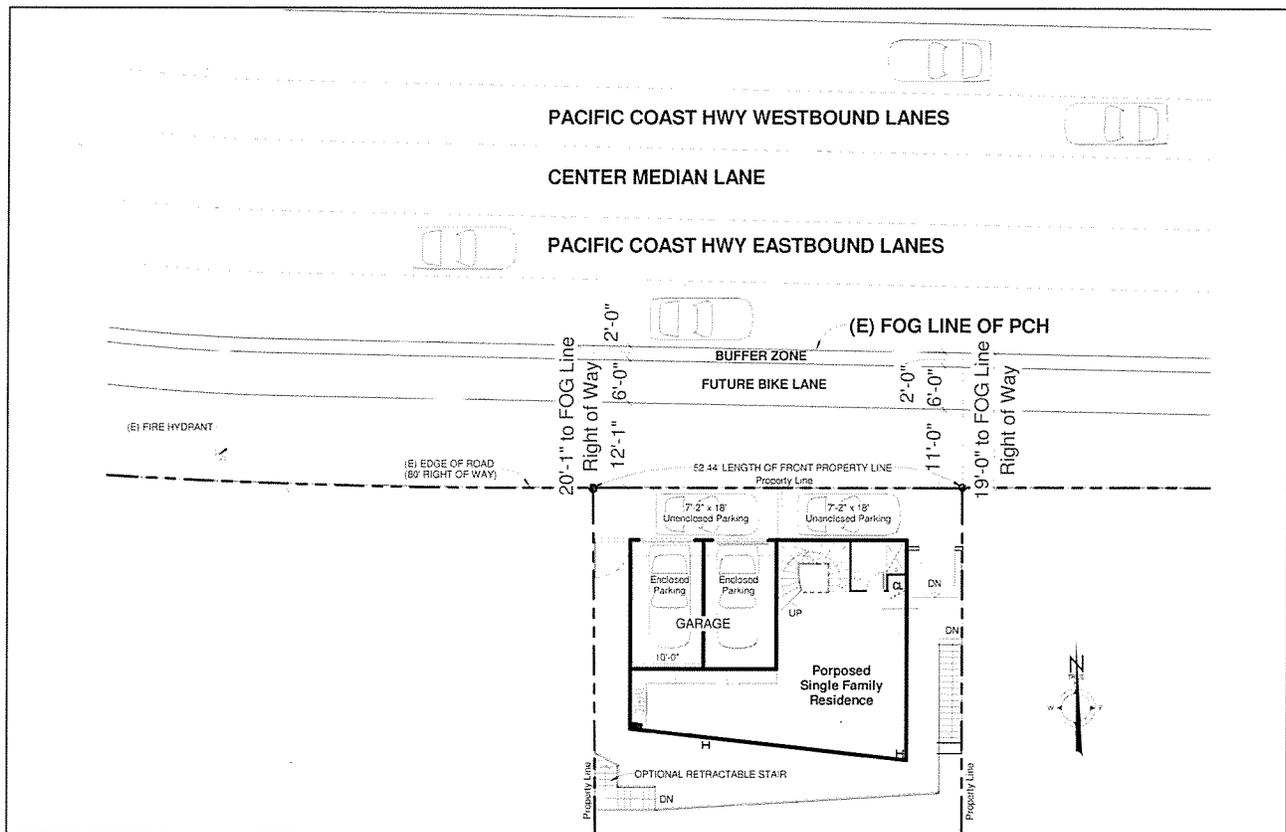
The property is located between PCH and the ocean. The existing development is a single-family residence and the site is characterized by a solid concrete wall, with an

<sup>2</sup> It is common along this stretch of PCH that the Caltrans easement for PCH does not correspond to the highway location and it occupies northern portion of the parcels on the ocean side of PCH. The Caltrans is in the process of vacating the unutilized easement encumbering those properties.

entry gate, that fronts PCH. There is no garage, and a limited area between the wall and the paved section of PCH allows the parallel parking of two vehicles. The site is legal non-conforming with respect to lack of enclosed parking, the number of parking spaces and the lack of a view corridor.

The subject parcel's northern property line is the right-of-way line with PCH. PCH has an 80 foot right-of-way fronting the property. The distance from the property line to the fogline is approximately 19 feet. Just south of the property line from PCH there is an area that is primarily flat and unimproved, approximately 7 feet, 2 inches wide, and then the property slopes down approximately 10 feet with a gradient of 3 to 1 to the beach.

**Figure 1 – Site Location in Relation to PCH**



The project site is entirely within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. It does not contain Environmentally Sensitive Habitat Area (ESHA) as shown on LCP ESHA and Marine Resources Map. The project site has no trails on or adjacent to it according to the LCP Park Lands Map. The proposed, unimproved and unofficial California Coastal Trail alignment, as depicted in the pending LCP Parkland and Trails System Map, runs along the shore of the beach. The property owner has declined to grant an offer to dedicate a lateral public access easement along the ocean-side of the property to effectuate the trail at this time.

## Project Description

The proposed scope of work is as follows:

### Demolition

- Fire damaged remains of single-family residence, deck and stairs to the beach;
- OWTS; and
- Site wall at PCH.

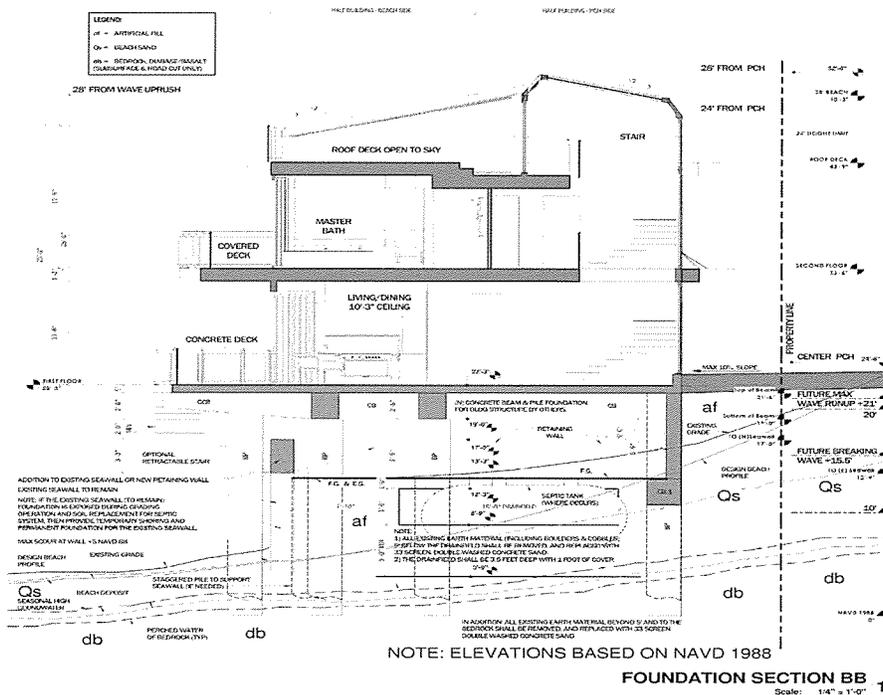
### Construction

- A new 2,511 square foot, two-story, single-family residence including a loft, attached two-car garage and decks;
- Rooftop stairwell, and deck with barbeque and spa;
- Retractable stairs to the beach;
- A 2 foot, 6 inch addition to existing seawall height, piles and return walls;
- AOWTS; and
- View corridor of 12.93 feet split between the east and west sides of the residence, parallel to the east and west property lines.

The following additional discretionary requests are included:

- VAR No. 14-011 for the reduction of the unenclosed parking space width from the required 10 feet to 7 feet, 2 inches; and
- SMR No. 15-001 to take the rear yard building stringline from an alternative point on the adjacent property to the west.

**Figure 2 – Foundation Section**



## **LCP Analysis**

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP carries out LUP policies and contains specific requirements to which every project requiring a coastal development permit must adhere.

The LIP contains 14 chapters that potentially apply depending on the nature and location of the proposed project. Of these 14, five are for conformance review only and require no findings: Zoning; Grading; Archaeological/Cultural Resources; Water Quality; and OWTS. These chapters are discussed in the Conformance Analysis section of this report.

The nine remaining LIP chapters contain specific findings: Coastal Development Permit, including discretionary requests; ESHA; Native Tree Protection; Scenic, Visual and Hillside Resource Protection; Transfer of Development Credits; Hazards; Shoreline and Bluff Development; Public Access; and Land Division.

For the reasons described herein, based upon the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable or required for the project: Coastal Development Permit, including the required findings for the VAR and SMR; Scenic Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development findings apply to the project.<sup>3</sup> These chapters are discussed in the LIP Findings section of this report.

Additionally, consistency review with MMC Section 17.70.020 for the demolition permit is discussed in the MMC Findings section.

## **LIP Conformance Analysis**

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, City Coastal Engineer, California State Lands Commission (CSLC), Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 6 – Department Review Sheets). WD29 provided a Will Serve Letter to the applicant stating that WD29 can serve water to the property. The CSLC issued a letter acknowledging the proposed project does not fall within the 10 foot setback from the most landward MHTL. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, with the inclusion of VAR No. 14-011 and SMR No. 15-001.

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<sup>3</sup> The ESHA, Native Tree Protection, Public Access and Land Division findings are not applicable or required for the proposed project.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Section 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, with the inclusion of VAR No. 14-011 and SMR 15-001.

<b>Table 3 – Zoning Conformance (Beachfront)</b>			
<b>Development Requirement</b>	<b>Allowed/Required</b>	<b>Proposed</b>	<b>Comments</b>
<b>SETBACKS</b>			
Front Yard	7 feet, 2 inches	7 feet, 2 inches	Complies
Rear Yard Building	Nearest corner on adjacent properties	Alternative corner on adjacent property	SMR 15-001
Rear Yard Deck	Stringline	Stringline	Complies
MHTL	10 feet	10 feet	Complies
Side Yard (Min. 10%)	5 feet	5 feet, 3 inches	Complies
Side Yard (Max. 10%)	5 feet	7 feet, 8 inches	Complies
View Corridor (20% of lot width + 2.44 feet)	12 feet, 11 inches (12.93 ft.) total, split	12 feet, 11 inches (12.93 ft.)total, split	Complies
<b>PARKING</b>	2 enclosed- 18'x10' 2 unenclosed- 18'x10'	2 enclosed-18'x10' 2 unenclosed-18'x7'2"	VAR 14-011
<b>TOTAL DEVELOPMENT SQUARE FOOTAGE</b>	No limit	2,511 sq.ft.	Complies
<b>HEIGHT</b>			
Residence	28 feet (Pitched) & 24 feet (Flat)	28 feet (Pitched)	Complies
Roof Top Deck Railing	25 feet	25 feet	Complies
<b>SLOPE CONSTRUCTION</b>	3:1 and less	3:1 and less	Complies
<b>FENCE / WALL HEIGHT</b>			
Front Yard			
• Solid	42 inches	None proposed	Complies
• View Permeable	6 feet	6 feet	Complies
Side Yard	6 feet	42 inches	Complies
View Corridor			
• Solid	Not Permitted	None proposed	Complies
• View Permeable	6 feet	6 feet	Complies

For new construction on a beachfront lot, no residence or structure shall exceed 24 feet in height for a flat roof and 28 feet in height for a pitched roof, as measured from the lowest recommended finish floor elevation on the ocean side, and the center line of the road on the land side. Building height shall be apportioned such that the portion of the

building which height is measured from the center line of the road shall not exceed half of the total length (front to rear) of the structure.

The elevation of the centerline of PCH is 24 feet, 4 inches, so the landward height of the structure cannot exceed the elevation of 52 feet, 4 inches, resulting in a structure height of 28 feet for a pitched roof. Therefore, the project complies. The lowest recommended finish floor elevation on the ocean side is 22 feet 3 inches, so the ocean side height of the structure cannot exceed elevation of 50 feet, 3 inches, resulting in a structure height of 28 feet for a pitched roof. Therefore, the project complies.

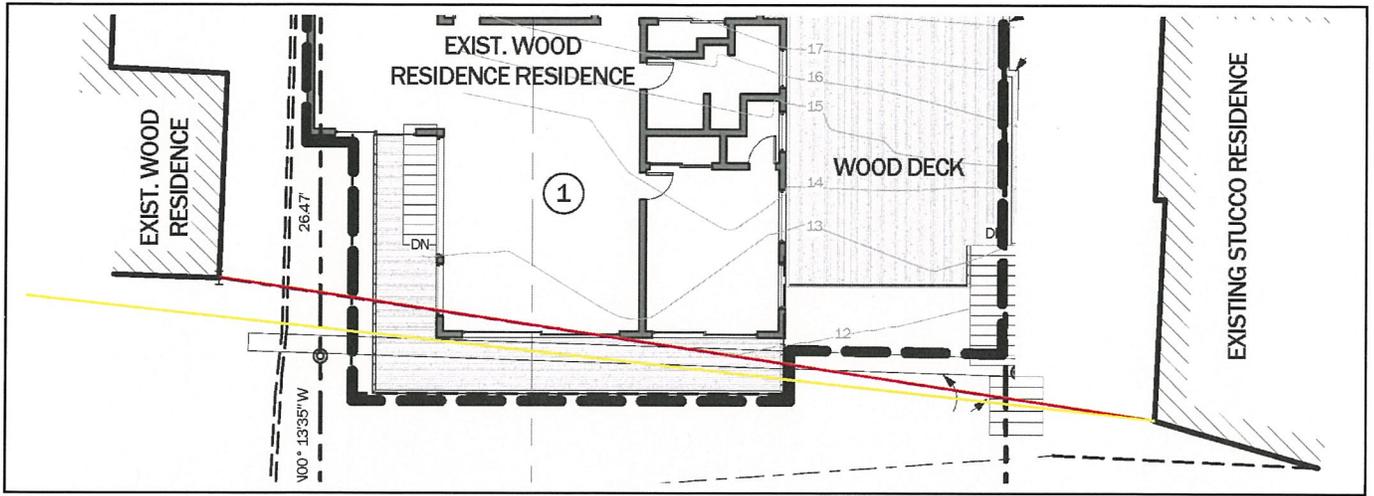
Per LIP Section 6.5(E)(2)(B), the project provides 20 percent of the lineal frontage as a view corridor, with a minimum of ten percent on each side of the residence. Due to the size constraints of the lot, the applicant has designed the two unenclosed spaces in front of the residence, between the proposed residence and PCH. Per LIP Section 6.5(2)(b), the parallel spaces are located outside of the view corridors. However, the widths of the spaces are reduced from the required 10 feet to 7 feet, 2 inches, as such, the applicant has requested a variance for the width of the unenclosed parking spaces.

The rear yard setback is regulated by the required 10 foot setback from the MHTL and the stringline rule (LIP Section 10.4.G; MMC Section 17.40.7.d.ii). The project has been reviewed by the City Coastal Engineer and the CSLC. In a letter dated July 28, 2014, the CSLC asserts no jurisdictional claim regarding the proposed project and confirms that the project does not fall within the 10 foot MHTL setback area.

On this lot, the stringline rule is more restrictive than the MHTL setback. The proposed development complies with the seawall and deck stringline rule. To comply with the building stringline, and for consistency with neighboring structures, the applicant has requested a building stringline modification pursuant to LIP Section 13.27.1(B)(3) to use an alternative endpoint, rather than the closest endpoint, on the nearest upcoast property. The modification will not result in a seaward extension of development on this stretch of the beach and maintains the existing seaward projection.

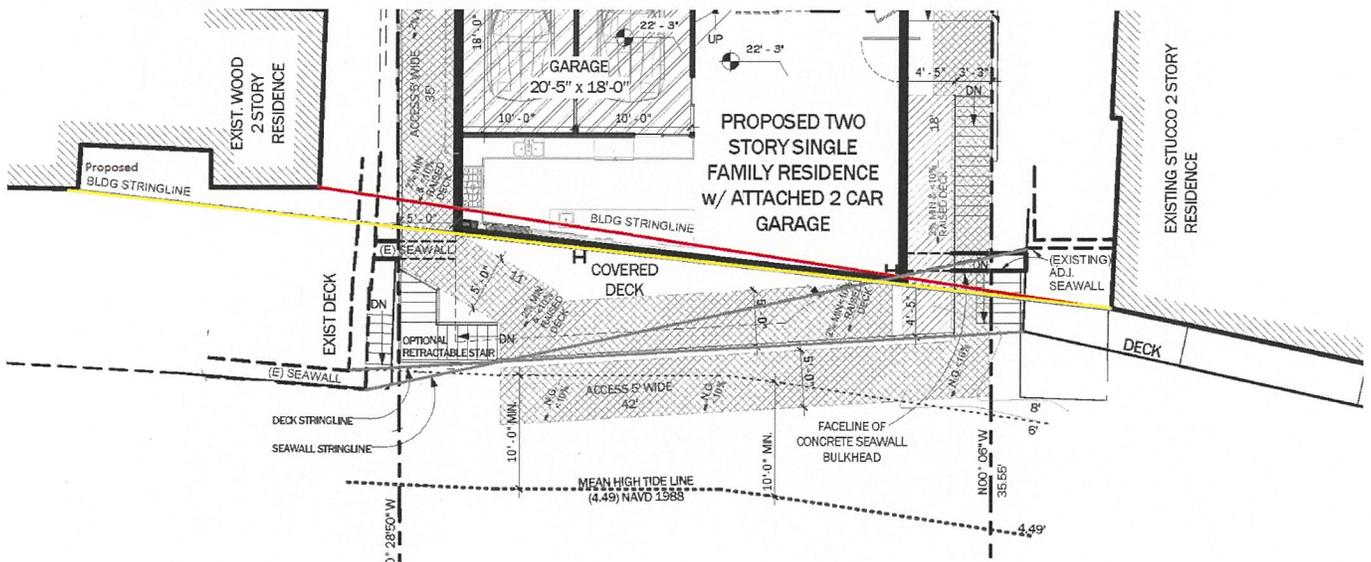
**Figure 3a**

**Standard** and **Modified** Building Stringline (Overlaid on Existing Residence)



**Figure 3b**

**Standard** and **Modified** Building Stringline (Overlaid on Proposed Residence)



Grading (LIP Chapter 8)

The project does not include any grading, therefore, no grading plan is required. The residence is cantilevered above the beach, supported by a pile foundation located on the beach. However, excavation to install the septic system and pile foundations will be required. The proposed excavation is exempt from the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual 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. The project complies with grading requirements set forth under LIP Section 8.3.

#### Archaeological / Cultural Resources (LIP Chapter 11)

The subject parcel is on the ocean side of, and immediately adjacent, to PCH. The City's Cultural Resources Sensitivity Maps show that the subject site has a low potential to contain sensitive cultural resources. In addition, much of the property is subject to wave action. Therefore, no impacts to cultural resources are expected from the proposed project and no studies are required at this time.

In the event that potentially important cultural resources are found during project construction, the project has been conditioned to stop work until resources can be evaluated. Conditions of approval have been included in Planning Commission Resolution No. 16-52 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 require that prior to permit issuance and construction, construction-phase erosion control, water quality mitigation plan and storm water pollution prevention plan, 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 the installation of a new AOWTS. The project geotechnical engineer, project coastal engineer, City Environmental Health Administrator, City Coastal Engineer and the City geotechnical staff have determined that the proposed AOWTS location is the most landward feasible. The City Environmental Health Administrator has reviewed the proposed AOWTS and determined that the subject system will meet all applicable requirements. The applicant is required to record a covenant indicating the proper operation and maintenance of the AOWTS. In addition, conditions of approval have been included for the proposed project to require proper abandonment of the existing OWTS and continued operation, maintenance and monitoring of the subject system.

## **LIP Findings**

### **A. General Coastal Development Permit (LIP Chapter 13)**

LIP Section 13.9 requires that the following four findings be made for all coastal development permits.

*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 the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, City Coastal Engineer, CSLC, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, and with the approval of the variance and stringline modification, conforms to the LCP in that it meets all applicable beachfront residential development standards of the SFM residential zoning district.

*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 located between the first public road and the sea. The project site is along a public highway and does not accommodate public access to the shoreline. Existing onsite development blocks vertical access to the ocean. Nearby public access is available approximately 2,400 feet to the west at Las Tunas State Beach, approximately 1,200 square feet to the east at Topanga State Beach, and the nearest vertical public access dedication is located approximately 300 feet to the west at 19016 PCH. The LCP Public Access Map indicates that lateral public access has not been recorded on the subject property.

The proposed single-family residence is located on the same site as an existing residence, which was burned down and its remnants are being demolished and replaced. The proposed single-family residence is landward of the modified building stringline and the decks are located landward of the deck stringline. Additionally, the project maintains the required 10 foot MHTL setback. The CSLC confirms this in its letter dated July 28, 2014, and asserts no jurisdictional claim regarding the proposed project. Based on CSLC's analysis, the proposed project will not intrude into the LIP 10 foot setback area.

This area is primarily a wet beach that provides existing lateral public access. A lateral public beach access exists along the State of California's "wet sand right of way" which allows public use of lands seaward of the mean high tide line and provides public access

along and parallel to the sea and shoreline. The proposed residence is only ten feet from the MHTL. Therefore, a ten foot lateral access dedication would include the area of the property between the MHTL and the proposed residence.

No potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act of 1976.

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

1. No Project – The no project alternative would avoid any change to the subject parcel, leaving the project site with a fire damaged residence, failing OWTS and non-conforming wall fronting PCH within the view corridor. The project site is zoned for residential use and the proposed project is consistent with the SFM zoning designation. The no project alternative would not accomplish any of the project objectives, and poses potential safety hazards due to the failing septic system and uninhabitable structure, and would leave the code violation unresolved, and therefore, is not feasible.
2. Alternate Project – A smaller project could be designed for the project site; however, the strict application of the building stringline is more landward than the setback of neighboring properties. The proposed stringline modification does not allow the structure to extend further seaward than the existing development and does not encroach into the required 10 foot setback from the MHTL. The variance for the 7 feet, 2 inch wide parking spaces does not impact the line of travel for vehicles or a future bike lane because along this this section of PCH the PCH right of way would allow for approximately 19 feet between the parked car and vehicle traffic lane and 11 feet between the parked car and a future bike lane. It is not anticipated that a smaller project would offer any environmental advantages.
3. Proposed Project – The proposed project meets the development policies of the LCP and has been determined to be the least environmentally damaging feasible alternative. It is located along an existing developed and disturbed area of the coast. The project site and properties in the vicinity are zoned SFM and development consists of one- and two-story single-family residences. The project includes construction of a new 2,511 square foot, two-story, single-family residence with an attached two-car garage, and associated development, including a new AOWTS providing secondary and tertiary treatment for the proposed residence. The new AOWTS serves to improve water quality and resolve code violation. The variance for parking space width and the requested stringline modification are necessary due to the topographic conditions and size constraints prevalent on lots in the vicinity to accommodate the single-family residence and all required unenclosed spaces onsite. The discretionary requests allow for development consistent with that in the neighborhood. The project will

also provide a 12.93 foot wide view corridor split between the east and west sides of the proposed residence, parallel to the east and west property lines. The project, serves to improve visual resources along the shore, and is the least environmentally damaging feasible alternative, and 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.*

The subject property is not located in ESHA or ESHA buffer as depicted on the LCP ESHA and Marine Resources Overlay Map. Therefore, no portion of the project encroaches into ESHA or ESHA buffer. Accordingly, Environmental Review Board review is not required. Therefore, this finding does not apply.

**B. Variance from LIP Section 3.14.3 – Reduce Unenclosed Parking Space Width [LIP Section 13.26]**

The applicant is requesting VAR No. 14-011 from LIP Section 3.14.3 which requires two enclosed and two unenclosed parking spaces, each measuring 18 feet long by 10 feet wide, for single-family residences. The applicant is requesting a variance to decrease the width of the two unenclosed parallel parking spaces from 10 feet wide to 7 feet, 2 inches wide. The required length of 18 feet is maintained.

*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.*

The constrained depth of the lot, the site's topographic constraints and PCH's right-of-way configuration are such that the strict application of the zoning ordinance deprives the subject property of the privileges enjoyed by other properties in the vicinity and under the identical zoning classification.

The northern portion of the lot contains an area that is primarily flat and unimproved, with a width of approximately 7 feet, 2 inches. Then, the property slopes down with a gradient of 3:1 to the beach. Because of the descending slope and beach below, the entire residence, will be constructed above grade with the use of piles and grade beams.

The applicant is proposing two unenclosed parking spaces at the front of the residence, entirely within the property boundary, at the flat area adjacent to the PCH right-of-way boundary line, and outside of the view corridor. The linear frontage of the lot is 52.44

feet. After deducting the 12.93 foot wide view corridor, the remaining linear frontage for development, including parking, is 39.51 feet. The length of the two parking spaces require a total of 36 feet and can be accommodated.

The seaward extent of the development is limited by the MHTL and the stringline rule. The 10 foot setback from the most landward measured MHTL would allow for a developable lot depth of about 46.51 feet. On this site, the building stringline is more restrictive, further limiting the developable lot depth to about 36.70 feet. Incorporating the unenclosed parallel parking space width of 10 feet limits the depth of the residence to about 26.70 feet.

Allowing a reduction in the width of the parking space width to 7 feet, 2 inches, allows for a residence with a depth of about 29 feet. With the reduction, the residence provides 782 square feet of living area on the first floor (exclusive of the attached garage) and 1,290 square feet on the second floor, for a total living area of 2,072 square feet.

Development regulations regarding parking are written on a citywide basis and cannot take into account the individual and unique characteristics a property may exhibit. In this instance, the characteristics of the subject parcel are such that strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity. The project provides two useable unenclosed parking spaces in an area where few properties provide them. Similarly situated properties in the identical zoning classification have been developed with only two enclosed parking spaces, eliminating unenclosed parking entirely, and other similar variances have been granted along this area of PCH due similar site constraints.<sup>4</sup> While not creating a precedent, these cases indicate the privileges enjoyed by other SFM properties in the vicinity.

On this site, granting a variance for the unenclosed parking space width reduction will not affect the practical use and utility of the parking spaces, provides parking that was not previously provided, and would not interfere with potential future plans for a bike lane, because approximately 19 feet would remain between the parking spaces and the fogline of PCH.

*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 granting of the variance will not be detrimental to the public's interest, safety, health or welfare because all of the required onsite parking, four parking spaces total, will be provided, the full utility of the parking spaces is maintained, and the reduction can be safely accommodated at this site given that the property line is approximately 19 feet

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<sup>4</sup> 19768 PCH, VAR No. 13-048 for reduction of enclosed parking space width; 18948 PCH, VAR No. 05-010 for elimination of unenclosed parking; 19144 PCH, VAR No. 08-071 for elimination of unenclosed parking and VAR No. 09-014 for reduction of enclosed parking space width.

from the fogline of PCH, and approximately 11 feet from a future bike lane.

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

As previously discussed in Finding B1, the granting of the variance will not constitute a special privilege to the applicant or property owner in that properties in the area have been developed with reduced parking space width and/or only two parking spaces.

*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 provisions and intent, nor the goals, objectives and policies of the LCP and the General Plan. Granting the variance will allow the subject property to be developed in a similar manner to properties in the vicinity while protecting visual resources. Accommodating all parking onsite protects access to coastal resources by freeing up on-street parking for the public.

*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.*

The requested variance is not associated with ESHA or ESHA buffer protection standards. Therefore, this finding is not applicable.

*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 requested variance is not associated with stringline standards. Therefore, this finding is not applicable. SMR No. 15-001 is discussed in Section C of this report.

*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 requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the SFM zoning designation. The proposed project is for the development of a new single-family residence, which is permitted in the subject zone.

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

The granting of the variance will allow construction of a new single-family residence that is compatible with the surrounding built environment. The project has been reviewed and approved by applicable agencies. Prior to the issuance of a building permit, the project will be reviewed and approved for structural integrity and stability. All final recommendations of the applicant's structural and coastal engineer, as well as those recommendations of the City Environmental Sustainability Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, City Coastal Engineer, CSLC, WD29, and LACFD, 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 agencies and project consultants.

*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 requested variance does not involve the reduction or elimination of public parking. The requested variance will reduce the width of the onsite unenclosed parking space so that all required off-street spaces can be accommodated onsite.

**C. Modification Request from LIP Section 3.6(G)(3) – Building Stringline Modification [LIP Section 13.27.5]**

The applicant is requesting SMR No. 15-001 from LIP Section 3.6(G)(3) to use an alternative building stringline endpoint, instead of the nearest adjacent corner, on the closest upcoast property.

*Finding C1. That the project is consistent with policies and provisions of the Malibu LCP.*

The project has been reviewed and analyzed for conformance with the LCP. With the inclusion of the SMR, the project is consistent with the policies and provisions of the LCP.

*Finding C2. That the project does not adversely affect neighborhood character.*

The project will comply with all beachfront development standards, with the inclusion of the SMR for the building stringline. Strict adherence to the stringline requirements would result in a more restrictive landward setback than surrounding properties. The proposed structure will not extend further seaward than the neighboring residences. Granting the

SMR request for the modified building stringline will not adversely affect neighborhood character, since it will result in development consistent with neighboring properties.

*Finding C3. The proposed project complies with all applicable requirements of state and local law.*

The proposed project has received LCP conformance review from the City Biologist, City Coastal Engineer, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and LACFD. It must also be approved by the City of Malibu Environmental Sustainability Department prior to issuance of building permits. The project complies with all applicable requirements of state and local law.

*Finding C4. The development will not be closer to the ocean than a structure of the same type on either adjacent property or a structure used in the stringline determination.*

The endpoint proposed with the SMR would allow for construction of a beachfront residence that is in line with the majority of properties along this stretch of PCH. The proposed structure will not be closer to the ocean than surrounding development and will maintain the required 10 foot setback from the MHTL as required by the LCP.

*Finding C5. The development will not result in conferring a privilege not enjoyed by an adjacent structure.*

The proposed SMR allows for the construction of a residence that is in line with the neighboring residences and is in common with properties along this stretch of PCH. The project plans demonstrate the SMR does not grant the project applicant a more generous setback than enjoyed by neighboring properties.

*Finding C6. Strict compliance with the requirements of Section 3.6(G)(3) of the LIP would deprive the property owner of reasonable use of the structure or a use which is enjoyed by one or more adjacent structures.*

The proposed project will not result in any development that protrudes further seaward than the surrounding properties. The stringline as required by the LIP prevents the property owner from developing the property in a similar manner to other adjacent structures along PCH.

*Finding C7. The project provides maximum feasible protection to public access, as required by Chapter 12 of the LIP.*

The project provides the maximum feasible protection to public access required by LIP Chapter 12 because the seaward edge of the project is over 10 feet landward of the most historical MHTL and entirely on private property. The modified building stringline will not allow a more seaward encroachment of the project. As such, the project provides

the maximum feasible protection to public access required by LIP Chapter 12.

**D. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)**

As discussed previously in Finding A4, the subject property is not located in ESHA or ESHA buffer as depicted on the LCP ESHA and Marine Resources Overlay Map. Therefore, no portion of the project encroaches into ESHA or ESHA buffer. Therefore, this finding does not apply.

**E. Native Tree Protection (LIP Chapter 5)**

There are no native trees on or adjacent to the subject parcel. Therefore, this finding does 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 and the beach, an LUP identified scenic area. Therefore, the findings in LIP Chapter 6 are applicable, and the five findings set forth in LIP Section 6.4 are provided 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.*

The proposed project is a new single-family residence on a parcel developed with an existing single-family residence, in a predominantly developed single-family residential area. Story poles were placed on the project site on July 6, 2015 to demonstrate the size, mass, height, and bulk of the proposed project, and photos of the site with the story poles in place are included in the record. An analysis of the project's visual impact from the beach was conducted through site inspection, architectural plans and review of neighborhood character.

Due to the lot dimensions and surroundings, there is no feasible alternative building site location where the development would have the potential to not be visible from a scenic area; therefore, the project has been designed and conditioned to minimize any adverse or scenic impacts.

To minimize any adverse or scenic impacts to the beach and adjacent structures to less than significant, the project provides the required view corridor pursuant to LIP Section 6.5. The project incorporated a total 12.93 foot wide view corridor split between the east and west sides of the proposed residence, parallel to the east and west property lines, pursuant to LIP Section 6.5(E)(2)(a). The proposed project complies with beachfront

residential standards for height, side yard setbacks and rear yard setbacks established by the modified building stringline, the deck stringline and the required 10 foot setback from the Mean High Tide Line (MHTL), which helps to limit the bulk and mass of development and regulate seaward development.

The project is subject to conditions of approval pertaining to permissible exterior colors, materials and lighting restrictions. As proposed, the project would result in a less than significant visual impact to public views from the beach.

*Finding F2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.*

With the inclusion of conditions regulating exterior colors, materials and lighting to be used, the project will not result in significant adverse scenic or visual impacts and will be compatible with the character of the surrounding neighborhood.

*Finding F3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As previously discussed in Finding A3, the project as proposed and conditioned is the least environmentally damaging 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 previously discussed in Findings A3 and F1, the proposed project will result in less than significant impacts 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.*

The location proposed for development would result in a less than significant visual impact to public views from the beach and will not impact sensitive resources. All proposed development conforms to the view corridor restriction and will be constructed landward of the required modified building stringline and deck stringline, and setback 10 feet from the MHTL.

As discussed in Finding F1, the project as proposed and conditioned will result in less than significant impacts on scenic and visual resources.

## **G. Transfer of Development Credit (LIP Chapter 7)**

According to LIP Section 7.2, transfer of development credit 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, this finding does 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 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 was analyzed for the hazards listed in LIP Chapter 9 by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, City Coastal Engineer, CSLC, WD29, and LACFD. The required findings are made as follows:

*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.*

The applicant submitted geotechnical reports and addenda prepared by Alpine Geotechnical, Inc. and a Coastal Hazard and Wave Runup Study prepared by GeoSoils, Inc. These reports are on file at City Hall. In these reports, site-specific conditions are evaluated and recommendations are provided to address any pertinent issues. Potential geologic hazards reviewed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, wave uprush and tsunami, and flood and fire hazards.

Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, City Coastal Engineer and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, including the new AOWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

### Liquefaction

The project site is located within a liquefaction hazard zone. The saturated portion of the beach sands on the site may be subject to liquefaction during a severe seismic event.

The presence of relatively high concentrations of cobbles and boulders will likely reduce the liquefaction potential. The proposed structure will derive support from the bedrock, entirely below the zone of any potential liquefaction.

### Tsunami / Wave Uprush

The beachfront location and elevation of the subject property puts it in a Tsunami zone. The General Plan discusses the phenomena of tsunamis that may be caused by displacement of faults immediately off-shore of Malibu. The coastal engineers report concludes that the site is relatively stable over the long term, but may be subject to short term erosion from extreme oceanographic wave events, and that wave runup will not significantly impact the proposed structure and seawall provided the engineer's recommendations are incorporated.

According to the GeoSoils, Inc. report, the lowest recommended finished floor elevation is 22.25 feet NAVD88<sup>5</sup>. The proposed single-family residence finished floor is 25.25 feet which meets the recommendation of the coastal engineer. The recommended seawall height is 16 feet NAVD88 to mitigate overtopping due to anticipated future sea level rise of 3.1 feet. An addition of 2.4 feet to the existing seawall is proposed to meet the recommended finish height of 16 feet. The leachfield of the private sewage disposal system is proposed beneath the residence and will be protected by the existing seawall, with proposed extensions.

### Flood Hazard Zone

The project site is located in a Federal Emergency Management Agency (FEMA) identified AE Zone Special Flood Hazard Area (SFHA). As the proposed development is within a FEMA designated SHFA, the improvements must conform to the City's Floodplain Management Regulations and FEMA guidelines. The seaward portion of the site and the seawall are located in the FEMA AE Zone elevation of 14 feet NAVD88. The City's Floodplain Management Ordinance (MMC Chapter 15.20) generally requires that all development be developed on piles and elevated above the required flood elevation. Since that is not possible for the seawall, the height of the existing seawall is being increased from 13.6 feet to 16 feet to mitigate present and future overtopping.

### Fire Hazard

The project site is located within an extreme fire hazard area. The entire city limits of Malibu are located within the fire hazard zone so no other alternatives were considered. Appropriate building materials will be utilized during construction. As such, the proposed project, as conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards. Nonetheless, a condition of approval has

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<sup>5</sup> NAVD stands for North American Vertical Datum.

been included in the resolution which requires that the property owner indemnify the City from wildfire hazards.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Coastal Engineer, City geotechnical staff, City Public Works Department and the LACFD including foundations, AOWTS and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood or any other hazards.

*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 proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

*Finding H3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As previously stated in Finding A3, the proposed 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 previously discussed in Finding A3 and H1, there are no feasible alternatives to development that would avoid or substantially lessen impacts on 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 A3, the proposed project, as designed and conditioned, development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

## **I. Shoreline and Bluff Development (LIP Chapter 10)**

The Shoreline and Bluff Development Chapter governs those coastal development permit applications that include development on a parcel located along the shoreline as defined by the LCP.

*Finding I1. 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 proposed project includes the demolition of the existing residence and the construction of a new residence, a new AOWTS, and extension of the seawall to mitigate overtopping for protection of the AOWTS. The existing seawall and return walls, with the proposed extensions, will protect the new AOWTS and leach field only. The residence/garage structure will be supported by a retaining wall and pile foundation, and will not require shoreline protection for the life of the structure. Due to its minor scope and design, the project is not anticipated to result in significant adverse impacts to public access, shoreline sand supply or other resources.

The proposed development has been reviewed by the CSLC and it asserted no jurisdictional claims regarding the proposed project. The project complies with the 10 foot setback from the MHTL. Given compliance with the required setbacks with the inclusion of the SMR, the proposed development, as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources.

The proposed location of the AOWTS, leach field, and existing seawall have been reviewed and conditionally approved by the City Coastal Engineer and City Environmental Health Administrator. Upon review of the reports referenced in the Hazards discussion, the City Coastal Engineer concluded the existing shoreline protection device (seawall) is located in the most landward location feasible on the project site and is in compliance with LIP Section 10.4.

Therefore, no significant adverse impacts on public access, shoreline sand supply or other resources are anticipated due to project design and location on the site.

*Finding I2. 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 discussed in Finding I1, the proposed project, as designed and conditioned, and approved by the City Coastal Engineer and the City geotechnical staff, the project will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

*Finding 13. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

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

*Finding 14. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.*

As previously discussed in Findings A3 and I1 the proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

*Finding 15. 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.*

The existing seawall and return walls, with the proposed extensions, will protect the new AOWTS and leach field only. The residence/garage structure will be supported by a retaining wall and pile foundation, and will not require shoreline protection for the life of the structure. As previously discussed in Finding I1, the seawall is located as far landward as feasible on the project site and is necessary to protect the AOWTS only. The proposed project, as designed, is the least environmentally damaging alternative.

Nonetheless, pursuant to LIP Section 10.6, as a condition of approval, the property owner is required to acknowledge, by the recordation of 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 Department for approval prior to recordation.

The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect 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.

## **J. Public Access (LIP Chapter 12)**

The Coastal Act generally provides that in new shoreline development projects, access to the shoreline and along the coast shall be provided, except where adequate access exists nearby. Las Tunas State Beach is located approximately 2,400 feet to the west and an unimproved vertical public access is located at 19016 PCH approximately 300 feet to the west. Due to the close proximity of available vertical public access, the relatively minor scope of the project, and since the proposed development is a replacement structure, no potential project-related or cumulative impacts on vertical public access are anticipated. Additionally, the narrow lot width and depth makes a vertical access infeasible. Furthermore, the proposed beachfront deck is setback an additional 10 feet from the MHTL. It is not expected that the project will affect the public's ability to cross the sand located seaward of the structure. Based on these factors, the project conforms to LIP Chapter 12 and the findings do not apply.

## **K. Land Division (LIP Chapter 15)**

This project does not include a land division. Therefore, this finding does not apply.

## **L. Demolition Permit (MMC Chapter 17.70)**

MMC Chapter 17.70 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The project proposes to demolish all of the existing onsite development. The required findings are made as follows.

*Finding L1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.*

This resolution includes conditions of approval to ensure that the project will not create significant adverse environmental impacts.

*Finding L2. A development plan has been approved or the requirement waived by the City.*

A coastal development permit application is being processed concurrently with the demolition permit. The demolition permit will not be approved unless this resolution is adopted.

**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 15303(a) and (e) - New Construction and 15301(l) - 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: Staff received an email from the MRCA on October 25, 2015 requesting that we again ask the applicant to accept a condition to record a lateral access easement. The property owner has declined to grant an offer to dedicate a lateral public access easement along the ocean-side of the property to effectuate the trail at this time.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on May 12, 2016 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 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. 16-52. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City, State and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-52
2. Vicinity Map and Aerial Photo
3. Project Plans
4. Story Pole Photo
5. Caltrans Letter dated March 30, 2016
6. Department Review Sheets
7. Correspondence
8. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-52

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. 14-020 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE, ONSITE WASTEWATER TREATMENT SYSTEM, AND SOLID WALL AT FRONT PROPERTY LINE, AND CONSTRUCT A NEW 2,511 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY BEACHFRONT RESIDENCE INCLUDING A LOFT, REAR DECKS, ROOFTOP DECK WITH SPA AND BARBEQUE, SEAWALL EXTENSION, AND INSTALLATION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM, INCLUDING VARIANCE NO. 14-011 FOR REDUCTION OF THE UNENCLOSED PARKING SPACE WIDTH, STRINGLINE MODIFICATION NO. 15-001 FOR MODIFICATION OF THE REQUIRED BUILDING STRINGLINE, DEMOLITION PERMIT NO. 15-013 FOR DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE AND ASSOCIATED DEVELOPMENT IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT LOCATED AT 18954 PACIFIC COAST HIGHWAY (MPH, LLC)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

- A. On April 9, 2014, an application for Coastal Development Permit (CDP) No. 14-020 and Variance (VAR) No. 14-011, and Demolition Permit (DP) No. 15-013 was submitted to the Planning Department by the applicant, Farshad Azarnoush of Atelier Architects, on behalf of property owner MPH, LLC. The Stringline Modification No. (SMR) No. 15-001 was subsequently added. The application was routed to the City geotechnical staff, City Environmental Health Administrator, City Biologist, City Coastal Engineer, the City Public Works Department, and Los Angeles County Fire Department for review.
- B. On July 10, 2014, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.
- C. On November 7, 2014, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.
- D. On June 4, 2015, a Notice of CDP Application was posted on the subject property.
- E. On June 5, 2015, the CDP application was deemed complete for processing.
- F. On July 6, 2015, story poles were installed on the subject property.

G. On July 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.

H. On August 17, 2015, the Planning Commission held a duly noticed public hearing and continued the item to next scheduled Planning Commission meeting. The item was subsequently again continued to the next scheduled Planning Commission meeting at the duly noticed Planning Commission public meetings on September 21, 2015, October 5, 2015, and again on October 19, 2015.

I. On November 2, 2015, the Planning Commission held a duly noticed public hearing and continued the item to a date uncertain.

J. On March 30, 2016, Caltrans issued a letter providing that it has no objection to the proposed improvements, and that Caltrans is in the process of vacating the unutilized Caltrans roadway easement that occupies the northern half of the parcel.

K. On May 12, 2016, 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

L. On June 6, 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 15303(a) and (e) - New Construction and 15301(l) - 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. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to Local Implementation Plan (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, for CDP No. 14-020, VAR No. 14-011, SMR No. 15-001, and DP No. 15-013 to demolish an existing single-family residence, onsite wastewater treatment system (OWTS), and solid wall at front property line, and construct a new 2,511 square foot, two-story, single-family beachfront residence, including a loft, rear decks, rooftop deck with spa and barbeque, seawall addition, and installation of a new alternative onsite wastewater treatment system (AOWTS); including VAR No. 14-011 for reduction of the unenclosed parking space width; SMR No. 15-001 for modification of the required building stringline; and DP No. 15-013 for demolition of the existing single-

family residence and associated development in the Single-Family Medium (SFM) zoning district located at 18954 Pacific Coast Highway (PCH).

The project is consistent with the zoning, grading, cultural resources, water quality, and onsite wastewater treatment requirements of the Local Coastal Program (LCP). With the inclusion of the proposed variance and building stringline modification, 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)**

A1. The project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, City Coastal Engineer, California State Lands Commission (CSLC), Los Angeles County Waterworks District No. 29 (WD29) and the Los Angeles County Fire Department (LACFD). The proposed project, as conditioned, conforms to the LCP in that it meets all of the required beachfront residential development standards of the SFM residential zoning district

A2. The property is located between the first public road and the sea. The LCP Public Access Map indicates that lateral public access has not been recorded on the subject property. The project maintains the required 10 foot setback from the most landward surveyed mean high tide line (MHTL). This is confirmed by the CSLC in a letter dated July 28, 2014, and asserts no jurisdictional claim regarding the proposed project. Based on CSLC's analysis, the proposed project will not intrude into the LIP 10 foot MHTL setback CSLC confirmed no encroachment into the 10 foot MHTL setback area. No potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act.

A3. The proposed single-family residence is located on the same site as an existing residence that was severely burned and its remnants will be demolished and replaced with a code compliant development with view corridors, and the proposed single-family residence is landward of the modified building stringline and the decks are located landward of the deck stringline. The proposed project meets the development policies of the LCP and has been determined to be the least environmentally damaging feasible alternative and resolves a code enforcement violation.

**B. Variance Findings to Reduce Unenclosed Parking Space Width (LIP Section 13.26)**

VAR No. 14-011 will decrease the width of the two unenclosed parallel parking spaces from the required width of 10 feet required by LIP Section 3.14.3, to 7 feet, 2 inches wide.

B1. There are special circumstances and characteristics applicable to the subject property. Due to the constrained depth of the lot, the site's topographic constraints and PCH's right-of-way configuration, the characteristics of the subject parcel are such that strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity in that similarly situated properties in the identical zoning classification have been developed with only two enclosed parking spaces, eliminating unenclosed parking entirely, and other similar width variances have been granted along this area of PCH due to the site constraints.

B2. Evidence in the record demonstrates that granting of the variance will not be detrimental to the public's interest, safety, health or welfare because the parking space width reduction can be safely accommodated at this site. The variance for the 7 feet, 2 inch wide parking spaces does not impact the line of travel for vehicles or a future bike lane because along this this section of PCH the PCH right of way would allow for approximately 19 feet between the parked car and vehicle traffic lane and 11 feet between the parked car and a future bike lane.

B3. The granting of the variance does not constitute a special privilege because the project provides two useable unenclosed parking spaces in an area where few of the properties provide them.

B4. The analysis presented in the agenda report, and the record as a whole, reveals that the project is in compliance with the general purposes and intent of LIP Chapter 13, as well as the goals, objectives and policies of the LCP.

B5. The granting of the variance will allow construction of a new single-family residence that is compatible with the surrounding built environment and permitted in the zone. The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the SFM zoning designation.

B6. The site is physically suitable for the proposed variance because all of the four required onsite parking spaces will be provided, the full utility of the parking spaces is maintained, and the reduction can be safely accommodated at this site. The variance for the 7 feet, 2 inch wide parking spaces does not impact the line of travel for vehicles or a future bike lane.

B7. The analysis presented in the agenda report, and the record as a whole, reveals that the variance complies with all requirements of state and local law.

**C. Modification Findings for Building Stringline Modification (LIP Section 13.27.5)**

A building stringline modification is requested to use an alternative building stringline endpoint on the closest upcoast property pursuant to LIP Section 13.27.1(B)(3), instead of the nearest adjacent corner as required by LIP Section 10.4.G.

C1. The analysis presented in the agenda report, and the record as a whole, reveals that the project is in compliance with the policies and provisions of the LCP.

C2. Granting the stringline modification request for the building stringline will not adversely affect neighborhood character, since it will result in development consistent with neighboring properties in terms of the seaward extent of development.

C3. The stringline modification 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 agencies and project consultants.

C4. The stringline endpoint proposed on the adjacent upcoast property allows for construction of a beachfront residence that is in line with the majority of properties along this stretch of PCH. The

proposed structure will not be closer to the ocean than surrounding development and will maintain the required 10 foot setback from the MHTL as required by the LCP.

C5. The project plans contained in the associated agenda report demonstrates the stringline modification does not grant the project applicant a privilege not enjoyed by neighboring properties because it allows for the construction of a residence that is in line with the neighboring residences and is in common with properties along this stretch of PCH.

C6. Application of the stringline as required by the LIP prevents the property owner from developing the property in a similar manner to other adjacent structures along PCH.

C7. The project provides the maximum feasible protection to public access required by LIP Chapter 12 because the seaward edge of the project is over 10 feet landward of the MHTL and entirely on private property. There is no obstruction to lateral public access seaward of the project.

#### **D. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)**

D1. Due to the lot dimensions and surroundings, there is no feasible alternative building site location where the development would not have the potential to be visible from PCH or the beach, which are public viewing areas. With the inclusion of the conditions set forth in Section 5 of this resolution, pertaining to permissible exterior colors, materials and lighting restrictions, the project will blend in with the surrounding environment. With the implementation of said conditions, the project will not have significant adverse scenic or visual impacts.

D2. The project as proposed and conditioned is the least environmentally damaging alternative.

D3. The project has been designed to minimize any adverse or scenic impacts from the beach and adjacent structures by providing the required view corridor pursuant to LIP Section 6.5. The project incorporates a total 12.93 foot view corridor, split between the east and west sides of the proposed residence pursuant to LIP Section 6.5(E)(2)(a).

D4. The location proposed for development would result in a less than significant visual impact to public views from the beach and will not impact sensitive resources. All proposed development conforms to the view corridor requirement and will be constructed landward of the required modified building stringline and deck stringline, and set back 10 feet from the MHTL. The project as proposed and conditioned will result in less than significant impacts on scenic and visual resources.

#### **E. Hazards (LIP Chapter 9)**

E1. Based on review of project plans, geotechnical reports and addenda and a Coastal Hazard and Wave Runup Study, the project geologist concluded the project is feasible from an engineering geologic standpoint, will be free from geologic hazards such as landslides, slippage, settlement, and will not have an adverse effect upon the stability of the site or adjacent properties provided their recommendations and those of the project geotechnical engineer are incorporated into the plans and implemented during construction, and the subject property and proposed structures are properly maintained.

E2. The proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions. It has been determined by the project geotechnical engineer that the project is located within a liquefaction hazard zone, in a Tsunami zone, in a Federal Emergency Management Agency (FEMA) identified AE Zone Special Flood Hazard Area (SFHA). The project, as conditioned, will incorporate all recommendations contained in the geotechnical report and wave uprush report and conditions required by the City Coastal Engineer, City geotechnical staff, City Public Works Department and the LACFD including foundations, AOWTS and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood or any other hazards.

E3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

E4. There are no feasible alternatives that would avoid or substantially lessen impacts on site stability or structural integrity.

E5. No adverse impacts to sensitive resources are expected.

E6. The record concludes the entire city limits of Malibu are located within a high fire hazard area. Therefore, a condition is included in Section 5 of this resolution that requires the property owner to 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.

E7. The project site is subject to wave action. According to the GeoSoils, Inc. report, the lowest recommended finished floor elevation is 22.25 feet NAVD88<sup>1</sup>. The proposed single-family residence finished floor is 25.25 feet which meets the recommendation of the coastal engineer. The recommended seawall height is 16 feet NAVD88 to mitigate overtopping due to anticipated future sea level rise of 3.1 feet. An addition of 2.4 feet to the existing seawall is proposed to meet the recommended finish height of 16 feet. A condition is included in Section 5 of this resolution that requires the property owner 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.

#### **F. Shoreline and Bluff Development (LIP Chapter 10)**

F1. The proposed project includes the demolition of the existing residence and the construction of a new residence, a new AOWTS and extension of the seawall to mitigate overtopping for protection of the AOWTS. The existing seawall and return walls, with the proposed extensions, will protect the new AOWTS and leach field only. The residence/garage structure will be supported by a

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<sup>1</sup> NAVD stands for North American Vertical Datum.

retaining wall and pile foundation, and will not require shoreline protection for the life of the structure. Due to its minor scope and design, the project is not anticipated to result in significant adverse impacts to on public access, shoreline sand supply or other resources. The proposed development has been reviewed by the CSLC and they have asserted no jurisdictional claims regarding the proposed project. The project complies with the 10 foot setback from the MHTL.

F2. The proposed location of the AOWTS and seawall have been reviewed and conditionally approved by the City Coastal Engineer and City Environmental Health Administrator for compliance with LIP Chapter 10.

F3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

F4. The proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

F5. The existing seawall and return walls, with the proposed extensions, will protect the new AOWTS and leach field only. The existing shoreline protection device is located in the most landward location feasible on the project site and is in compliance with LIP Section 10.4.

F6. The existing seawall and return walls, with the proposed extensions seawall will protect the new AOWTS and leach field only. Therefore, a condition is included in Section 5 of this resolution that requires the property owner to acknowledge, by 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. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect the proposed 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.

#### **G. Demolition Permit (MMC Chapter 17.70)**

G1. The proposed project includes the demolition of the existing residence and construction of a new residence. A condition is included in Section 5 of this resolution that requires the property owner to conduct the demolition in a manner that will not create significant environmental impacts.

G2. A coastal development permit application is being processed concurrently with the demolition permit. The demolition permit will not be approved unless this resolution is adopted.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 14-020, VAR No. 14-011, SMR No. 15-001, and DP No. 15-013, subject to the following conditions.

SECTION 5. 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. Approval of this application is to allow for the following:

Demolition

- a. Existing fire damaged remains of a single-story, single-family residence, with a deck and stairs to the beach;
- b. OWTS; and
- c. Site wall at PCH

Construction

- a. A new 2,511 square foot, two-story, single-family residence with a loft, attached two-car garage and decks;
  - b. Rooftop stairwell, and deck with barbeque and spa;
  - c. Retractable stairs to the beach;
  - d. A 2 foot, 6 inch addition to the height of the existing seawall, return walls, retaining wall and piles;
  - e. AOWTS; and
  - f. View corridor of 12.93 feet split between the east and west sides of the residence, parallel to the east and west property lines.
  - d. VAR No. 14-011 for the reduction of the unenclosed parking space width from the required 10 feet to 7 feet, 2 inches; and
  - e. SMR No. 15-001 to take the rear yard building stringline from an alternative point on the adjacent property to the west.
3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **July 23, 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 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 structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical staff, City Environmental Health Administrator, City Public Works Department, WD29, CSLC, LACFD and U.S. Army Corps of Engineers, 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 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.

### ***Demolition/Solid Waste***

15. 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.
16. 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.
17. 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.
18. An Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Environmental and Sustainability Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.
19. 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.
20. At no time shall any eastbound lane along Pacific Coast Highway be closed for construction staging related to this project between the hours of 7:00 a.m. and 9:00 a.m.
21. 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.
22. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the highest roof member elevation and lowest finish floor 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.

23. 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.
24. 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.
25. 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.

### **Public Works**

26. The consulting engineer shall sign the final plans prior to the issuance of permits.

### ***Street Improvements***

27. The 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.
28. The project proposes to construct improvements within the Caltrans' right-of way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed work within Caltrans' right-of-way.

***Grading and Drainage***

29. Exported soils 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 LIP Section 8.3.
30. A Grading and Drainage Plan for the excavation 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 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).
  - c. 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;
  - d. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
  - e. Any native trees required to be protected;
  - f. Any rare or endangered species as identified in the biological assessment, along with fencing of these areas if required by the City Biologist;
  - g. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
  - h. 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.
31. 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 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.
32. All City/County storm drain inlets within 250 feet from each property line shall be labeled per the City of Malibu's standard label template. A note shall be placed on the project plans to address this condition.

***Stormwater***

33. 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:
  - a. Site Design Best Management Practices (BMPs);
  - b. Source Control BMPs;

- c. Treatment Control BMPs 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;
- d. Drainage improvements;
- e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
- f. 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; and
- g. The WQMP shall be submitted to Public Works Department and the fee applicable at the time of submittal for 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 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 BMPs, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted prior to the Public Works Department prior to issuance of the certificate of occupancy.

34. 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

**FEMA**

35. Proposed improvements are located within the SFHA. An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversions. A post construction Elevation

Certificate will be required to certify building elevation, when the construction is complete, and shall be provided to the Public Works Department for final approval.

### ***Spa / Water Feature/ Mechanical Equipment***

36. Onsite noise, including that which emanates from spa and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).
37. Spa and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides (three sides if adjacent to the building). The fence or walls shall comply with LIP Section 3.5.3 and no equipment shall be located closer than three feet to the property line.
38. Pursuant to the Clean Water Act and the Malibu Water Quality Ordinance, discharge of water from a pool / spa is prohibited. Provide information on the plans regarding the type of sanitation proposed for pool.
  - a. Ozonation systems are an acceptable alternative to chlorine. The discharge of clear water from ozonation systems is not permitted to the street;
  - b. Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and
  - c. Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works (POTW) facility for discharge.
39. 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:
  - a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
  - b. There are sufficient BMPs in place to prevent soil erosion; and
  - c. 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.

40. A sign stating “It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)” shall be posted in the filtration and/or pumping equipment area for the property.

### **Geology**

41. Procedures to properly abandon the existing OWTS shall be included as notes on the plans.
42. Two sets of final grading, retaining wall, swimming pool and spa, pool cabana OWTS and residence plans (approved by the Building Safety Division) incorporating the project geotechnical

consultant's recommendations and building plan check review comments must be reviewed and wet stamped and manually signed by the project engineering geologist and project geotechnical engineer and submitted to City geotechnical staff for review and approval.

### **Environmental Health**

43. 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 onsite facilities.
44. 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).
45. 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 designer must also be a registered OOWTS designer with the City of Malibu. The final AOWTS design report and drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).
46. The final AOWTS 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. Provide seepage pit cap depth relative to original and finished grades. 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 OWTS 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 OWTS 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 Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Department.
47. Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MPC.
  48. The following note shall be added to the plan drawings included in the OWTS final design. "Prior to commencing work to abandon, remove, or replace existing onsite wastewater treatment system (OWTS) components an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."
  49. Proof of ownership of subject property shall be submitted to the City Environmental Health Administrator.
  50. 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.
  51. 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.
  52. 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 Malibu Plumbing Code, Appendix K, Section 1(i). 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.

53. Final approval by the City geotechnical staff and Geotechnical Engineer, and City Planning Department shall be submitted to the City Environmental Health Administrator.
54. A final planning approval shall be submitted to the City Environmental Health Administrator.
55. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental and Building Safety Division for an OWTS operating permit. An operating permit fee shall be submitted with the application and a final fee shall be paid for Environmental Health review of the OWTS design and system specifications.
56. 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, a detailed landscape plan shall be submitted for review and approval prior to any planting.
57. No development, including planting, fencing, etc. is permitted seaward of the approved deck stringline.

### **Site Specific Conditions**

#### ***Colors and Materials***

58. The residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material. Reflective glossy, polished and/or roll-formed type metal siding is prohibited.
59. New structures 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.
  - 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***

60. 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 and lighting of the shore are prohibited.
61. 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(ies) shall not produce an illumination level greater than one foot candle.
62. 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. Up-lighting of landscaping is prohibited.

#### ***U.S. Army Corps of Engineers***

63. The applicant/property shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

#### ***Shoreline Construction Protection***

64. No stockpiling of dirt or construction materials shall occur on the beach.
65. Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work.
66. No machinery shall be allowed in the intertidal zone at any time unless necessary for protection of life and/or property.
67. All construction debris shall be removed from the beach daily and at the completion of development.
68. The applicant/property owner shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.
69. Construction equipment shall not be cleaned on the beach.

70. 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.

### **Deed Restrictions**

71. 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. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final planning approval.
72. 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.
73. Prior to final planning approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth previously under *Lighting*. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final planning approval.
74. 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 Department for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect the proposed 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.

### **Prior to Occupancy**

75. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A Certificate of Occupancy shall not be issued until the Planning Department has determined that the project complies with this

CDP. 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.

- 76. 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**

- 77. This coastal development permit shall run with the land and bind all future owners of the property.
- 78. 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. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 2016.

\_\_\_\_\_  
 ROOHI STACK, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
 KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to LCP 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](http://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 approval 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](http://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.

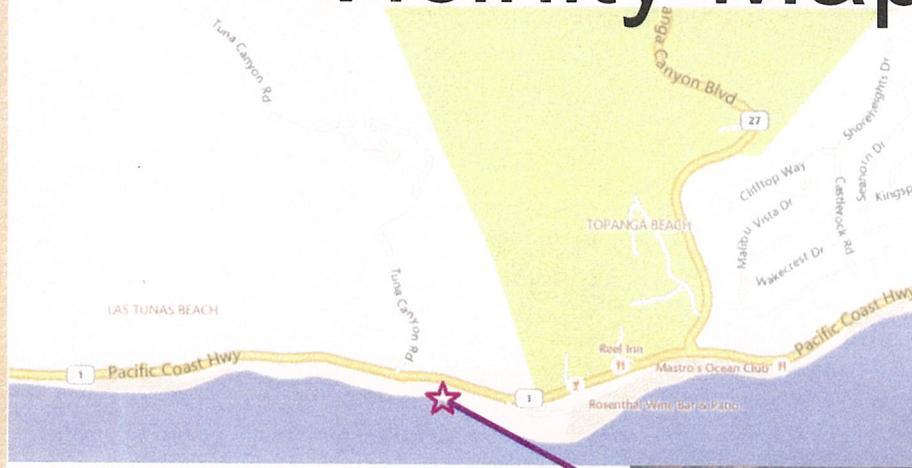
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-52 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 6<sup>th</sup> day of June, 2016 by the following vote:

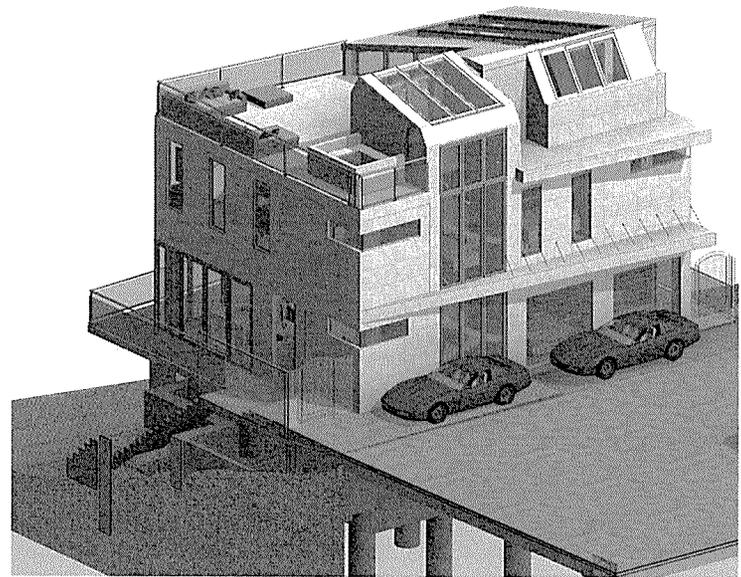
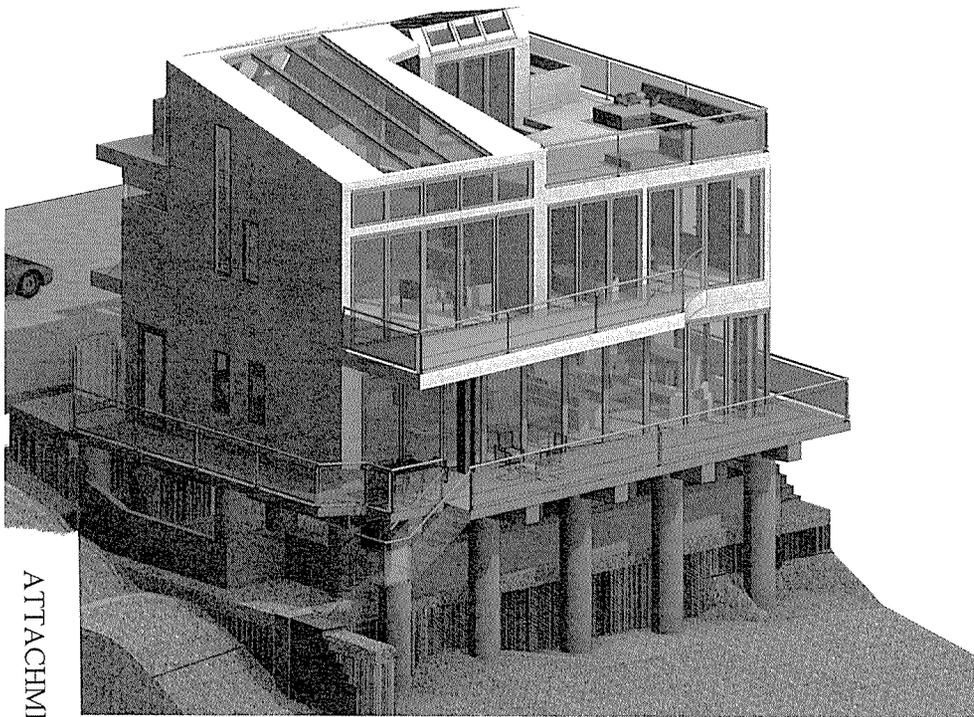
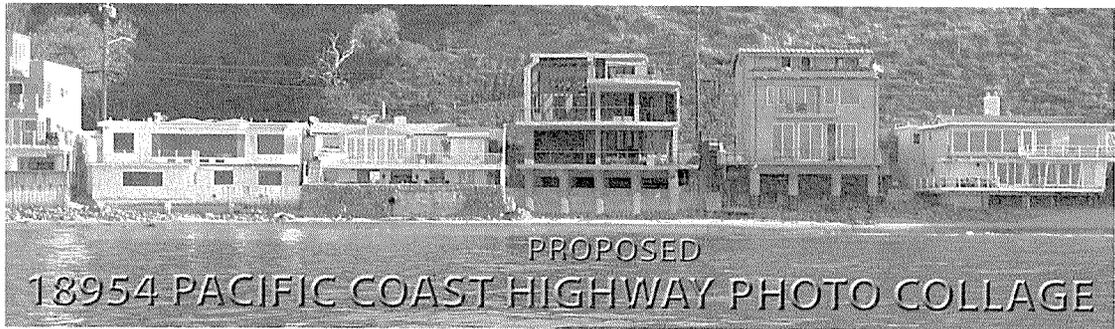
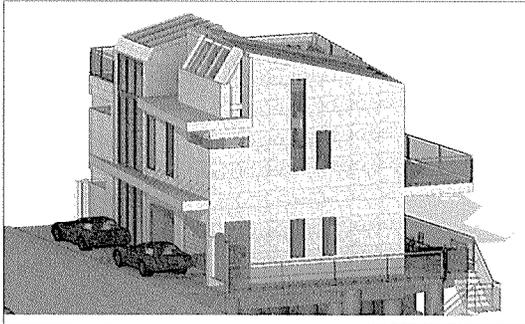
- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

---

KATHLEEN STECKO, Recording Secretary

# Vicinity Map & Aerial





18954 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA, 90265

NO DESIGN 18954 PCH (A - Planning Resubmittal).indd

ATTACHMENT 3

**atelier**  
architects

18954 PACIFIC COAST HWY STE 275  
MALIBU, CA 90265  
TEL: 310.316.1111

PROJECT NAME/ADDRESS  
**18954 PCH**  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

OWNER  
**MALIBU  
PROPERTY  
HOLDINGS, LLC**

REVISIONS	
PLANNING SUBMITTAL	04/09/14
FINAL DEPT	05/15/14
CORRECTIONS	05/15/14
REDESIGN DUE TO	09/03/14
NEW CORRIDOR	
PLANNING	09/24/14
RESUBMITTAL	
PLANNING	11/14/14
RESUBMITTAL	
PLANNING	11/20/14
RESUBMITTAL	
ENVIRONMENTAL HEALTH	02/25/15
CORRECTIONS	
PLANNING	07/01/2015
CORRECTIONS	
PLANNING HEARING	07/21/2015
RESUBMITTAL	

DRAWING TITLE  
**COVER SHEET**

DRAWING INFO	
PROJECT NUMBER	13.102
DATE	07/21/2015
SCALE	
DRAWN BY	mgf/tp
PRINT DATE	7/21/2015 11:20:58 AM

SHEET  
**A000**

# SINGLE FAMILY RESIDENCE FOR MALIBU PROPERTY HOLDINGS, LLC

18954 PACIFIC COAST HIGHWAY, MALIBU CALIFORNIA, 90265

## CONSULTANTS

**ARCHITECT:**

ATELIER ARCHITECTS  
FARSHAD AZARINOUSH  
13743 VENTURA BLVD., STE 270  
SHERMAN OAKS, CA 91423  
PHONE: (818)788-6522  
ATELIERARCHITECT@SBCGLOBAL.NET

**SURVEYOR:**

LAND & AIR SURVEYING  
MARK D. SANDSTROM  
22741 PACIFIC COAST HWY, SUITE 400A  
MALIBU, CA 90265  
PHONE: (310) 456-9381  
MARK@LANDANDAIRSURVEYING.COM

**CIVIL ENGINEER:**

LC ENGINEERING GROUP, INC  
LEONARD LISTON  
888 PIERCE COURT, SUITE 101  
THOUSAND OAKS, CA 91360  
PHONE: (818)991-7148  
WORKFILES@LCEGROUPINC.COM

**GEOLOGICAL ENGINEER:**

ALPINE GEOTECHNICAL, INC  
MICHAEL LEARY  
PO BOX 5417  
VENTURA, CA 93005  
PHONE: (805) 658-9000  
ALPINEGEO@ATT.NET

**SEPTIC DESIGNER:**

LAWRENCE YOUNG  
PO BOX 973  
MALIBU, CA 90265  
PHONE: (818) 863-8585  
LYOUNG44@GMAIL.COM

**COSTAL ENGINEER:**

GEOSOLS, INC  
DAVID SKELLY  
5741 PALMER WAY  
CARLSBAD, CA 92009  
PHONE: (760) 438-3155  
DSKELLY@GEOSOLSINC.COM

## VICINITY MAP



## DRAWING INDEX

Sheet	Sheet Title	Sheet	Sheet Title
A000	COVER SHEET	A501	SECTIONS
A001	TITLE SHEET & INFO	A502	SECTIONS
A002	SURVEY	A600	PRELIMINARY FOUNDATION PLAN & SCHEMATIC AOWTS
A100	PROPOSED SITE PLAN		
A101	DEMOLITION PLAN		
A200	FLOOR PLANS		
A202	ROOF PLAN		
A401	EXTERIOR ELEVATIONS		
A402	EXTERIOR ELEVATIONS		

## PROJECT INFORMATION & SITE CALCULATIONS

- ADDRESS: 18954 PACIFIC COAST HWY, MALIBU CALIFORNIA 90265  
APN: 4449 002-005
- ZONING: SFM, BEACH FRONT CONDITION
- PROPERTY OWNER: MALIBU PROPERTY HOLDINGS, LLC
- APPLICANT: ATELIER ARCHITECTS
- VERTICAL DATUM: ELEV. 4.49 NAVD 1988 DATUM
- BLDG. DESCRIPTION: SINGLE FAMILY DWELLING WITH ATTACHED 2 CAR GARAGE
- CONSTRUCTION TYPE: VB NON RATED, SPRINKLERED THROUGHOUT
- OCCUPANCY: R-3U-1 ZONING: SFM, BEACH FRONT CONDITION
- MAX. HEIGHT: FLAT ROOF: 24'-0" PITCHED ROOF: 28'-0"

10. TOTAL DEVELOPMENT SQUARE FOOTAGE CALCULATION:

A. GROSS LOT AREA: 3,017 SQ. FT. / 0.07 ACRE

B. PROPOSED FLOOR AREA

FIRST FLOOR ENTRY LEVEL.....	782 SQ. FT.		
2ND FLOOR.....	1,135 SQ. FT.		
MASTER SUITE LOFT (100 SQ. FT.).....	120 SQ. FT.		
UPPER ROOF STAIR LANDING.....	35 SQ. FT.		
LIVING SPACE.....	2,072 SQ. FT.		
GARAGE.....	376 SQ. FT.		
TOTAL GROSS BUILDING AREA.....	2,448 SQ. FT.		
<b>DECK CALCULATION</b>			
FIRST FLOOR DECK.....	399 SQ. FT.	(COVERED)	BEYOND 5'
2ND FLOOR DECK.....	217 SQ. FT.	(217 SQ. FT.)	63 SQ. FT.
ROOF DECK.....	502 SQ. FT.		
TOTAL DECK.....	1,118 SQ. FT. (239 SQ. FT.)		
TOTAL FLOOR AREA.....	3,566 SQ. FT.		

D. MAX. ALLOWABLE IMPERMEABLE AREA: NA

E. PROPOSED IMPERMEABLE AREA: NA

- SETBACK CALCULATIONS: REQUIRED PROVIDED
 

FRONT SETBACK.....	(6.78' + 7.55') / 2 (AVE) = 7'-2"	7'-2"
MAXIMUM EACH SIDE.....	5'-0"	5'-3" TO 7'-8"
REAR SET BACK.....	BUILDING & DECK STRINGLINE	
- VIEW CORRIDOR  
20% of LOT WIDTH + 2.44' - VIEW CORR: (52.44' x 20% + 10.49' + 2.44') = 12.93'
- WIDTH OF PACIFIC COAST HWY EASEMENT: 80'

**ATTENTION OWNER/CONTRACTORS**

- IT IS THE RESPONSIBILITY OF THE GENERAL AND SUB CONTRACTORS TO CAREFULLY EXAMINE ALL PLANS (ARCHITECTURAL, STRUCTURAL, SPONSOR, ELECTRICAL, MECHANICAL, ETC.), NOTES, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO ANY BID, SIGNING OF CONTRACTS, AND COMMENCING OF CONSTRUCTION.
- ANY QUESTION IN RELATION TO CLARIFICATION, OMISSION, AND DISCREPANCY SHOULD BE DIRECTED TO THE ARCHITECT OF RECORD.
- NO CONTRACT SHALL BE SIGNED AND CONSTRUCTION SHALL NOT PROCEED BEFORE ALL CLARIFICATIONS, QUESTIONS, ETC. HAVE BEEN ANSWERED BY ARCHITECT.
- THE ARCHITECT AND OWNER ARE NOT RESPONSIBLE FOR ANY EXTRA CHARGE / COST CAUSED BY THE CONTRACTORS FAILING TO CLARIFY ISSUES PRIOR TO BIDDING AND SIGNING CONTRACT.
- CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN. THIS IS NOT APPROVED AND IS AMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTOR IS Hired FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

**PROPRIETARY NOTICE**

- ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ATELIER ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, AND ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF ATELIER ARCHITECTS.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY AND ALL VARIANCES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



PROJECT NAME/ADDRESS  
**18954 PCH**  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

OWNER  
**MALIBU  
PROPERTY  
HOLDINGS, LLC**

REVISIONS

REVISION	DATE
PLANNING SUBMITTAL	04/09/14
CITY DEPT CORRECTIONS	05/15/14
DESIGN DUE TO VIEW CORRIDOR	03/25/14
PLANNING	08/24/14
RESUBMITTAL	10/14/14
PLANNING	08/24/14
RESUBMITTAL	11/20/14
ENVIRONMENT HEALTH CORRECTIONS	02/25/15
PLANNING	07/01/2015
CORRECTIONS	
PLANNING HEARING	
RESUBMITTAL	07/21/2015

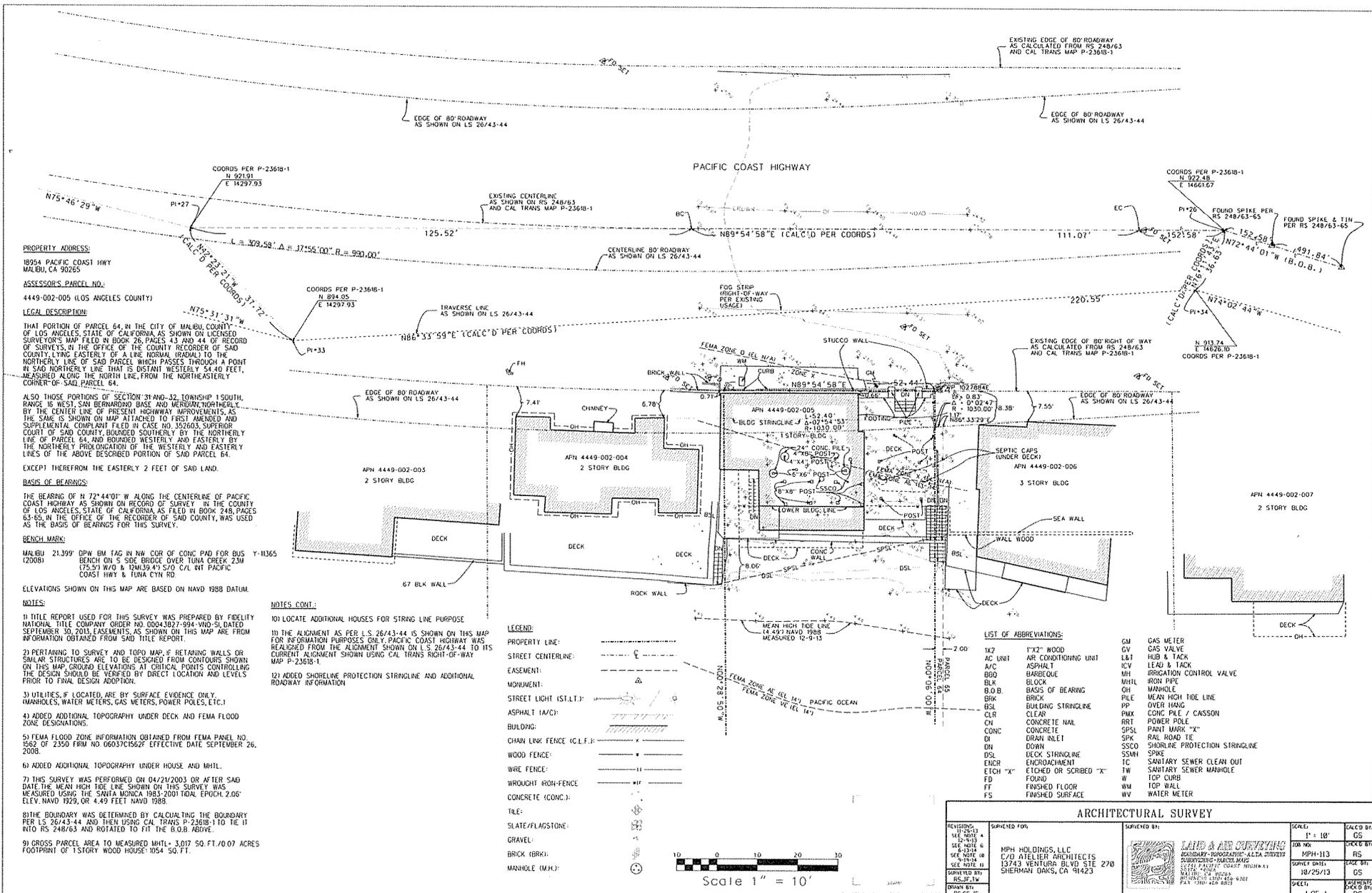
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**TITLE SHEET & INFO**

DRAWING INFO

PROJECT NUMBER	13.102
DATE	07/21/2015
SCALE	
DRAWN BY	mg/tye
PRINT DATE	7/21/2015 11:20:59 AM

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**A001**

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**PROPERTY ADDRESS:**  
1854 PACIFIC COAST HWY  
MALIBU, CA 90265

**ASSESSOR'S PARCEL NO.:**  
4449-002-005 (LOS ANGELES COUNTY)

**LEGAL DESCRIPTION:**  
THAT PORTION OF PARCEL 64, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON LICENSED SURVEYORS MAP FILED IN BOOK 28, PAGES 43 AND 44 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING EASTERLY OF A LINE NORMAL (RADIAL) TO THE NORTHERLY LINE OF SAID PARCEL WHICH PASSES THROUGH A POINT IN SAID NORTHERLY LINE THAT IS DISTANT WESTERLY 54.40 FEET, MEASURED ALONG THE NORTH LINE, FROM THE NORTHEASTERLY CORNER OF SAID PARCEL 64.

ALSO THOSE PORTIONS OF SECTION 31 AND 32, TOWNSHIP 1 SOUTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, NORTH 1/4, BY THE CENTER LINE OF PRESENT HIGHWAY IMPROVEMENTS, AS THE SAME IS SHOWN ON MAP ATTACHED TO FIRST AMENDED AND SUPPLEMENTAL COMPLAINT FILED IN CASE NO. 352603, SUPERIOR COURT OF SAID COUNTY, BOUNDING SOUTHERLY BY THE NORTHERLY LINE OF PARCEL 64, AND BOUNDING WESTERLY AND EASTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY AND EASTERLY LINES OF THE ABOVE DESCRIBED PORTION OF SAID PARCEL 64, EXCEPT THEREFROM THE EASTERLY 2 FEET OF SAID LAND.

**BASIS OF BEARINGS:**  
THE BEARING OF N 72°44'01\" W ALONG THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON RECORD OF SURVEY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS FILED IN BOOK 249, PAGES 63-65, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCH MARK:**  
MALIBU 21.399' OPN BM TAG IN NW COR OF CONC PAD FOR BUS (20081)  
BENCH ON S SIDE BRIDGE OVER TUNA CREEK 23M  
175.93 NVD & 12M.93 41.5' O C/L OF PACIFIC  
COAST HWY & TUNA CYN RD

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NAVD 1988 DATUM

**NOTES:**

- 1) TITLE REPORT USED FOR THIS SURVEY WAS PREPARED BY FIDELITY NATIONAL TITLE COMPANY (ORDER NO. 00041827-594-V10-5) DATED SEPTEMBER 30, 2013. EASEMENTS, AS SHOWN ON THIS MAP ARE FROM INFORMATION OBTAINED FROM SAID TITLE REPORT.
- 2) PERTAINING TO SURVEY AND TOPD MAP IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.
- 3) UTILITIES, IF LOCATED, ARE BY SURFACE EVIDENCE ONLY. (MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC.)
- 4) ADDED ADDITIONAL TOPOGRAPHY UNDER DECK AND FEMA FLOOD ZONE DESIGNATIONS.
- 5) FEMA FLOOD ZONE INFORMATION OBTAINED FROM FEMA PANEL NO. 1562 OF 2350 FROM NO. 06037C1562Z EFFECTIVE DATE SEPTEMBER 26, 2008.
- 6) ADDED ADDITIONAL TOPOGRAPHY UNDER HOUSE AND MH/L.
- 7) THIS SURVEY WAS PERFORMED ON 04/21/2003 OR AFTER SAID DATE. THE MEAN HIGH TIDE LINE SHOWN ON THIS SURVEY WAS MEASURED USING THE SANTA MONICA (88-2001) TIDE GAUGE, 2.06' ELEV. NAVD 1929, OR 4.49 FEET NAVD 1988.
- 8) THE BOUNDARY WAS DETERMINED BY CALCULATING THE BOUNDARY PER L.S. 26/43-44 AND THEN USING CAL TRANS P-23618-1 TO THE IT INTO RS. 248/63 AND ROTATED TO FIT THE B.O.B. ABOVE.
- 9) GROSS PARCEL AREA TO MEASURED UNTIL 3.017 SQ. FT./0.07 ACRES FOOTPRINT OF 1STORY WOOD HOUSE 1054 SQ. FT.

**NOTES CONT.:**

- 10) LOCATE ADDITIONAL HOUSES FOR STRING LINE PURPOSE
- 11) THE ALIGNMENT AS PER L.S. 26/43-44 IS SHOWN ON THIS MAP FOR INFORMATION PURPOSES ONLY. PACIFIC COAST HIGHWAY WAS REALIGNED FROM THE ALIGNMENT SHOWN ON L.S. 26/43-44 TO ITS CURRENT ALIGNMENT SHOWN USING CAL TRANS RIGHT-OF-WAY MAP P-23618-1.
- 12) ADDED SHORELINE PROTECTION STRINGLINE AND ADDITIONAL ROADWAY INFORMATION

- LEGEND:**
- PROPERTY LINE: ————
  - STREET CENTERLINE: ————
  - EASEMENT: - - - - -
  - MONUMENT: Δ
  - STREET LIGHT (ST.LT.): ————
  - ASPHALT (A/C): ————
  - BUILDING: [Hatched Box]
  - CHAN LINK FENCE (C.L.F.): ————
  - WOOD FENCE: ————
  - WIRE FENCE: ————
  - WROUGHT IRON-FENCE: ————
  - CONCRETE (CONC.): ————
  - TILE: [Tile Symbol]
  - SLATE/FLAGSTONE: [Slate Symbol]
  - GRAVEL: [Gravel Symbol]
  - BRICK (BRK.): [Brick Symbol]
  - MANHOLE (M.H.): [Manhole Symbol]

- LIST OF ABBREVIATIONS:**
- |          |                       |          |                                |
|----------|-----------------------|----------|--------------------------------|
| 1X2      | 1"X2" WOOD            | GM       | GAS METER                      |
| AC UNIT  | AIR CONDITIONING UNIT | GV       | GAS VALVE                      |
| A/C      | ASPHALT               | L&T      | LEAD & TACK                    |
| BQG      | BARBQUE               | ICV      | IRRIGATION CONTROL VALVE       |
| BLK      | BLOCK                 | MH       | MANHOLE                        |
| B.O.B.   | BASIS OF BEARING      | OH       | OVER HANG                      |
| BRK      | BRICK                 | PP       | POWER POLE                     |
| BSL      | BUILDING STRINGLINE   | PP       | PART MARK "X"                  |
| CLR      | CLEAR                 | SPK      | RAIL ROAD TIE                  |
| CN       | CONCRETE NAIL         | SSCO     | SHORLINE PROTECTION STRINGLINE |
| CONC     | CONCRETE              | SSMH     | SPIKE                          |
| DI       | DRAIN INLET           | ENCR     | ENCROACHMENT                   |
| DN       | DOWN                  | ETCH "X" | ETCHED OR SCRIBED "X"          |
| DSL      | DECK STRINGLINE       | FD       | FOUND                          |
| ENCR     | ENCROACHMENT          | FF       | FINISHED FLOOR                 |
| ETCH "X" | ETCHED OR SCRIBED "X" | FS       | FINISHED SURFACE               |
| FD       | FOUND                 |          |                                |
| FF       | FINISHED FLOOR        |          |                                |
| FS       | FINISHED SURFACE      |          |                                |

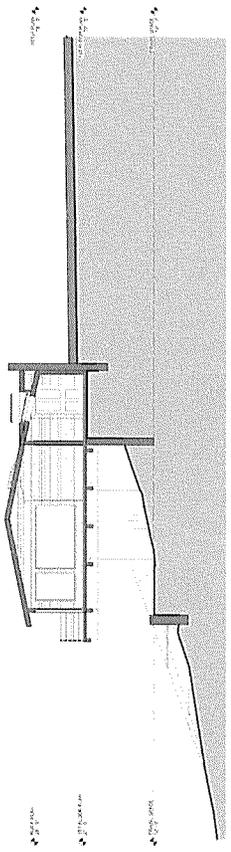
**ARCHITECTURAL SURVEY**

REVISIONS: SEE NOTE 4 10-11-13 SEE NOTE 6 SEE NOTE 8 SEE NOTE 11 DATE: 10/25/13 DRAWN BY: RS.GS.JF CHECKED BY: RS	SUPPLIED FOR: MPH HOLDINGS, LLC C/O ATELIER ARCHITECTS 13743 VENTURA BLVD STE 270 SHERMAN OAKS, CA 91423	SURVEYED BY: L&A & A/E SURVEYING BOUNDARY-TOPOGRAPHIC-ALTA 2002/03 SURVEYING-MAPPING 11711 PACIFIC COAST HIGHWAY MALIBU, CA 90265 TEL: (310) 455-4301 FAX: (310) 455-4301	SCALE: 1" = 10'	CALC BY: GS
			DRAWN BY: MPH-113	CHECK BY: RS
			DATE: 10/25/13	DATE BY: GS
			SHEET: 1 OF 1	SCALE: AS SHOWN

A002 - SURVEY (BY OTHERS)

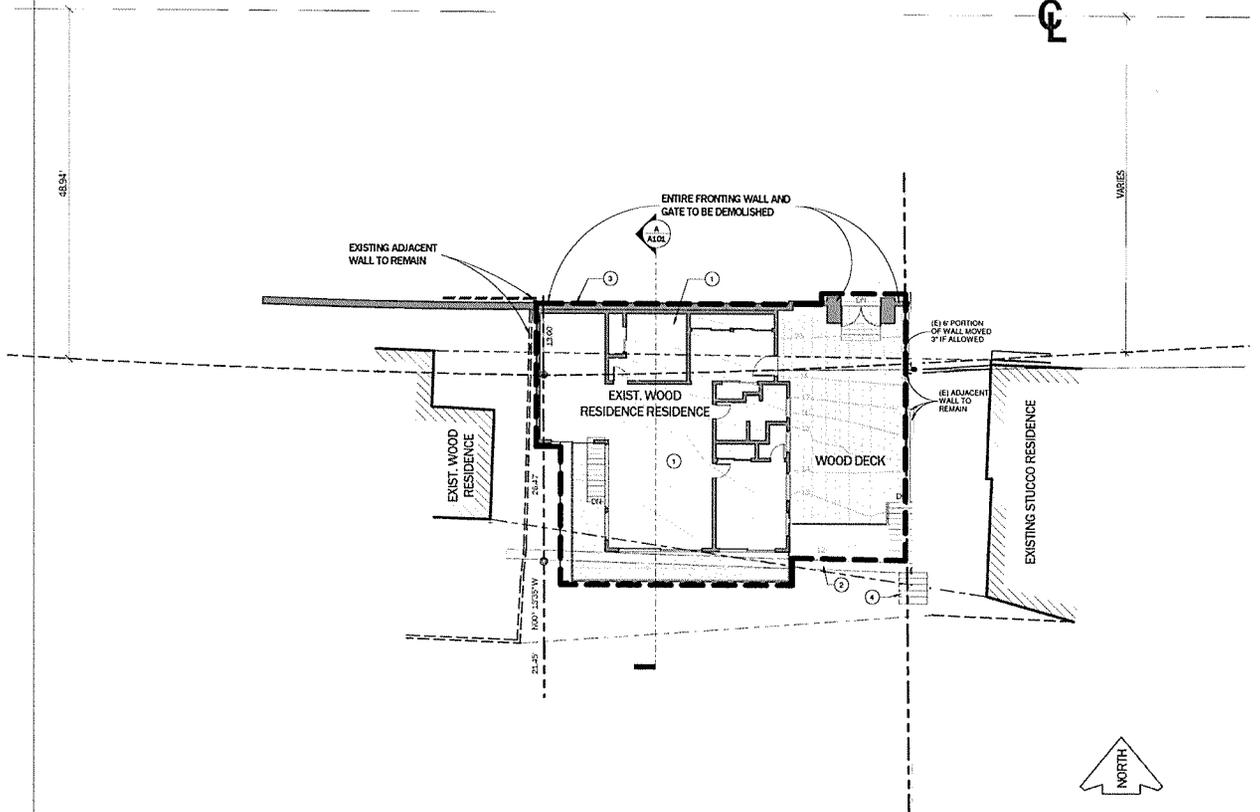


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AS BUILT - SITE SECTION AA  
Scale: 1/8" = 1'-0"

# PACIFIC COAST HIGHWAY



- NOTES:**
- ① DEMOLISH HOUSE AND FOOTINGS AND REMOVE DEBRIS AND CLEAN THE SITE.
  - ② SEAWALL AND CONCRETE STAIRS TO REMAIN IN PLACE. SEE PRELIMINARY FOUNDATION PLAN FOR ADDITIONAL DETAILS.
  - ③ DEFERRED DEMOLITION. FRONT WALL TO BE REMOVED. ARCHITECT TO COORDINATE AND DIRECT THE TIMING AND PORTIONS TO BE REMOVED.
  - ④ PORTION OF EXISTING STAIRS TO BE DEMOLISHED. REMOVE DEBRIS AND CLEAN THE AREA.

**DEMOLITION PLAN**  
Scale: 1/8" = 1'-0"

**atelier**  
architects

PROJECT NAME/ADDRESS  
**18954 PCH**  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

OWNER  
**MALIBU PROPERTY HOLDINGS, LLC**

**REVISIONS**

PLANNING SUBMITTAL	04/09/14
FIRE DEPT CORRECTIONS	05/15/14
REDESIGN DUE TO NEW CORRIDOR	09/23/14
PLANNING SUBMITTAL	09/23/14
PLANNING SUBMITTAL	11/14/14
PLANNING SUBMITTAL	11/20/14
ENVIRONMENT HEALTH CORRECTIONS	03/25/15
PLANNING CORRECTIONS	07/01/2015
PLANNING HEARING SUBMITTAL	07/21/2015

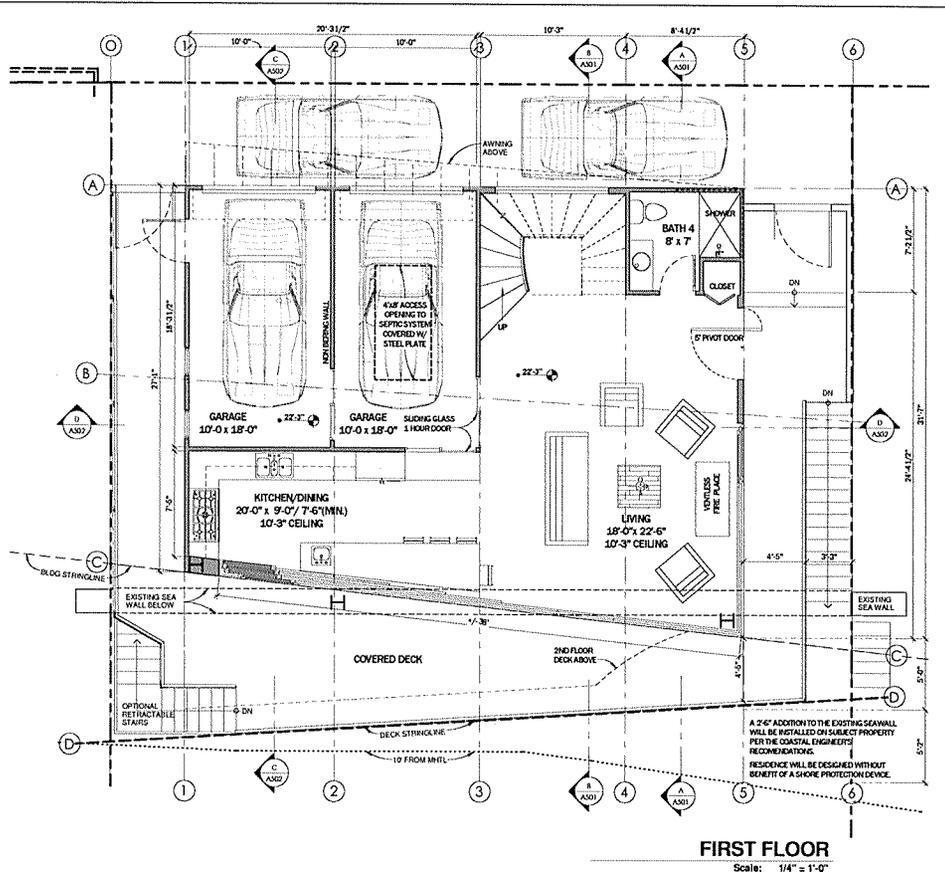
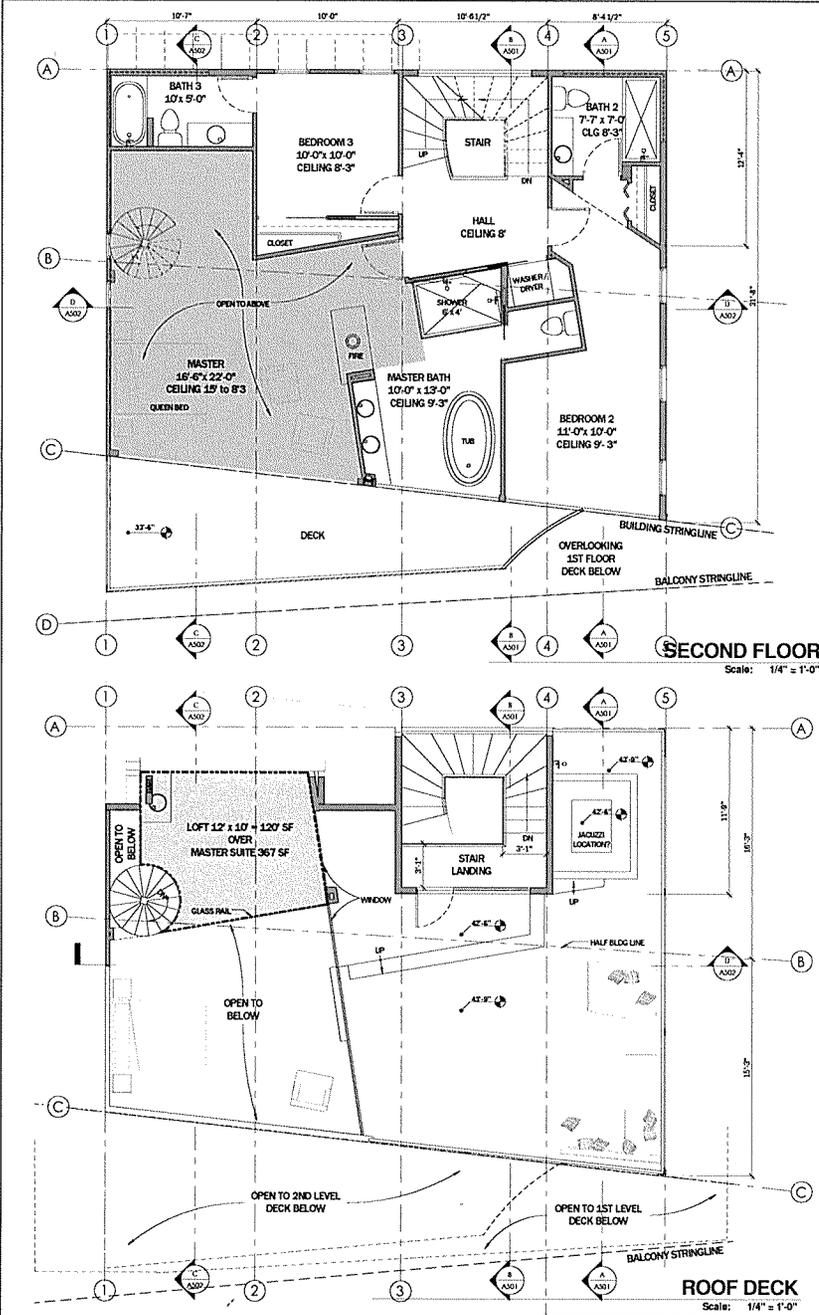
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SQUARE FOOTAGE CALCULATION			
FIRST FLOOR ENTRY LEVEL	782 SQ. FT.		
2ND FLOOR	1,135 SQ. FT.		
MASTER SUITE LOFT... (33% of 367)	120 SQ. FT.		
UPPER ROOF STAIR LANDING	35 SQ. FT.		
LIVING SPACE	2,072 SQ. FT.		
GARAGE	376 SQ. FT.		
TOTAL GROSS BUILDING AREA	2,440 SQ. FT.		
<b>DECK CALCULATION</b>			
FIRST FLOOR DECK	399 SQ. FT.	(COVERED) 217 SQ. FT.	BEYOND 5' 83 SQ. FT.
2ND FLOOR DECK	217 SQ. FT.		
ROOF DECK	592 SQ. FT.		
TOTAL DECK	1,118 SQ. FT.	(239 SQ. FT.)	
TOTAL FLOOR AREA	3,566 SQ. FT.		

**atelier architects**

PROJECT NAME/ADDRESS  
**18954 PCH**  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

OWNER  
**MALIBU PROPERTY HOLDINGS, LLC**

REVISIONS

PLANNING SUBMITTAL	04/03/14
FIRE DEPT CORRECTIONS	05/15/14
DESIGN DUE TO NEW CORRIDOR	09/03/14
RESUBMITTAL	09/26/14
PLANNING RESUBMITTAL	11/14/14
RESUBMITTAL	11/20/14
ENVIRONMENTAL HEALTH	02/25/15
PLANNING CORRECTIONS	07/01/2015
PLANNING HEARING RESUBMITTAL	07/21/2015

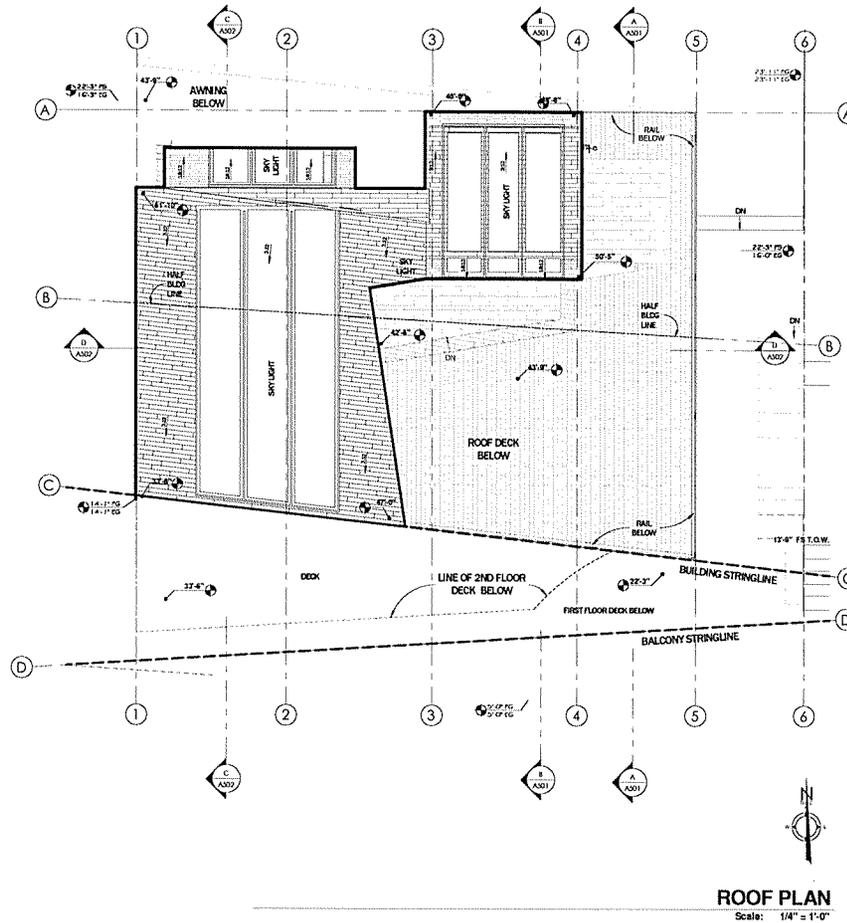
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**FLOOR PLANS**

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**ROOF PLAN**  
Scale: 1/4" = 1'-0"

**atelier**  
architects

18954 PCH  
18954 PCH  
18954 PCH

PROJECT NAME/ADDRESS

**18954 PCH**  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

OWNER

**MALIBU**  
**PROPERTY**  
**HOLDINGS, LLC**

REVISIONS

PLANNING SUBMITTAL	04/09/14
FIRE DEPT	05/15/14
CORRECTIONS	
REDESIGN DUE TO	08/23/14
MEN CORRIDOR	
PLANNING	09/24/14
RESUBMITTAL	
PLANNING	11/11/14
RESUBMITTAL	
PLANNING	11/20/14
RESUBMITTAL	
ENVIRONMENT HEALTH	03/25/15
CORRECTIONS	
PLANNING	07/01/2015
CORRECTIONS	
PLANNING HEARING	07/21/2015
RESUBMITTAL	

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ROOF PLAN

DRAWING INFO

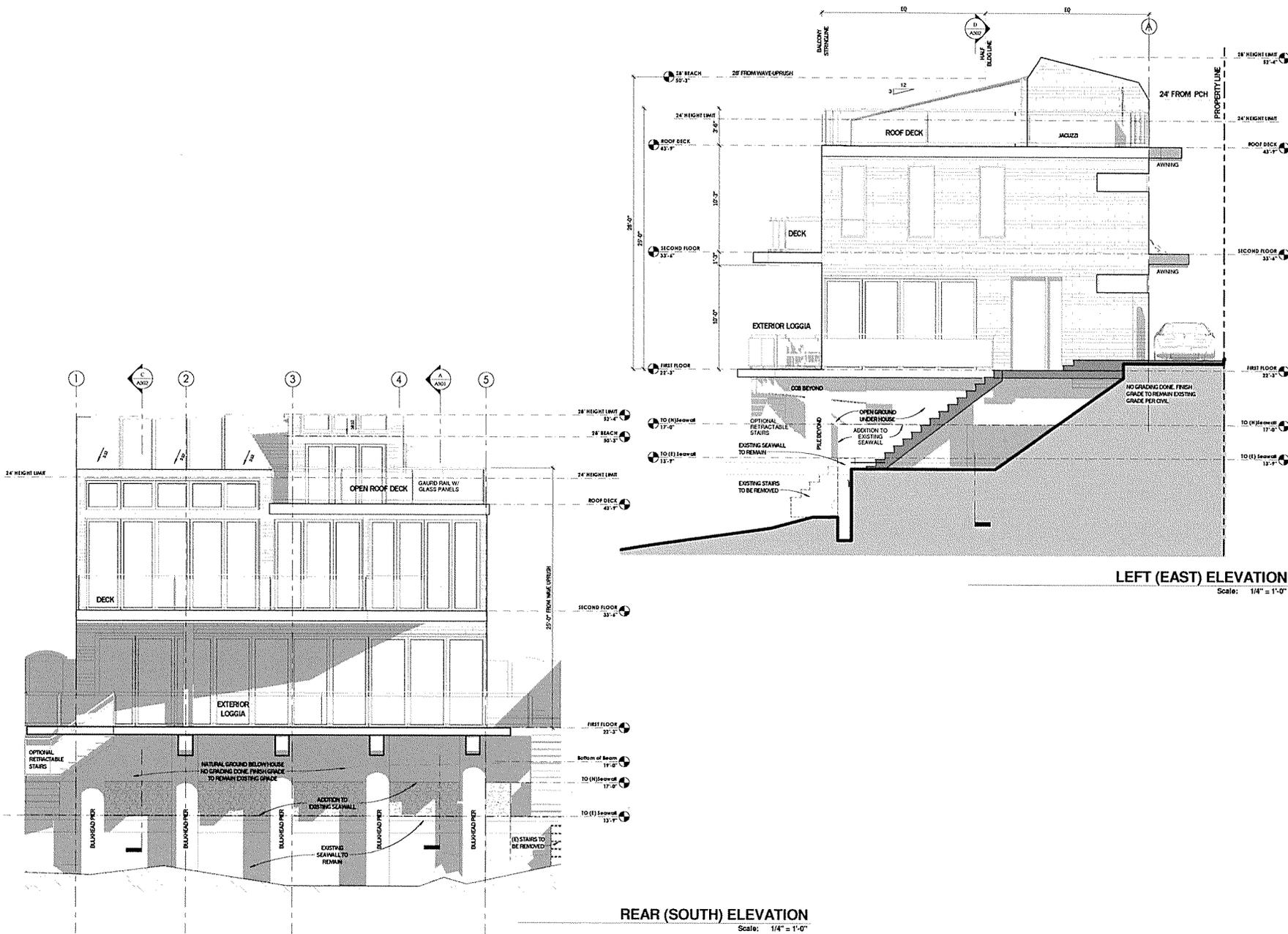
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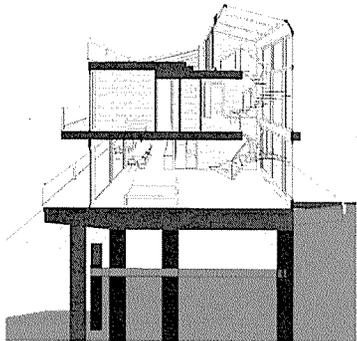


REVISIONS

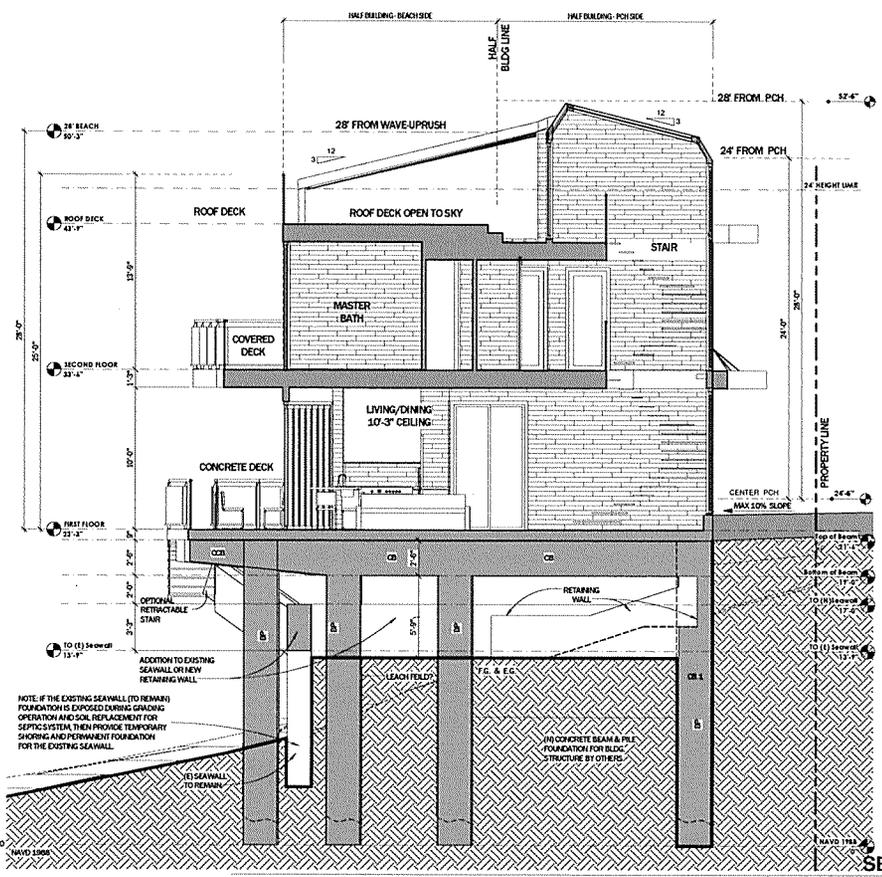
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PLANNING SUBMITTAL	10/14/14
PLANNING SUBMITTAL	11/02/14
PLANNING SUBMITTAL	02/25/15
ENVIRONMENTAL HEALTH CORRECTIONS	07/01/2015
PLANNING SUBMITTAL	07/21/2015

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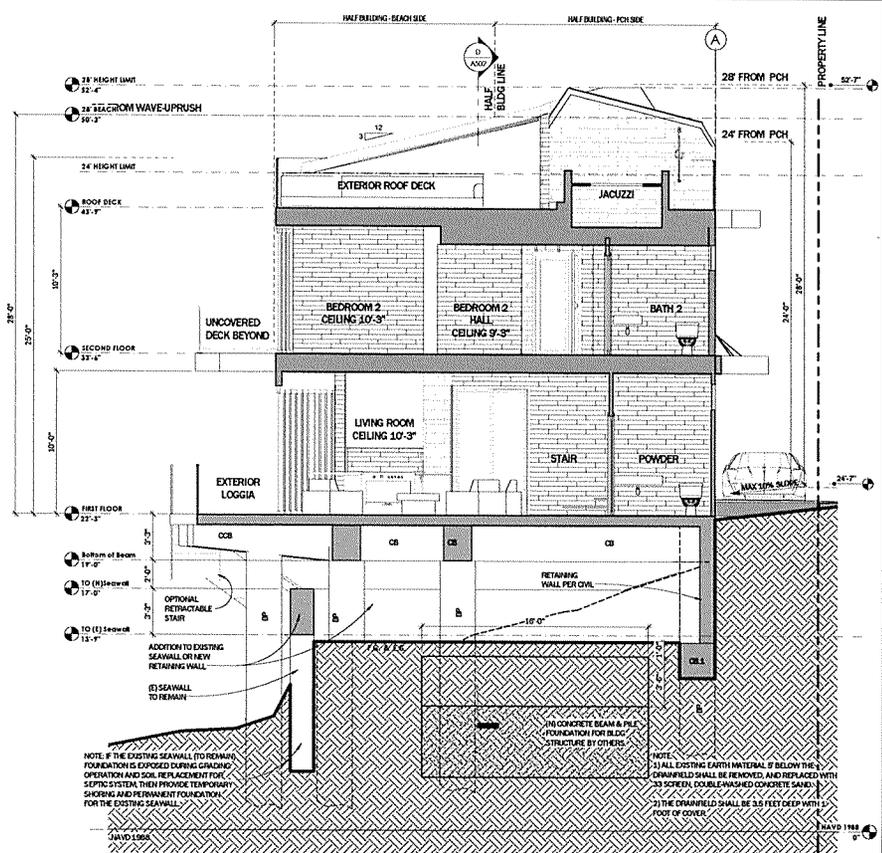
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Section BB Perspective



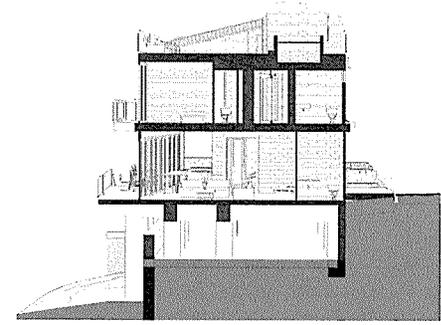
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SECTION AA  
Scale: 1/4" = 1'-0"

**LEGEND**

- BPL - BUILDING PILE 1
- P - PILE
- CB - CONCRETE BEAM
- CS - CONCRETE BEAM BELOW GRADE
- CCB - CANTILEVERED CONCRETE BEAM FOR DECK SUPPORT



Section AA Perspective

**REVISIONS**

PLANNING SUBMITTAL	04/09/14
FIRE DEPT CORRECTIONS	05/15/14
WEEKSIGN DUE TO VIEW CORRIDOR	09/30/14
PLANNING PRESUBMITTAL	09/24/14
PLANNING PRESUBMITTAL	10/14/14
PLANNING PRESUBMITTAL	11/20/14
ENVIRONMENT HEALTH CORRECTIONS	02/25/15
PLANNING CORRECTIONS	07/01/2015
PLANNING HEARING PRESUBMITTAL	07/21/2015

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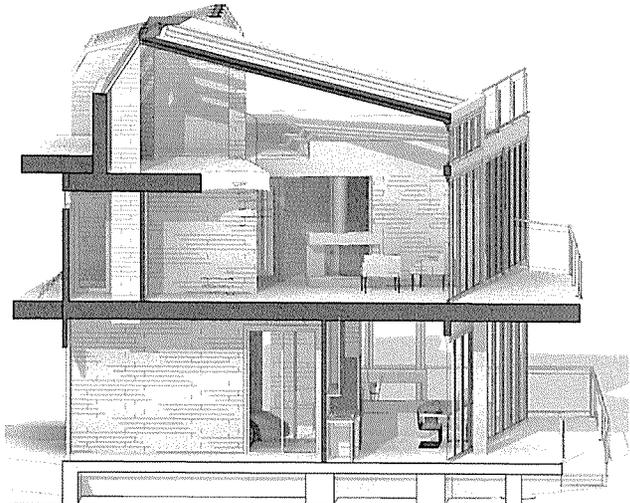
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REVISIONS

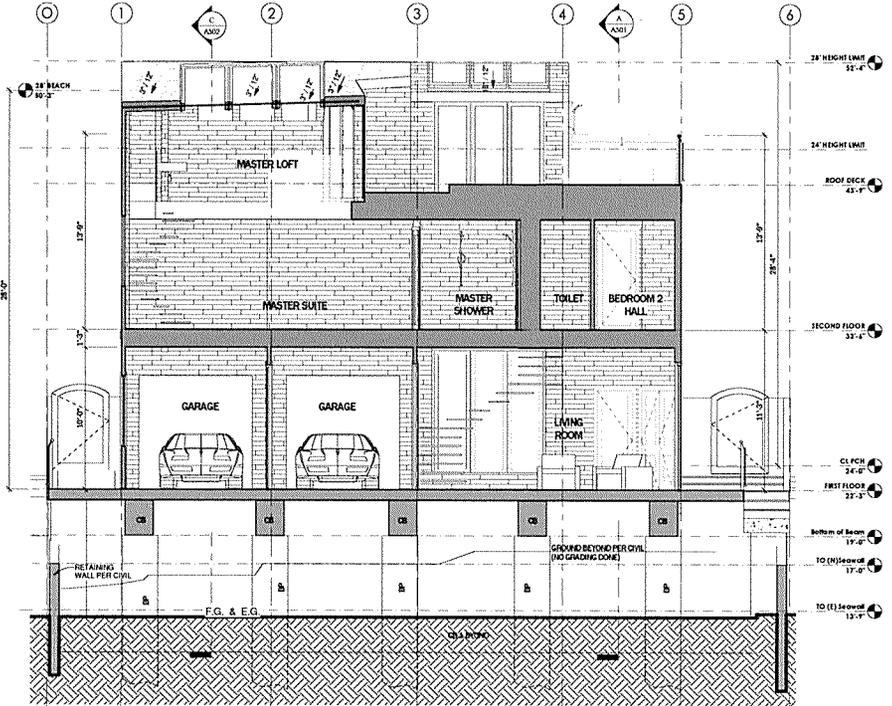
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REVISION DUE TO NEW CORRIDOR	09/03/14
PLANNING SUBMITTAL	09/26/14
REVISIONS	09/26/14
REVISIONS	11/04/14
REVISIONS	11/02/14
ENVIRONMENTAL HEALTH CORRECTIONS	02/25/15
PLANNING SUBMITTAL	07/01/2015
PLANNING CORRECTIONS	07/01/2015
PLANNING HEARING	07/21/2015

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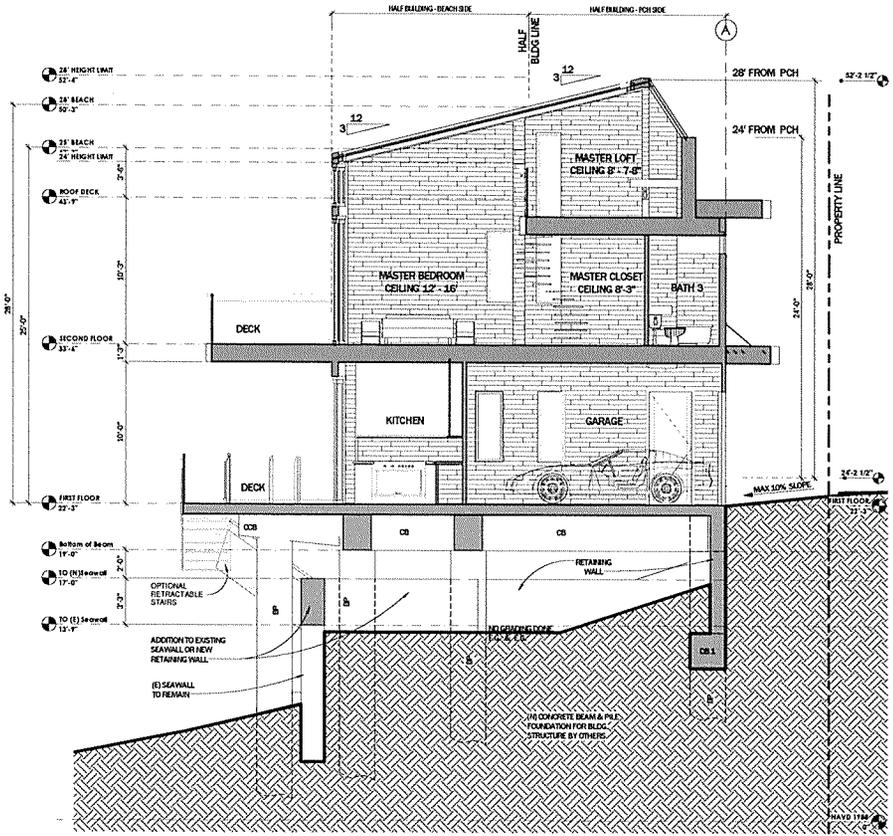
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**SECTION MASTER SUITE**



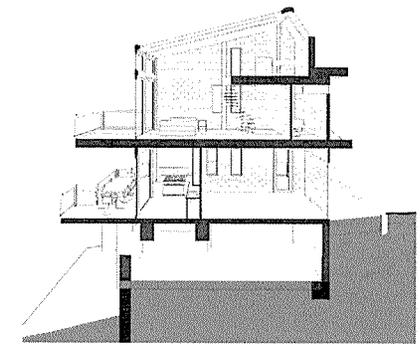
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**SECTION CC**  
Scale: 1/4" = 1'-0"

LEGEND

BP.1	BUILDING PILE 1
P	PILE
CB	CONCRETE BEAM
CB.1	CONCRETE BEAM BELOW GRADE
CB.2	CANTILEVERED CONCRETE BEAM FOR DECK SUPPORT



**Section CC Perspective**

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### DEPARTMENT APPROVALS

- 1) City of Malibu, Environmental Health Review, Conformance Review (Approval) (Dated 03-11-2015).
- 2) City of Malibu, Geotechnical Review (Approval) (Dated 04-24-2015).
- 3) City of Malibu, Coastal Engineering Review (Approval) (Dated 04-09-2015).

NOTE: THIS DRAWING FOR REFERENCE ONLY - REFER TO REPORTS ABOVE FOR DETAILED INFORMATION.

### REFERENCES

- 1) Alternative Onsite Wastewater Treatment System (AOWTS) Design Report & Plans (Lawrence Young) (Dated 04/07/2014, 01/06/2015 & 02-26-2015).
- 2) Grading & Drainage Plans (LC Engineering) (Dated 09/30/2014).
- 3) Coastal Hazard & Wave Runup Study (Sheet S1 Design Beach Profile) (GeoSols, Inc.) (Dated 03/20/2014).
- 4) Update & Addendum Letter to Supporting Geology Report (Alpine Geotechnical, Inc.) (Dated 03/05/2014 & 09/22/2014)
- 5) Update & Addendum Letter to Supporting Geology Report (Alpine Geotechnical, Inc.) (Dated 01/12/2015 & 02/18/2015)
- 6) Ventilation System Report (Creative Engineering Group) (Dated 10/27/2014).

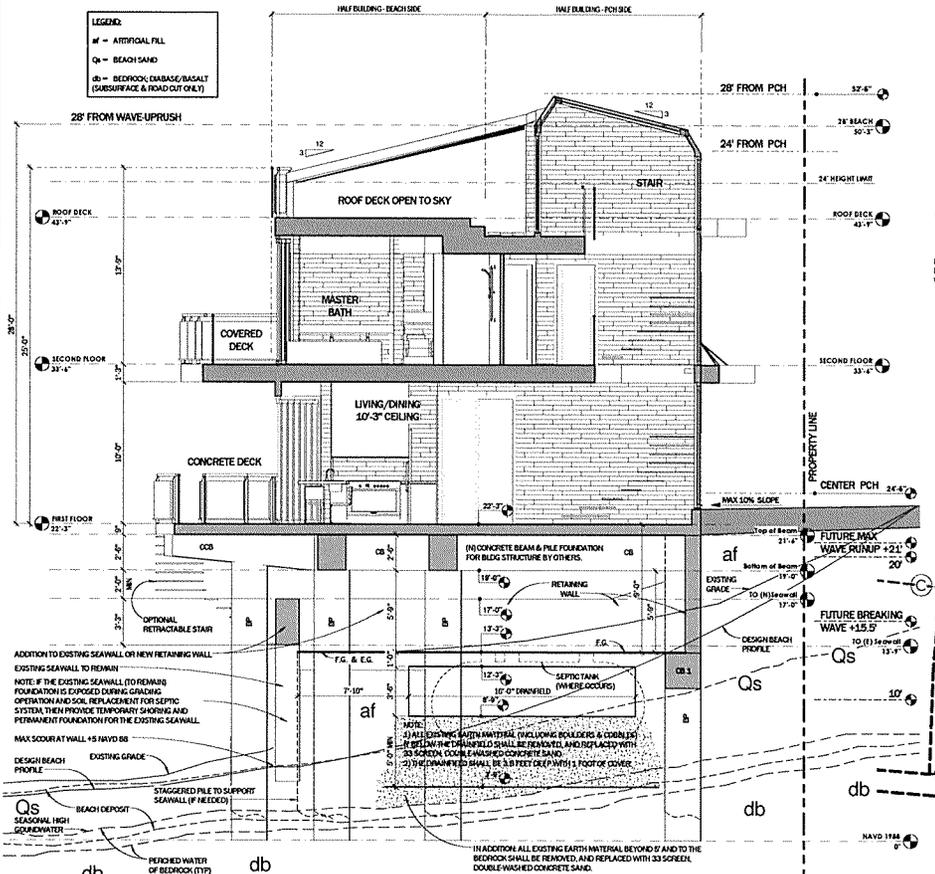
NOTE: THIS DRAWING FOR REFERENCE ONLY - REFER TO REPORTS ABOVE FOR DETAILED INFORMATION.

### LEGEND

- BPL = BUILDING PILE 1
- P = PILE
- CB = CONCRETE BEAM
- CS L = CONCRETE BEAM BELOW GRADE
- CCB = CANTILEVERED CONCRETE BEAM FOR DECK SUPPORT

### NOTES:

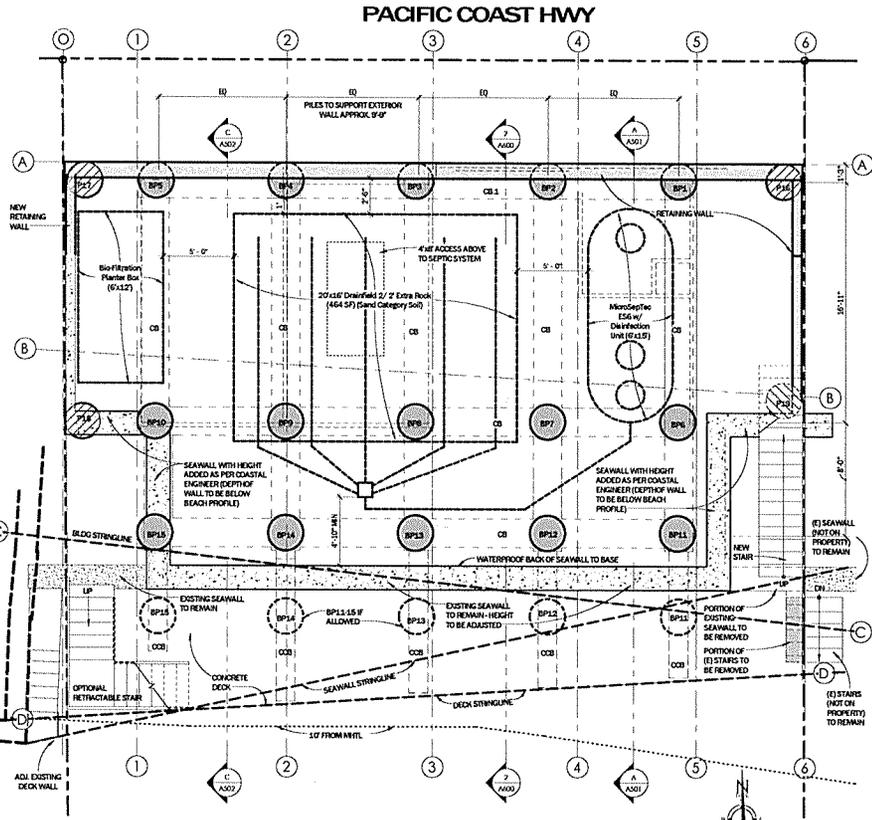
1. A 2'-6" ADDITION TO THE EXISTING SEAWALL WILL BE INSTALLED ON SUBJECT PROPERTY PER THE COASTAL ENGINEER'S RECOMMENDATIONS.
2. RESIDENCE WILL BE DESIGNED WITHOUT BENEFIT OF A SHORE PROTECTION DEVICE.



NOTE: ELEVATIONS BASED ON NAVD 1988

### FOUNDATION SECTION BB

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



### PRELIMINARY FOUNDATION PLAN

(A SCHEMATIC ON SITE DURING CONSTRUCTION)

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

**atelier**  
architects

2000 WESTERN BLVD SUITE 100  
MALIBU, CA 90265  
TEL: 310.316.1111  
WWW.ATELIERARCHITECTS.COM

PROJECT NAME/ADDRESS

**18954 PCH**  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

OWNER

**MALIBU**  
**PROPERTY**  
**HOLDINGS, LLC**

REVISIONS

REVISIONS	DATE
PLANNING SUBMITTAL	04/08/14
FIRE DEPT. CORRECTIONS	05/15/14
REDISEGN DUE TO NEW CORRIDOR	09/03/14
PLANNING SUBMITTAL	09/24/14
PLANNING SUBMITTAL	11/14/14
PLANNING SUBMITTAL	11/20/14
ENVIRONMENTAL HEALTH CORRECTIONS	02/25/15
PLANNING SUBMITTAL	07/01/2015
PLANNING CORRECTIONS	07/01/2015
PLANNING SUBMITTAL	07/01/2015

DRAWING TITLE

**PRELIMINARY**  
**FOUNDATION PLAN**  
**& SCHEMATIC**  
**AOWTS**

DRAWING INFO

PROJECT NUMBER	ES-102
DATE	07/21/2015
SCALE	1/4" = 1'-0"
DRAWN BY	WJ/17K
PRINT DATE	7/21/2015 11:22:12 AM

SHEET

**A600**



**DEPARTMENT OF TRANSPORTATION**

OFFICE OF PERMITS  
100 S. MAIN STREET  
LOS ANGELES, CA 90012  
PHONE (213) 897-3631  
FAX (213) 897-0420



1

**CERTIFIED**

Ref: 716-6MC-0548

07-LA-1-41.33

Mar 30, 2016

Malibu Property Holdings LLC  
C/O Gaines & Stacey LLP  
16633 Ventura Blvd., Suite 1220  
Encino, CA 91436

Dear Ms. Hovsep Kouzouyan:

Caltrans has no objection to proposed improvements within the limits of R/W in vacation process to Malibu Holdings LLC by Caltrans, as identified in the attached plan at 18954 PCH in the city of Malibu, subject to following conditions:

- Proposed improvements within property limits shall be approved & permitted by all agencies as applicable.
- Any improvements that will impact state R/W shall be applied for and permitted.
- Existing drainage patterns shall not be altered.

If you have any question, please contact me at (213) 897-0498.

Sincerely,

A handwritten signature in black ink, appearing to read "Dwarakeswar Penubolu".

Dwarakeswar Penubolu  
Senior Transportation Engineer,  
Office of Permits  
100 S Main Street  
Los Angeles, CA 90012

Attachment: Proposed improvements Plan



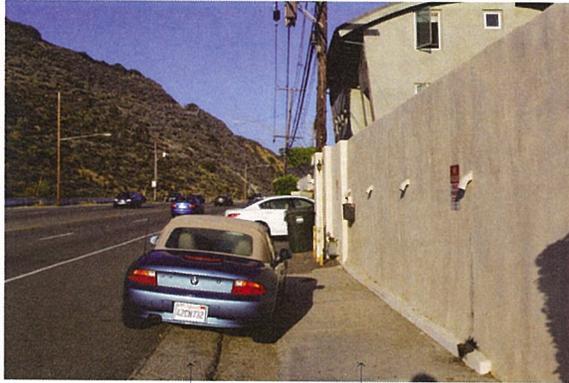
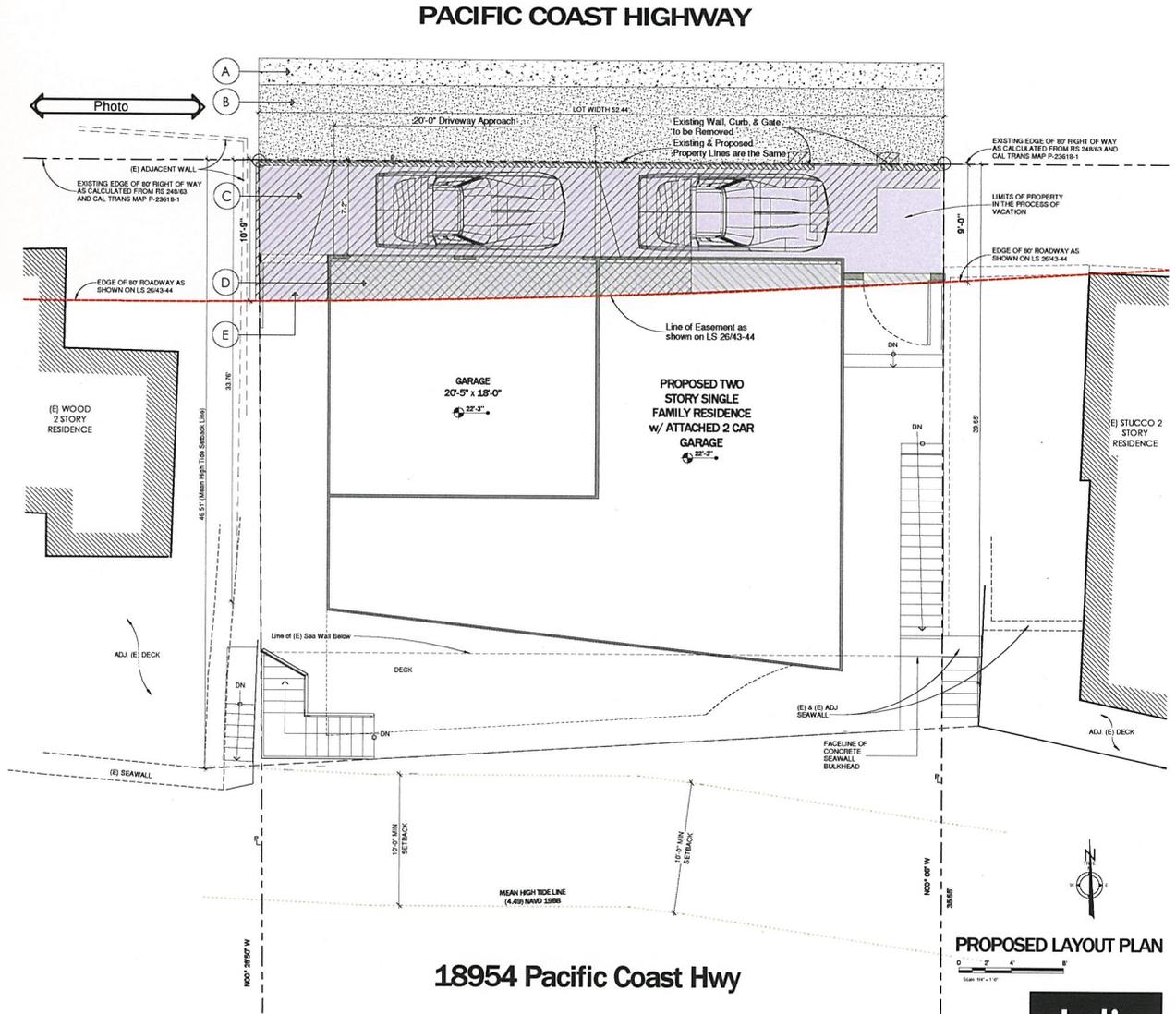


Photo along PCH Showing Existing Drainage (Property on Right - Note Existing Wall on Existing / Proposed Property Line)

LEGEND & NOTES:

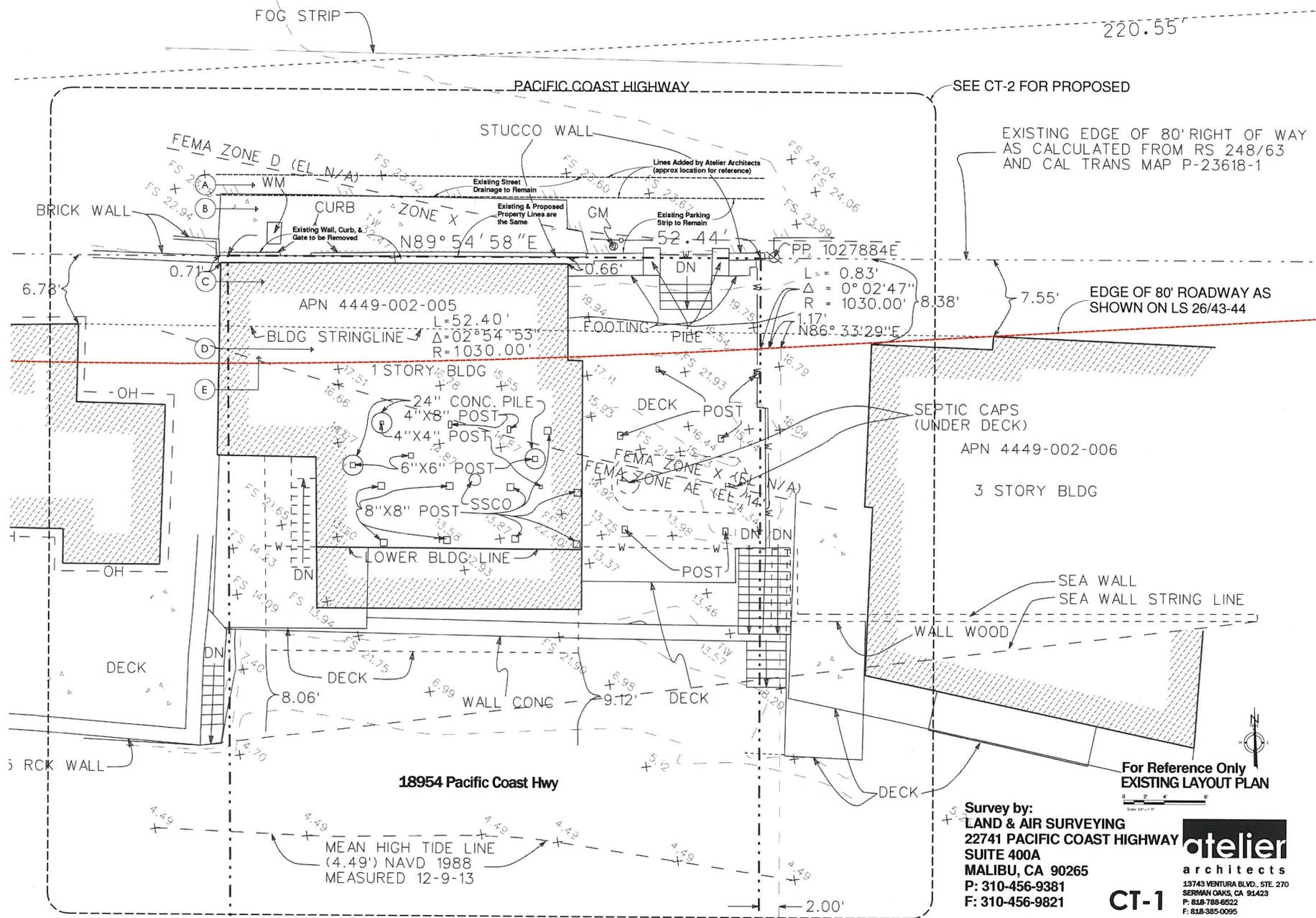
- A EXISTING STREET DRAINAGE TO REMAIN
  - B EXISTING PARKING STRIP TO REMAIN
  - C AREA OF DRIVEWAY ACCESS AND PARKING PROPOSED WITHIN THE LIMITS OF THE PROPERTY IN THE PROCESS OF VACATION
  - D AREA OF BUILDING IMPROVEMENT WITHIN THE LIMITS OF THE PROPERTY IN THE PROCESS OF VACATION
  - E AREA OF EXISTING WALL AND BUILDING IMPROVEMENT WITHIN THE LIMITS OF THE PROPERTY IN THE PROCESS OF VACATION
- EDGE OF 80' ROADWAY AS SHOWN ON LS 26/43-44

NOTES:  
 1. TEMPORARY ENCROACHMENTS LIKE TRAFFIC CONTROL WILL HAVE TO BE APPLIED FOR WHEN WORK IS READY TO COMMENCE.  
 2. NO IMPACTS OF PCH (ROUTE 001) & ITS OPERATIONS WILL BE ALLOWED. PROPOSED IMPROVEMENTS WITHIN PROPERTY LIMITS SHALL BE DESIGNED ACCORDINGLY. ENSURE THAT EXISTING DRAINAGE PATTERS WILL NOT BE ALTERED.



CT-2

**atelier**  
 architects  
 13743 VENTURA BLVD., STE. 270  
 SERMAN OAKS, CA 91423  
 P: 818-768-6522  
 F: 818-365-0095





# 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: 4/9/2014  
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-020, CV 14-031, VAR 14-011  
JOB ADDRESS: 18954 PACIFIC COAST HWY  
APPLICANT / CONTACT: Farshad Azarnoush, Atelier Architects  
APPLICANT ADDRESS: 13743 Ventura Blvd  
Sherman Oaks, CA 91423  
APPLICANT PHONE #: (818) 788-6522  
APPLICANT FAX #:  
APPLICANT EMAIL: AtelierArchitect@sbcglobal.net  
PROJECT DESCRIPTION: Demo existing SFR and OWTS, NSFR, Spa,  
NOWTS, Seawall

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

3-11-2015  
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.



# 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)	Farshad Azarnoush atelier.michael14@yahoo.com	
Project Address:	18954 Pacific Coast Highway Malibu, California 90265	
Planning Case No.:	CDP 14-020	
Project Description:	NSFR	
Date of Review:	March 11, 2015	
Reviewer:	Andrew Sheldon	Signature:
Contact Information:	Phone: (310) 456-2489 ext. 364	Email: asheldon@malibucity.org

### SUBMITTAL INFORMATION

Architectural Plans:	Atelier Architects: Architectural plans submitted to Planning on 4-9-2014
Grading Plans:	N/A
OWTS Plan:	Lawrence Young: OWTS preliminary plan design report dated 4-7-2014 and 2-24-2015
OWTS Report:	Lawrence Young: OWTS preliminary plan design report dated 4-7-2014 and 2-24-2015
Geology Report:	Alpine Geotechnical: OWTS supporting geology report dated 3-5-2014 and 2-18-2015
Miscellaneous:	GeoSoils: Coastal engineering report dated 3-20-2014 Creative Engineering Group: Mechanical design report dated 10-27-2014
Previous Reviews:	5-16-2014

### REVIEW FINDINGS

Planning Stage:	<input checked="" type="checkbox"/>	<b>CONFORMANCE REVIEW COMPLETE</b> 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.
	<input type="checkbox"/>	<b>CONFORMANCE REVIEW INCOMPLETE</b> 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:	<input type="checkbox"/>	<b>APPROVED</b>
	<input checked="" type="checkbox"/>	<b>NOT APPROVED</b> Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	<input type="checkbox"/>	<b>NOT REQUIRED</b>
	<input checked="" type="checkbox"/>	<b>REQUIRED (attached hereto)</b> <input type="checkbox"/> <b>REQUIRED (not attached)</b>

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) **Architect / Engineer Certification for Reduction in Setbacks to Buildings or Structures:** All proposed reductions in setback from the onsite wastewater treatment system to structures (i.e., setbacks less than those shown in Malibu Plumbing Code Table H 1.7) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the onsite wastewater treatment system, and will not adversely affect the structural integrity of the structures for which the Table H 1.7 setback is reduced.

All proposed reductions in setback from the onsite wastewater treatment system to buildings (i.e., setbacks less than those shown in Table H 1.7) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the wastewater system; in this case the Engineer must include in his letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check

The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building and Safety prior to Environmental Health final approval. The plans architectural and/or structural plans submitted for Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/waterproofing plans must show the location of onsite wastewater treatment system components in relation to those structures from



which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

- 5) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.
- 6) **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.
- 7) **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.**
- 8) **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.**
- 9) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** 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% 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 an 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 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. **Please submit a certified copy issued by the Los Angeles County Recorder.**
- 10) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.
- 11) **City of Malibu Coastal Engineering Approval:** City of Malibu Coastal Engineering final approval of the AOWTS plan shall be submitted.
- 12) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the AOWTS plan shall be obtained.



- 13) **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.
- 14) **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



18954 PACIFIC COAST HIGHWAY (CDP 14-020)  
MALIBU, CA 90265

S.F.D.: 3 Bedrooms/46 Fixture Units (N)  
TREATMENT TANK: 3,436 MicroSepToc ES-12  
W/ UV Disinfection Unit (N)  
ACTIVE: 600 sq ft Dispersal Field (N)  
FUTURE: N/A  
PERC RATE: Sand Category (equivalent)  
LOADING RATE: 1.3 gpsf  
DESIGNER: Lawrence Young, REHS 3738  
REFERENCES:  
Lawrence Young:  
OWTS Design Report (2-24-2015);  
OWTS Plot Plan (2-24-2015);  
Alpine Geotechnical (Leary,  
CEG 1519): Geology Report  
(2-18-2015); GeoSoils (Skelly,  
RCE 47857): Coastal Engineering  
Report (3-20-2014)

NOTES:

1. This conformance review is for a new 3 bedroom (46 fixture units) 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 wastewater treatment.
3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

REFERENCES

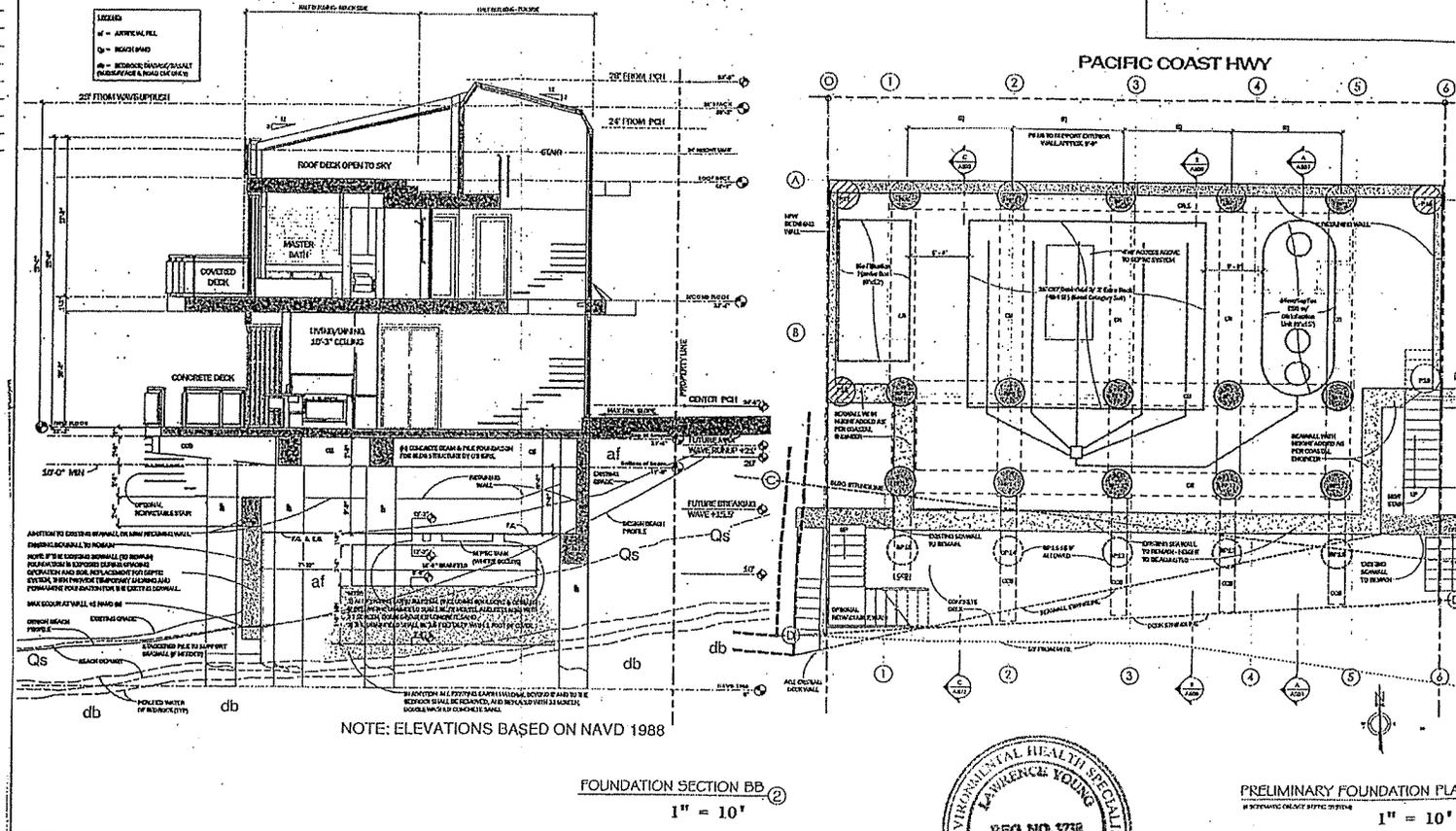
- 1) Alternative Onsite Wastewater Treatment System (OWTS) Design Report & Plans (Lawrence Young) (Dated 04/07/2014 & 04/06/2015).
  - 2) Grading & Drainage Plans (J.C. Engineering) (Dated 03/20/2014).
  - 3) Coastal Hazard & Wave Runup Study (Robert G. Design Beach Profile) (GeoSoils, Inc.) (Dated 03/20/2014).
  - 4) Update & Addendum Letter to Supporting Grading Report (Alpine Geotechnical, Inc.) (Dated 03/04/2014 & 01/22/2014).
  - 5) Update & Addendum Letter to Supporting Grading Report (Alpine Geotechnical, Inc.) (Dated 01/12/2015 & 02/18/2015).
  - 6) Ventilation System Report (Creative Engineering Group) (Dated 10/27/2014).
- NOTE THIS DRAWING FOR REFERENCE ONLY - REFER TO REPORTS ABOVE FOR DETAILED INFORMATION.

LEGEND

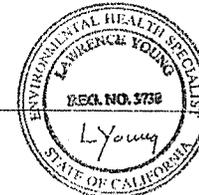
- RF1 = REBAR FILE 1  
P = TILE  
CB = CONCRETE BEAM  
CBL = CONCRETE BEAM BELOW GRADE  
CCB = CAST-IN-PLACE CONCRETE FORM FOR DECK SUPPORT

NOTES:

1. A 2'-4" ADDITION TO THE EXISTING SEAWALL WILL BE INSTALLED ON SUBJECT PROPERTY PER THE COASTAL ENGINEER'S RECOMMENDATIONS.
2. RESIDENCE WILL BE DESIGNED WITHOUT INHERIT OF A SHORE PROTECTION DEVICE.



CITY OF MALIBU  
ENVIRONMENTAL SUSTAINABILITY DEPT  
ENVIRONMENTAL HEALTH  
**CONFORMANCE REVIEW**  
MAR 11 2015  
SIGNATURE: *Lawrence Young*  
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



2.24.15



# City of Malibu

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

## COASTAL REVIEW REFERRAL SHEET

4/9/15

TO: City of Malibu Geotechnical Staf  
FROM: City of Malibu Planning Department

~~DATE: 4/9/2014~~

PROJECT NUMBER: CDP 14-020, CV 14-031, VAR 14-011

JOB ADDRESS: 18954 PACIFIC COAST HWY

APPLICANT / CONTACT: Farshad Azarnoush, Atelier Architects

APPLICANT ADDRESS: 13743 Ventura Blvd  
Sherman Oaks, CA 91423

APPLICANT PHONE #: (818) 788-6522

APPLICANT FAX #: \_\_\_\_\_

APPLICANT EMAIL: AtelierArchitect@sbcglobal.net

PROJECT DESCRIPTION: **Demo existing SFR and OWTS, NSFR, Spa, NOWTS, Seawall**

TO: **Malibu Planning Divison and/or Applicant**  
FROM: **City Geotechnical Staff**

The project is feasible and CAN proceed through the Planning process.

The project **CANNOT** proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

Todd Cort  
SIGNATURE

APRIL 20, 2015  
DATE

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

City Geotechnical Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am or by calling (310) 456-2489, extension 306 or 307.



# City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861  
Phone (310) 456-2489 · Fax (310) 456-3356 · [www.malibucity.org](http://www.malibucity.org)

## COASTAL ENGINEERING REVIEW SHEET

### Project Information

**Date:** April 20, 2015 **Review Log #:** C390  
**Site Address:** 18954 Pacific Coast Highway **Lat:** 34° 2.35' N **Lon:** 118° 35.33' N  
**Lot/Tract/PM #:** 4449-002-005 **Planning #:** CDP 14-020  
**Applicant:** Farshad Azarnoush **BPC/GPC #:** N/A  
**Phone #:** 818-788-6522 **Email:** [atelierarchitect@sbcglobal.net](mailto:atelierarchitect@sbcglobal.net) **Planner:** S. Hawner  
**Project Type:** NSFR, NAOWTS, New Seawall

### Submittal Information

**Consultant(s):** GeoSoils, Inc.  
**Report Date(s):** 03-20-14, 09-18-14,  
**Project Plan(s):** Submittal (04-09-15)  
**Previous Reviews:** 05-15-14, 02-26-15  
**El. Uprush:** 21 ft NAVD88  
**Rec. El. FF:** 22.25 ft NAVD88  
**El. Low Hor. Mbr:** 19 ft NAVD88  
**El. Seawall Top:** 17 Ft NAVD88

### Review Findings

#### **Planning Stage**

- APPROVED** in PLANNING-stage from a coastal engineering perspective. The listed Building Plan-Check Coastal Review Comments shall be addressed prior to Building Plan-Check approval.
- NOT APPROVED** in PLANNING-stage from a coastal engineering perspective. The listed Planning Stage Coastal Review Comments shall be addressed prior to Planning-stage approval.

#### **Building Plan-Check Stage**

- Awaiting Building plan check submittal.** The listed 'Building Plan-Check Stage Review Comments' may be deferred for Planning Stage approval but shall be addressed prior to Building Plan-Check Stage approval.
- APPROVED** from a coastal engineering perspective.
- NOT APPROVED** from a coastal engineering perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments.'

#### Remarks:

The referenced plans and reports were reviewed by the City from a coastal engineering perspective relative to the requirements of the following City codes and guidelines:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction, and

- City of Malibu Guidelines for the Preparation of Coastal Engineering Reports and Procedures for Report Submittal. (referred to herein as *Coastal Engineering Report Guidelines*)

The proposed project will include construction of a new residence, new alternative onsite wastewater treatment system, and new shore protection.

**Plan Check Stage Review Comments:**

1. Provide a copy of the building plan check submittal plans for review.
2. Please pay a plan check review fee of \$672.
3. Inspection of the existing seawall foundation system and suitability for protection of the OWTS shall be submitted prior to plan check approval.
4. Please provide certified copies of the recorded documents required in Malibu LCP/LIP Section 10.6(A) and 10.6(B).
5. Structural plans shall identify the flood hazard zone applicable to the residence design.
6. Structural plans shall identify the Project Coastal Engineer and design load references.
7. Structural plans shall confirm that all flood hazard loading requirements of ASCE 7 have been utilized as applicable.

Coastal Engineering Review by:

  
Todd E. Curtis, P.E. #75918  
Coastal Engineering Reviewer (x 307)

April 20, 2015  
Date

*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 x307 (City of Malibu)



# City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861  
(310) 317-1950 • Fax (310) 456-7650 • www.malibucity.org

## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>					
Date:	April 24, 2015	Review Log #:	3610		
Site Address:	18954 Pacific Coast Highway				
Lot/Tract/PM #:	n/a	Planning #:	CDP 14-020		
Applicant/Contact:	Michael Sarschewsky, atelier.michael14@yahoo.com	BPC/GPC #:			
Contact Phone #:	818-788-6522	Fax #:		Planner:	Stephanie Hawner
Project Type:	New single-family residential development, new onsite wastewater treatment system (OWTS)				

<u>Submittal Information</u>	
Consultant(s) / Report	Alpine Geotechnical, Inc. (Leary, CEG 1519; Villafana, RCE 37354):
Date(s):	1-12-15, 9-22-14, 3-5-14
(Current submittal(s) in Bold.)	Alpine Geotechnical, Inc. (Leary, CEG 1519): <b>2-18-15</b>
	Lawrence Young (REHS # 3738): 1-6-15, 4-7-14
	Drainage plans prepared by LC Engineering Group, Inc. dated September 23, 2014.
	<b>Revised Building plans prepared by Atelier Architects dated February 25, 2015.</b>
	Seawall repair plans prepared by GeoSoils, Inc. dated June 2, 2014.
	<b>OWTS plan prepared by Lawrence Young dated February 24, 2015.</b>
Previous Reviews:	Environmental Health Conformance Review dated 3-11-15, 2-10-15, 11-20-14, Geotechnical Review Referral Sheet dated 10-20-14, 5-1-14, Geotechnical Review Referral Sheet dated 4-11-14

<u>Review Findings</u>	
<u>Coastal Development Permit Review</u>	
<input checked="" type="checkbox"/>	The residential development project is <b>APPROVED</b> from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage approval.
<input type="checkbox"/>	The residential development project is <b>NOT APPROVED</b> from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.
<u>Building Plan-Check Stage Review</u>	
<input checked="" type="checkbox"/>	<u>Awaiting Building plan check submittal.</u> 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.
<input type="checkbox"/>	<b>APPROVED</b> from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
<input type="checkbox"/>	<b>NOT APPROVED</b> 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 report addressing the latest Environmental Health review sheet dated February 9, 2015 and revised plans were reviewed by the City from a geotechnical perspective. The project comprises demolishing the existing fire damaged single-family residence and constructing a new 2,448 square foot three-level single-family residence and attached garage with 1,118 square feet of decking, retaining walls, and a spa on the roof. A new onsite wastewater treatment system (OWTS) will be installed that consists of a treatment tank system and 464 square foot leach field with a maximum application rate of 1.3 GPSFD. The Seawall Plans indicate that the existing seawall will be raised 2.5' to an elevation of +16' NAVD88, and the seawall will be further modified or repaired as necessary upon inspection by the Project Coastal Engineer. The plans indicate that nineteen new pile foundations will be installed.

**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.**

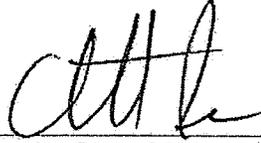
### Building Plan-Check Stage Review Comments:

1. In accordance with Section 7.2.1 of the City's Geotechnical Guidelines, the structural engineer shall provide the anticipated lateral deflections of the laterally loaded piles. The calculations need to show that, upon loading of the foundation elements, the foundations and superstructure are designed to prevent excess deflection that could damage the residence or cause catastrophic failure resulting in the loss of life. The calculations need to be submitted to the City for review.
2. Provide recommendations to properly abandon the existing OWTS components and include the recommendations on the plans.
3. Please provide reduction in setback letters from the Project Structural and Geotechnical Consultants and Project Architect for the proposed OWTS and adjacent structures.
4. If the Project Coastal Engineer recommends additional repairs or modifications to the existing seawall based on the inspections, the repairs and/or modifications must be submitted to the Building Safety Division for review and approval-permits must be obtained for the additional work. Please include this comment as a note on the plans.
5. 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.
6. Please include the following note on the retaining wall plans: *"An as-built report documenting the installation of the pile foundation elements shall be prepared by the Project Geotechnical Consultant and submitted to City geotechnical staff for review. The report shall include the total depths of all piles, the depth into the recommended bearing material, and a map depicting the location of the piles."*
7. Please include this comment on the OWTS plans: *"The Project Engineering Geologist shall observe the excavation for the leach field and approve the bottom prior to backfill with sand."*
8. Please depict the limits and depths of over-excavation and structural fill to be placed on the grading plan, and include cross-sectional views of the proposed building areas depicting fill and soil removals. Cut and fill yardages are to be indicated on the cover sheet of the grading plans.
9. Two sets of final retaining wall, sea wall, OWTS, 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 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:



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

4/24/15  
Date

*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)





# 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 retaining wall, sea wall, OWTS, and residence plans, incorporating the 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 Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on the Foundation Plans: *"All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel."*
4. The Foundation Plans for the proposed residence shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
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 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.

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 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.

### 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



FILE 56

# 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: 4/9/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-020, VAR 14-011

JOB ADDRESS: 18954 PACIFIC COAST HWY

APPLICANT / CONTACT: Farshad Azarnoush, Atelier Architects

APPLICANT ADDRESS: 13743 Ventura Blvd  
Sherman Oaks, CA 91423

APPLICANT PHONE #: (818)788-6522

APPLICANT FAX #: \_\_\_\_\_

APPLICANT EMAIL: AtelierArchitect@sbcglobal.net

PROJECT DESCRIPTION: NSFR, spa, NOWTS, seawall

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]  
SIGNATURE

5/15/14  
DATE

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](mailto: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: 18954 Pacific Coast Highway  
Applicant/Phone: Farshad Azarnoush/ 818-788-6522  
Project Type: NSFR, spa, NOWTS, seawall  
Project Number: CDP 14-020  
Project Planner: Stephanie Hawner

REFERENCES: Site Survey, 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 a detailed landscape plan shall be submitted for review and approval prior to any planting.
- B. No development including planting, fencing, etc. is permitted seaward of the approved deck stringline.

Reviewed By: \_\_\_\_\_

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.

Date: 5/15/14



# 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: 4/9/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-020, CV 14-031, VAR 14-011, DP 15-013, SM

JOB ADDRESS: 18954 PACIFIC COAST HWY

APPLICANT / CONTACT: Farshad Azarnoush, Atelier Architects

APPLICANT ADDRESS: 13743 Ventura Blvd. Ste. 270  
Sherman Oaks, CA 91423

APPLICANT PHONE #: (818) 788-6522

APPLICANT FAX #: \_\_\_\_\_

APPLICANT EMAIL: AtelierArchitects@sbcglobal.net

PROJECT DESCRIPTION: Demo existing SFR and OWTS, NSFR, Spa,  
NOWTS, Seawall

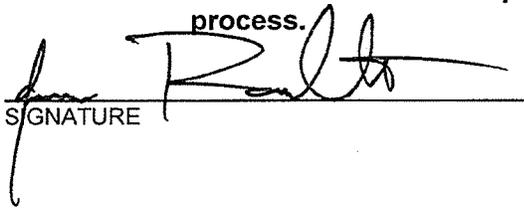
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TO: Malibu Planning Department and/or Applicant

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

4.8.16  
DATE



# City of Malibu

## MEMORANDUM

To: Planning Department

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

Date: April 8, 2016

Re: Proposed Conditions of Approval for 18954 PCH CDP 14-020

---

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.
2. This project proposes to construct improvements within the Caltrans' right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans' for the proposed work within Caltrans' right-of-way

### **GRADING AND DRAINAGE**

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), Section 8.3. The applicant shall place a note on the plans that addresses this condition.
4. 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.
5. 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.
6. 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**

7. 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 signed 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.

8. 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.



## FEMA

9. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

## MISCELLANEOUS

10. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.
11. 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:
  - 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.





# City of Malibu

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

RECEIVED  
SEP 24 2014  
PLANNING DEPT.

## FIRE DEPARTMENT REVIEW REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 4/9/2014  
 FROM: City of Malibu Planning Department  
 PROJECT NUMBER: CDP 14-020, VAR 14-011  
 JOB ADDRESS: 18954 PACIFIC COAST HWY  
 APPLICANT / CONTACT: Farshad Azarnoush, Atelier Architects  
 APPLICANT ADDRESS: 13743 Ventura Blvd  
Sherman Oaks, CA 91423  
 APPLICANT PHONE #: (818)788-6522  
 APPLICANT FAX #: \_\_\_\_\_  
 PROJECT DESCRIPTION: NSFR, spa, NOWTS, seawall

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 2500 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.

JOHNNIE McDEE  
SIGNATURE

6/11/2014  
DATE

**Kathleen Stecko**

---

**Subject:** Pacific Coast Highway 18954, CDP No. 14-020

RECEIVED

OCT 05 2015

PLANNING DIV.

**From:** Judi Tamasi [<mailto:judi.tamasi@mrca.ca.gov>]  
**Sent:** Monday, October 05, 2015 12:12 PM  
**To:** Stephanie Hawner  
**Subject:** Pacific Coast Highway 18954, CDP No. 14-020

Ms. Hawner,

We respectfully request that you ask the applicant/owner (again) whether they would be willing to voluntarily accept a condition to record a lateral access easement on the subject property at 18954 Pacific Coast Highway (Assessor parcel number 4449-002-005). There are lateral access easements on both sides of (adjacent to) the subject property. Recording a lateral access easement on the subject property would guarantee residents and other members of the public the ability to pass up and down the beach along the California Coastal Trail. Projects such as this with a stringline modification should include a condition to record a lateral access easement. Such lateral access easement should cover the entire width of the property from the mean high tide line landward to a point fixed at the most seaward extent of the development. Thank you for your consideration.

Judi Tamasi  
Mountains Recreation and Conservation Authority  
5810 Ramirez Canyon Road  
Malibu, California 90265  
ph: 310-589-3230, ext. 121  
fax: 310-589-2408  
[judi.tamasi@mrca.ca.gov](mailto:judi.tamasi@mrca.ca.gov)

Mountains Recreation and Conservation Authority-  
a local agency exercising joint powers of the  
Santa Monica Mountains Conservancy and  
Conejo and Rancho Simi Recreation & Park Districts

Date Received 10/05/15 Time 2:30  
Planning Commission meeting of 10/05/15  
Agenda Item No. 4A  
Total No. of Pages 1

CC: Planning Commission, PD, PM, Recording  
Secretary, Reference Binder, File

ATTACHMENT 7

CALIFORNIA STATE LANDS COMMISSION  
100 Howe Avenue, Suite 100-South  
Sacramento, CA 95825-8202



*Established in 1958*  
JUL 28 2014

RECEIVED  
JUL 31 2014  
PLANNING DEPT.

JENNIFER LUCCHESI, Executive Officer  
(916) 574-1800 Fax (916) 574-1810  
California Relay Service TDD Phone 1-800-735-2929  
from Voice Phone 1-800-735-2922

Contact Phone: (916) 574-1900  
Contact Fax: (916) 574-1835

File Ref: W 26761

Wendy Gordan  
Atelier Architects  
13743 Ventura Blvd., Suite 270  
Sherman Oaks, CA 91423

SUBJECT: Coastal Development Project Review at 18954 PCH, City of Malibu,  
Los Angeles County

Dear Ms. Gordan:

This letter is in response to a request you submitted to the California State Lands Commission (CSLC) on behalf of your client, Malibu Property Holdings, LLC, for a jurisdictional review of your client's proposed project located at 18954 Pacific Coast Highway in Malibu. CSLC staff reviewed the proposed project to determine:

1. Whether the project will intrude into a 10-foot setback area from the most landward surveyed mean high tide line (MHTL) as set forth in Section 3.6 Residential Development Standards, Paragraph G, 3(c), of the City of Malibu's Local Coastal Program/Local Implementation Plan (Malibu LCP/LIP).
2. Whether the CSLC asserts a sovereign title interest in the property where either the existing improvements or the proposed project is located.

The facts pertaining to your client's project, as we understand them, are these:

- Your client proposes a 2,147 square foot rebuild of an existing fire damaged residence.
- The rebuild will include a two car garage, covered decks and septic system with seawall/bulkhead.
- This is a well-developed stretch of beach with numerous single-family residences both upcoast and downcoast.

In regard to the first issue, the cited provision of the Malibu LCP/LIP specifically requires that all construction be located a minimum of ten (10) feet landward of the most landward surveyed MHTL. Pursuant to the City of Malibu's development code, this

determination is to be made in consultation with the CSLC. Accordingly, based on the MHTL surveys that the CSLC is aware of including the 1928 Los Angeles County MHTL, 1961 CSLC MHTL and a 2013 MHTL survey prepared by Land & Air Surveying, it appears that the 2013 MHTL represents the most landward surveyed MHTL's for purposes of application of the LCP/LIP.

From staff's review of the material submitted, the proposed deck/balcony appears to be the most waterward improvement and is located approximately at the 10-foot setback as measured from the 2013 Los Angeles County MHTL survey. All other proposed and existing improvements are located landward of the proposed deck/balcony. At this point in time, and based on CSLC staff's analysis, the project does not intrude into the Malibu LCP/LIP 10-foot setback area.

The second issue is whether the CSLC asserts a sovereign interest in the property the project will occupy. As background, the landward boundary of the State's sovereign land ownership is the ambulatory ordinary high water mark (OHWM). Generally, the OHWM is measured by the MHTL, except where there was fill or artificial accretions or the boundary was fixed by agreement or court decision. MHTL surveys do not create a permanent boundary, but rather serve as evidence as to the MHTL location at that single point in time. In the absence of a boundary line agreement with this agency or an adjudicated boundary line, the boundary between sovereign land and privately-held uplands remains undetermined.

Although we expect the MHTL to continue to fluctuate, at this time CSLC staff does not have sufficient information to conclude the extent to which the boundary may move landward at the project location. Additional research might reveal where the boundary is likely to move, but staff believes that the time, effort, and cost to develop such information is not warranted at this time and in this situation. In conclusion, based on the circumstances as set forth above, the property location, the character, and history of adjacent development, CSLC staff does not presently claim that the proposed project intrudes onto sovereign lands.

This letter is not intended, nor shall it be construed as, a waiver or limitation of any right, title, or interest of the State in any lands under the jurisdiction of the California State Lands Commission, either now or in the future. If you have any questions, please contact Drew Simpkin, Public Land Management Specialist, at (916) 574-2275.

Sincerely,



Colin Connor, Assistant Chief  
Land Management Division

W. Gordan  
Page 3

W 26761

cc: City of Malibu – Planning Dept.  
23815 Stuart Ranch Road  
Malibu, CA 90265

Barbara Carey, Supervisor  
Planning and Regulation  
South Central Coast District Office  
California Coastal Commission  
89 South California St., Suite 200  
Ventura, CA 93001

Drew Simpkin  
Land Management Division  
CSLC

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 (fifteen days for tentative parcel maps) 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](http://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 approval 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](http://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 **Stephanie Hawner, Associate Planner**, at (310) 456-2489, extension 276.

Date: May 12, 2016

By: Bonnie Blue, 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 **MONDAY, June 6, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, for the project identified below.

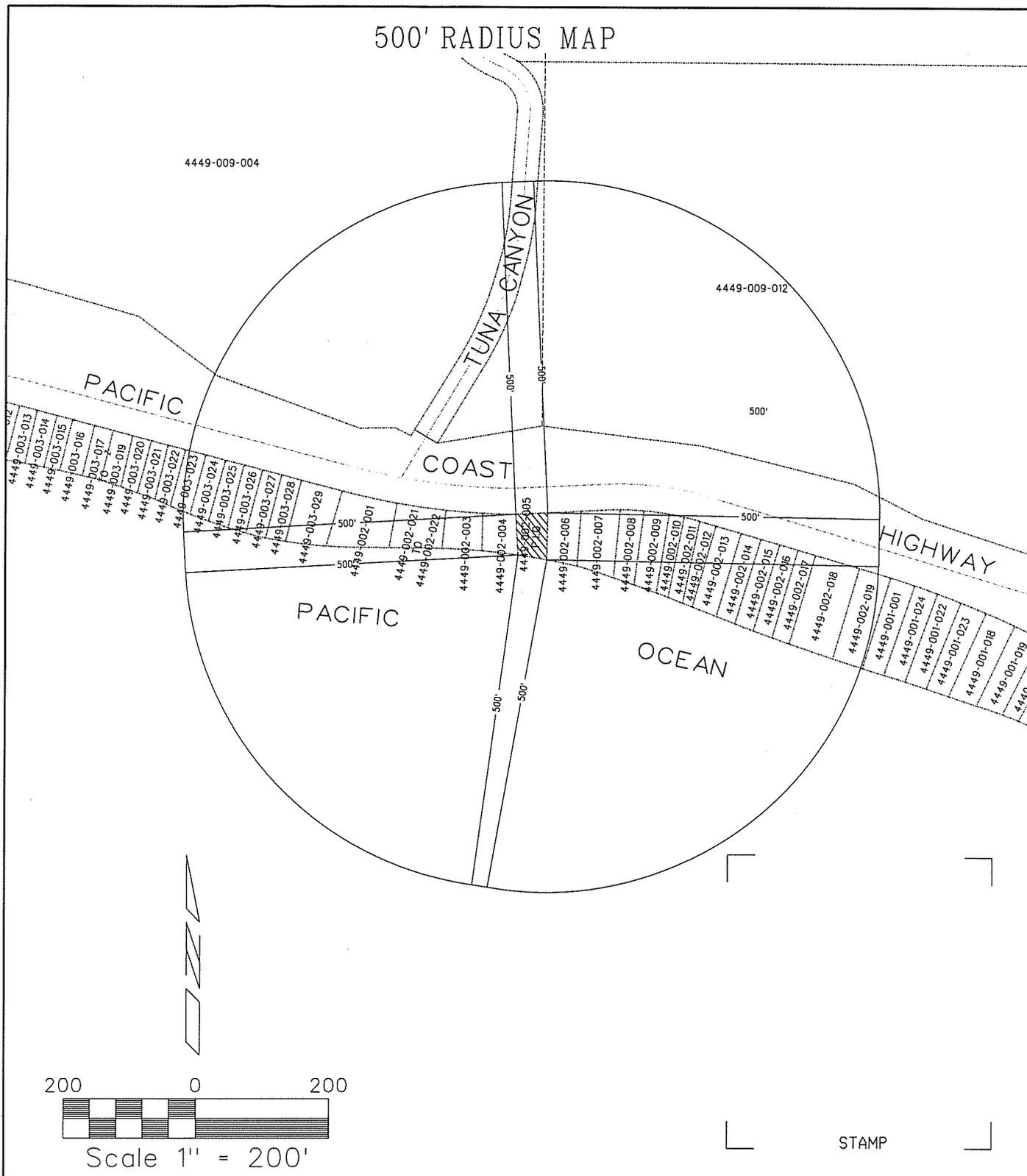
**COASTAL DEVELOPMENT PERMIT NO. 14-020, VARIANCE NO. 14-011, STRINGLINE MODIFICATION NO. 15-001, DEMOLITION PERMIT NO. 15-013, AND CODE VIOLATION NO. 14-031** - An application to demolish an existing single-family residence, onsite wastewater treatment system, and solid wall at front property line, and construct a new 2,511 square foot, two-story, single-family beachfront residence including a loft, rear decks, rooftop deck with jacuzzi and barbeque, seawall addition, and installation of a new alternative onsite wastewater treatment system, including a variance for reduction of the unenclosed parking space width, stringline modification for modification of the required building stringline, and code violation for onsite wastewater treatment system failure

LOCATION:	18954 Pacific Coast Highway, within the appealable coastal zone
APN:	4449-002-005
ZONING:	Single-Family Medium (SFM)
APPLICANT:	Atelier Architects
OWNER:	MPH, LLC
APPLICATION FILED:	April 9, 2014
CASE PLANNER:	Stephanie Hawner Associate Planner (310) 456-2489, ext. 276 shawner@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 Section 15303(a) and (e) - New Construction and 15301(l) - 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).

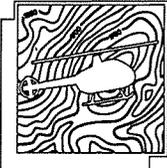


# 500' RADIUS MAP



REVISIONS:  
 UPDATE:  
 07/22/15  
 04/18/16  
 SURVEYED BY:  
 N/A  
 DRAWN BY:  
 MDS/CS

PREPARED FOR:  
 HOVSEP KOUZOUYAN  
 C/O: ATELIER ARCHITECTS  
 13743 VENTURA BLVD.  
 SUITE 270  
 SHERMAN OAKS, CA 91423

SURVEYED BY:  


**LAND & AIR SURVEYING**  
 BOUNDARY - TOPOGRAPHIC - ALTA. SURVEYS  
 SUBDIVISIONS - PARCEL MAPS  
 22741 PACIFIC COAST HIGHWAY  
 SUITE #400A  
 MALIBU, CA 90265  
 BUSINESS (310) 456-9381  
 FAX (310) 456-9821

SCALE:  
 1" = 200'  
 JOB NO:  
 KOUZ-114  
 MAPPING DATE:  
 4/3/14  
 SHEET:  
 1 OF 1



## Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner *RM*  
Jamie Peltier, Planning Technician

Approved by: Bonnie Blue, Planning Director *BB*

Date prepared: May 27, 2016 Meeting Date: June 6, 2016

Subject: Administrative Plan Review No. 15-089, Site Plan Review Nos. 16-004, 16-005, 16-007 – An application for improvements to an existing single-family residence and guest house with associated development

Location: 31948 Pacific Coast Highway

APN: 4473-012-020

Owners: Jill and Wayne Cohen

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**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 16-53 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Administrative Plan Review (APR) No. 15-089 to permit modifications to an existing single-family residence and guest house, exterior site work; Site Plan Review (SPR) No. 16-004 for a 50 percent reduction of the required front yard setback; SPR No. 16-005 for a 20 percent reduction of the required side yard setback; SPR No. 16-007 for the construction over 18 feet in height in the Single-Family Medium (SFM) zoning district located at 31948 Pacific Coast Highway (Cohen).

**DISCUSSION:** This agenda report provides an overview of the project including: 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.

According to MMC Section 17.62.030(C) and 17.62.040(A)(1), the review and approval of an APR with site plan reviews falls under the purview of the Planning Director; however, since the subject application has been opposed by the neighbor at 31946 PCH, with the applicant's agreement, it has been referred to the Planning Commission for a public

hearing pursuant to MMC Section 17.62.040(D).<sup>1</sup> The Correspondence section at the end of this report responds to the concerns raised by the neighbor. The analysis and findings discussed herein demonstrate that the project is consistent with the MMC.

### ***Surrounding Land Uses and Project Setting***

The subject property is located on the south side of Pacific Coast Highway and accessed by a gated shared driveway used by 15 other properties. Figure 1 depicts the subject property. The properties in the immediate area are zoned SFM and are developed with two-story single-family residences. While the project site is located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, it is not appealable to the California Coastal Commission (CCC) because the project is exempt from the requirement to obtain a coastal development permit. This exemption is discussed later in this report. Additionally, on the LCP Environmentally Sensitive Habitat Area (ESHA) Overlay Map, no portion of the project will encroach into ESHA or ESHA buffer.

Figure 1 – Aerial Photograph of the Site



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<sup>1</sup> The planning manager/director may approve or conditionally approve the application if the application meets all of the following criteria. Site plan reviews may be referred to the planning commission at the discretion of the planning manager/director.

## ***Project Overview***

The existing two-story single-family residence with attached two-car garage was built in 1961 and a 750 square foot two-story guest house was later approved in 1987 as part of Waiver No. 87-616 issued by the CCC. The guest house was approved without a kitchen facility, but currently has a kitchen that was installed without the benefit of permits. The proposed project will remove the kitchen to comply with the conditions in the approval from the CCC. The applicant originally submitted Over-the-Counter (OC) No. 15-160, approved on September 1, 2015, for an interior remodel of the single-family residence and guest house. However, the property owner decided to expand the scope of work, and as a result, APR No. 15-089 was submitted to the City and OC No. 15-160 is currently still pending in building plan check.

The proposed project consists of increases in roof height, an interior and exterior remodel, and site improvements. The roof height for the habitable portion of the residence will be increased because of the change from a pitched roof to a flat roof. The purpose of the increase in height for the garage is to allow for additional storage space. The development is currently non-conforming with respect to the front and north side yard setbacks. To increase the roof height of the garage, two site plan reviews are required to reduce the front yard setback by 50 percent and side yard by 20 percent to bring the existing structure into conformance with the standards set forth in MMC Chapter 17.40. The existing height of the garage is 11 feet, six inches, while the proposed height is 18 feet, which is below the overall maximum height of the structure of 27.3 feet.

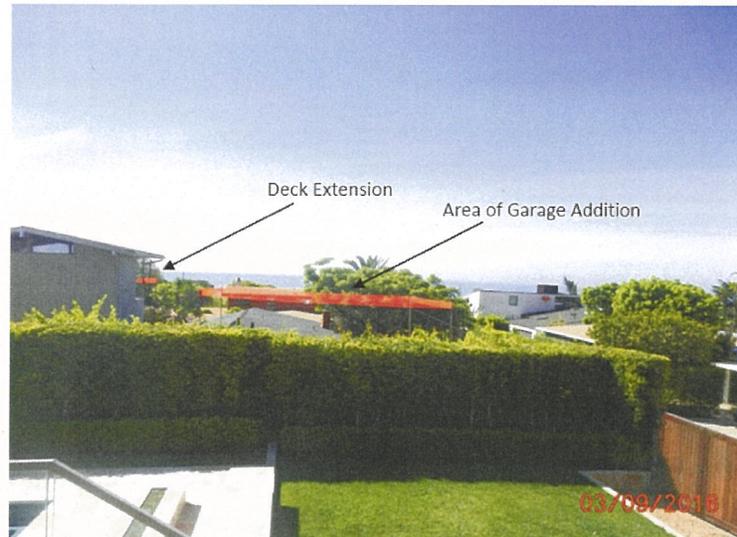
The project does not propose any additional floor area. The existing development exceeds the maximum total development square footage (TDSF). However, the project proposes to reduce the TDSF by demolishing 16 square feet of the first floor. The proposed project also includes the reduction of the impermeable surfaces from 5,664 square feet to 4,020 square feet, which will then allow the parcel to conform to the maximum allowed impermeable lot coverage.

The adjacent neighbor located at 31946 Pacific Coast Highway reported concerns to staff that the proposed project will not meet development standards and could potentially obstruct bluewater views. The neighbor's attorney sent letters of concern dated: November 2, 2015, November 30, 2015, December 18, 2015, March 22, 2016, and May 2, 2016 (Attachment 4). Revised plans from the applicant were submitted on February 18, 2016 that meet development standards of MMC Chapter 17.40 (Attachment 3).

MMC Section 17.40.040 protects visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines that are viewed from the main viewing area of any affected principal residence. The protected primary view corridor excludes the first 18 feet of the proposed building height. Staff visited the neighboring property at 31946 Pacific Coast Highway on March 2, 2016 and conducted a primary view determination to assess existing views and the story poles of the proposed

project. The property owner finalized the view determination with his signature on May 12, 2016. The view analysis showed the proposed height increase of the garage portion of the residence will be visible from the chosen main viewing area. However, since this roof height will not exceed 18 feet in height, it is not within the protected primary view corridor and it does not require a site plan review. Figure 2 depicts the primary view from 31946 Pacific Coast Highway, showing the project story poles. The primary view determination document is included as Attachment 6.

Figure 2 – View of Project from Neighboring Property



The deck will be extended around the second floor along the south and east sides of the residence. The existing roof overhang which serves as a cover to the existing deck will not be extended. The proposed deck extension will take place along the southern face of the residence towards the east. The required guard rail that will be installed on both the new and existing portions of the deck does exceed 18 feet in height, but it will be visually permeable, and based on the story poles, it will not obstruct visually impressive scenes from the chosen viewing area. Therefore, SPR No. 16-007 is included with the application and the findings are made below.

MMC Section 17.60.020 and LIP Section 13.5(A) generally define a non-conforming structure as a lawfully authorized structure that does not conform to the policies and development standards currently governing the structure. According to LIP Section 13.5(D), additions and/or improvements to nonconforming structures may be authorized, provided that the addition and/or improvement comply with the current policies and standards and less than 50 percent of the exterior walls will be demolished unless a CDP is approved for a replacement structure. The project proposes the demolition of 32 percent of the existing exterior walls, which is less than 50 percent allowed by the LCP. All new development and alterations comply with current development standards with the inclusion of the site plan reviews. Therefore, the project is in compliance with MMC Section 17.60.020 and LIP Section 13.5(A).

**Project Description**

The project plans are included as Attachment 3. The approval will permit the following scope of work:

- a. Increase in roof height of existing attached two-car garage to 18 feet in height in side and front yard setback;
- b. Increase in roof height of the first floor of the existing single-family residence to 14 feet in height;
- c. Interior remodel of residence with demolition of 32 percent of exterior walls and 16 square feet;
- d. New six foot deep second floor deck with guardrail above 18 feet in height;
- e. Interior remodel of detached guest house with demolition of nine percent of exterior walls;
- f. New exterior solid site wall measuring at six feet in height;
- g. Demolition of exterior pathways and installation of permeable pavers;
- h. New trellis attached to south side of the single-family residence;
- i. New outdoor gas fireplace; and
- j. New outdoor water feature adjacent to proposed trellis.

The following discretionary requests are included:

- k. SPR No. 16-004 for the reduction of the north side yard setback by 20 percent from 16.5 feet to 13.1 feet;<sup>2</sup>
- l. SPR No. 16-005 for the reduction of the front yard setback by 50 percent from 21.1 feet to 10.5 feet; and
- m. SPR No. 16-007 for construction of the second floor deck guardrail over 18 feet in height.

**A. Administrative Plan Review Conformance Review (MMC Section 17.40.040)**

Pursuant to MMC Chapter 17.62, the proposed development has been reviewed for conformance with the property development and design standards of MMC Chapter 17.40 and has been determined to comply, with the inclusion of the site plan reviews. The following analysis describes how the determination was made (Table 2) and correspondence from the referring specialists and/or agencies is attached (Attachment 2). The required SPR findings are made in the following section.

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

<b>Table 1 – Property Data</b>	
Lot Depth	110 feet (approx.)
Lot Width	117 feet (approx.)
Gross Lot Area	12,870 square feet
Net Lot Area*	11,655 square feet

\*Net lot area equals gross lot area minus the area of public and private street easements and 1:1 slopes

<sup>2</sup> An SPR for a setback reduction is the equivalent of a “minor modification” under the LCP.

<b>Table 2 – MMC Zoning Conformance</b>			
<b>Development Requirement</b>	<b>Allowed/Required</b>	<b>Proposed</b>	<b>Comments</b>
<i>Front Yard</i>	<i>21.1 Ft.</i>	<i>10.5 Ft.</i>	<i>Site Plan Review</i>
Rear Yard	15.8 Ft.	15.8 Ft.	Complies
<i>Side Yard</i>	<i>16.5 Ft.</i>	<i>13.1 Ft.</i>	<i>Site Plan Review</i>
Side Yard (Minimum 10%)	11 Ft.	11 Ft.	Complies
PARKING Enclosed	2	2	Complies
Unenclosed	2	2	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	3,063 Sq. Ft.	3,851 Sq. Ft.	Existing Non-Conforming
<i>HEIGHT (2<sup>nd</sup> STORY DECK)</i>	<i>18 Ft.</i>	<i>21.11 Ft.</i>	<i>Site Plan Review</i>
IMPERMEABLE COVERAGE	4,079 Sq. Ft.	4,020 Sq. Ft.	Complies

The existing development exceeds the maximum allowed TDSF. Currently, the parcel has a TDSF of 3,867 square feet and proposes to demolish 16 square feet for a total of 3,851 square feet. The proposed modification to the single-family residence and guest house will not add any TDSF, therefore, the structures may be continuously maintained. The project does not propose any landscaping or grading. The proposed project was reviewed by the Planning Department and City Environmental Health Reviewer. The project, as proposed and conditioned, and with the inclusion of the three site plan reviews, is consistent with all applicable development standards, and City goals and policies.

MMC Chapter 17.54 requires certain procedures be followed to determine potential impacts on archaeological resources. The project site has been evaluated for potential impacts to archaeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined due to the limited landform alterations proposed and previous grading, the project has a very low probability of disturbing archeological resources. Conditions of approval have been included in the attached resolution which require that in the event that any potentially important cultural resources are found in the course of 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.

**B. Site Plan Review for a 20 percent reduction in the side yard setback [MMC Section 17.62.040(D)]**

Since the existing attached garage is non-conforming as to the side yard setback, SPR No. 16-004 is requested to allow for a 20 percent reduction of the required north side yard setback to allow for the increase in roof height. The required side yard setback is 15.5 feet. The proposed 20 percent reduction, which is the maximum setback reduction allowed pursuant to Section 17.62.040(A)(8), would match the existing garage setback of 13.1 feet.

Pursuant to MMC Section 17.62.040(D), the City is required to make eight specific findings in the consideration and approval of a site plan review for the aforementioned discretionary request. The required findings in support of SPR No. 16-004 are made below:

*Finding B1. The project is compatible with other development in the adjacent area in relation to size, bulk and height.*

The properties in the immediate vicinity share an access driveway extends south from Pacific Coast Highway, with front yards along each side of the driveway. Similar to the subject property, neighboring properties have share reduced side yard setbacks along the driveway. The proposed project is compatible with other development in the adjacent area in that the neighborhood is residentially developed with other a mix of one- and two-story structures of similar height, size, and design. The attached garage roof that would be raised to 18 feet is located in the north side yard, adjacent to 31946 Pacific Coast Highway. However, there is an existing hedge that is approximately 15 feet in height that separates the concerned neighbor from the proposed development. In addition, the proposed increase in garage roof height will not project higher than the existing residence, will maintain the existing setback, and stays outside of the neighbor's protected primary view corridor. The structure will not increase in floor area or its footprint, and will continue to have a similar appearance from the street and nearby residences prior to and after construction. Due to the characteristics of the surrounding development which share similar reduced side yard setbacks, the reduction in side yard setback is compatible with other development in the area.

*Finding B2. 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 subject parcel is fully developed, and is not located in or adjacent to an ESHA, ESHA buffer zone, or any streams as designated in the City of Malibu LCP. For that reason, the project is not anticipated to 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.

*Finding B3. 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 B4. The project 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 proposed reduction in side yard setback will allow an increase of the garage roof height, but the roof height will not exceed 18 feet and the project does not increase the height of the existing residence or change its footprint. Therefore, the proposed project will not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines in the main viewing area of any affected principal residence. As shown in Figure 2, the neighboring residence at 31946 PCH will retain a bluewater view of the horizon.

*Finding B5. The project does not affect solar access, as defined by staff.*

The proposed reduction of the side yard setback is to allow the existing development to increase in roof height of the garage to 18 feet and will maintain the existing setback at 13.1 feet. Given the location of the existing development, it was determined that the project will not affect solar access of adjacent neighbors. This is because of the relation of the proposed development and the hedge which separates the subject property from the concerned neighbor. As the sun moves from east to west, the shadow that is cast by the proposed increase in height would be cast onto the existing hedge. Furthermore, the property belonging to the concerned neighbor is at a higher elevation and looks over the subject property.

*Finding B6. The project is consistent with the City's General Plan, Local Coastal Program, Municipal Code and City standards.*

The use and development related to this project conform to the SFM zoning district, do not adversely affect neighborhood character or environmental resources and therefore, are consistent with goals, policies and objectives of the General Plan, LCP, MMC and City standards.

*Finding B7. 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 B8. 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.*

There is no shoreline protective device associated with this project. This finding does not apply.

**C. *Site Plan Review for a 50 percent reduction of the required front yard setback [MMC Section 17.62.040(D)]***

The existing attached garage is non-conforming as to the front yard setback. SPR No. 16-005 is requested to allow for a 50 percent reduction of the required front yard setback to allow for the increase in height of the garage and for the construction of an exterior site wall six feet in height at the entry of the house. The required front yard setback is 21.1 feet. Pursuant to MMC Section 17.62.040(A)(8), the front yard setback may be reduced by 50 percent, which would allow a front yard setback of 10.5 feet for the six foot site wall. The existing garage front yard setback is currently 17 feet and would be maintained. The required findings in support of SPR No. 16-005 are made below:

*Finding C1. The project is compatible with other development in the adjacent area in relation to size, bulk and height.*

The front yard setback is along the access driveway that abuts the property's west boundary. As shown in Figure 1, neighboring development share reduced setbacks and as a result neighboring properties have garages and primary living areas built close to the access road and do not have front yard setbacks that are 20 percent of the lot depth. The proposed increase in garage roof height that is accommodated by the front yard setback reduction will not project higher than the existing residence, and the existing garage setback will be maintained. The structure will not increase in floor area or its footprint, and will continue to have a similar appearance from the street and nearby residences prior to and after construction. The new six foot site wall extends perpendicularly from the residence toward the access drive. It will be located at the base of a mature, non-native tree, and will be partially obstructed by a 42 inch site wall near the front property line. As such, it will not be visually intrusive. In addition, there is a residence along the driveway that currently has a wall and hedge in the front yard setback which is in excess of 42 inches. The reduction in front yard setback is compatible with other development in the adjacent area.

*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 plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.*

As discussed previously, the subject parcel is developed, not located near ESHA or streams, and not anticipated to adversely affect natural resources.

*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 project 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 requested reduction in the front yard setback will allow for the increase in height of the garage, but as discussed previously and shown in Figure 2, this increase will not exceed 18 feet or extend into the protected primary view corridor of 31946 Pacific Coast Highway, or any other surrounding residences.

*Finding C5. The project does not affect solar access, as defined by staff.*

The proposed reduction of the front yard setback is to allow the existing development to increase in roof height of the garage to 18 feet and since the existing development is already in the setback, this will not further reduce the setback. Given the location of the existing development, it was determined that the project will not affect solar access of adjacent neighbors. This is because of the relation of the proposed development and the hedge which separates the subject property from the concerned neighbor. As the sun moves from east to west, the shadow that is cast by the proposed increase in height would be cast onto the existing hedge. Furthermore, the property belonging to the concerned neighbor is at a higher elevation and looks over the subject property.

*Finding C6. The project is consistent with the City's General Plan, Local Coastal Program, Municipal Code and City standards.*

The use and development related to this project conform to the SFM zoning district, do not adversely affect neighborhood character or environmental resources and therefore, are consistent with goals, policies and objectives of the General Plan, LCP, MMC and City standards.

*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.*

There is no shoreline protective device associated with this project; therefore, this finding does not apply.

**D. Site Plan Review for construction in excess of 18 feet, not to exceed 24 feet for a flat roof [MMC Section 17.62.040(D)]**

Pursuant to MMC Section 17.62.040(D), the City is required to make eight specific findings in the consideration and approval of a site plan review for construction in excess of 18 feet. The proposed second floor deck will include a guardrail at a maximum height of 21 feet 11 inches. Pursuant to MMC Section 17.62.040(A)(8), the required findings for SPR No. 16-007 are made as follows.

*Finding D1. The project is compatible with other development in the adjacent area in relation to size, bulk and height.*

The proposed construction is a six foot deck on the south and east second floor of the residence facing towards the ocean. The existing roof overhang that covers the existing and proposed deck extension will be modified, but will not result in increased height. While the deck is below 18 feet in height, the required 42 inch guard rail extends above 18 feet in height. The maximum height to the top of the guardrail is 21.11 feet. The guard rail will have a visually permeable design and will not be visually prominent. The adjacent properties also have second story decks facing the ocean of similar height. The proposed project is compatible with other development in the adjacent area, in that the neighborhood is residentially developed with other residences of similar height, size, and design.

*Finding D2. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.*

As discussed previously, the project will not have adverse impacts on natural resources.

*Finding D3. 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 D4. The project 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).*

Figure 2 is a photograph of the primary view of from 31946 Pacific Coast Highway. In the left portion of Figure 2, story poles depicting the deck can be seen, along with extensive mature vegetation in the background. As shown in Figure 2, given the existing mature vegetation, the visually permeable guardrail at the height of 21.11 feet will not block the primary view of the adjacent neighbor. Based on staff's site inspection, photographs, review of architectural plans and the nature of the surrounding area, the project, as proposed and conditioned is not expected to impact visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, Valleys, or ravines from the main view area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

*Finding D5. The project does not affect solar access, as defined by staff.*

The proposed deck and guardrail will be below the highest portion of the structure and is attached to the existing single-family residence projecting six feet from the second story over the subject property's rear yard. Given the location of the existing structures and existing setbacks, the project will not affect solar access of adjacent neighbors.

*Finding D6. The project is consistent with the City's General Plan, Local Coastal Program, Municipal Code and City standards.*

The use and development related to this project conforms to the SFM zoning district and does not adversely affect neighborhood character or environmental resources, and therefore, are consistent with the land use goals, policies and objectives of the General Plan, Local Coastal Program, MMC and City standards.

*Finding D7. 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 D8. 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.

### ***Coastal Development Permit Exemption***

Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4, a coastal development permit exemption is appropriate for certain projects which do not involve a risk of adverse environmental impact. The proposed project, should the Planning Commission choose to approve it, is consistent with LIP Section 13.4.1 (Improvements to an Existing Single-Family Residence), which are exempt from the requirement to obtain a coastal development permit. The proposed development is not listed among the classes of development in LIP Section 13.4.1(B) for which an exemption does not apply. Specifically, the proposed project does not result in any additional square footage and will not result in an increase in roof height of the existing residence.

**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 CEQA Guidelines Sections 15301(e) – 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, staff has received correspondence from the neighbor immediately to the north located at 31946 Pacific Coast Highway regarding this project citing view impacts and compliance with development standards. Staff documented a primary view determination from the viewing area chosen by the property owner on the deck adjacent to the living area (Attachment 6). As shown in Figure 2 and Attachment 6, the portion of the project over 18 feet in height (the deck guardrail) does not obstruct bluewater ocean views. The property owner also maintains a bluewater view of the horizon over the raised roof of the garage. As discussed throughout this report, the project,

as conditioned, meets all City requirements and since it is exempt from the requirement to obtain a CDP, the requirements of the LCP do not apply. Correspondence is attached as Attachment 4 of this report.

PUBLIC NOTICE: On May 12, 2016, staff published a Public Hearing Notice in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 7).

SUMMARY: The required findings can be made that the project with the recommended modifications, in its entirety, complies with the MMC. Furthermore, 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 APR No. 15-089 and SPR Nos. 16-004, 16-005, and 16-007, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No 16-53.

ATTACHMENTS:

1. Resolution No. 16-53
2. Department Referrals
3. Project Plans
4. Correspondence
5. Story Pole Photos
6. Primary View Determination
7. Public Hearing Notice

***All referenced reports not included in the attachments can be viewed in their entirety in the project file located at Malibu City Hall.***

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-53

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. 15-089 TO PERMIT MODIFICATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE AND GUEST HOUSE, EXTERIOR SITE WORK; SITE PLAN REVIEW NO. 16-004 FOR A 50 PERCENT REDUCTION OF THE REQUIRED FRONT YARD SETBACK; SITE PLAN REVIEW NO. 16-005 FOR A 20 PERCENT REDUCTION OF THE REQUIRED SIDE YARD SETBACK; SITE PLAN REVIEW NO. 16-007 FOR THE CONSTRUCTION OVER 18 FEET IN HEIGHT IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT LOCATED AT 31948 PACIFIC COAST HIGHWAY (COHEN)

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On August 13, 2015, an application for Over-the-Counter (OC) No. 15-160 was submitted to the Planning Department and approved on September 1, 2015, for an interior remodel by applicant Wayne Chevalier. The property owner expanded the scope of work and OC No. 15-160 is pending in building plan check.

B. On October 21, 2015, an application for Administrative Plan Review (APR) No. 15-089 was submitted to the Planning Department by applicant Wayne Chevalier, on behalf of property owners, Wayne and Jill Cohen. The application was routed to the City Environmental Health Administrator for review.

C. On November 16, 2015, the applicant submitted revised plans which included a site plan review (SPR) to reduce the required front and side yard setbacks and the construction over 18 feet in height.

D. On November 20, 2015, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

E. On January 25, 2016, the applicant submitted revised plans to eliminate the enclosures of the existing covered patio and deck.

F. On February 17, 2016, the applicant submitted revised plans with an updated demolition calculation of exterior walls and modified site plan.

G. On March 2, 2016, Planning Department staff conducted a site visit to document the installation of story poles.

H. On March 9, 2016, Planning Department staff conducted a primary view determination for the property directly north of the subject property located at 31946 Pacific Coast Highway.

I. On May 12, 2016, 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.

J. On June 6, 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(c) - 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.

Based on substantial evidence contained within the record and pursuant to Malibu Municipal Code (MMC) Section 17.40.040, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, APR No. 15-089 for an exterior and interior remodel of the existing single-family residence and guest house, extension of the second story covered deck, increase of garage height to 18 feet, trellis, fountain, decrease in impermeable surfaces from 5,664 square feet to 4,020 square feet, and exterior site wall in the required front yard measuring six feet in height, including SPR No. 16-004 for a 20 percent reduction of the required side yard setback, SPR No. 16-005 for a 50 percent reduction of the required front yard setback to allow for the increase in height of the garage, and SPR No. 16-007 for construction of the deck extension and guardrail over 18 feet in height and in the single-family medium (SFM) zoning district located at 31948 Pacific Coast Highway.

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 or paleontological resources.

#### SECTION 4. Site Plan Review Findings for SPR 16-004

Since the existing attached garage is non-conforming as to the side yard setback, SPR No. 16-004 is requested to allow for a 20 percent reduction of the required north side yard setback to allow for the increase in roof height. The required side yard setback is 15.5 feet. The proposed 20 percent reduction, which is the maximum setback reduction allowed pursuant to Section 17.62.040(A)(8), would match the existing garage setback of 13.1 feet.

Pursuant to MMC Section 17.62.040(D), the City is required to make eight specific findings in the consideration and approval of a site plan review for the aforementioned discretionary request. The required findings in support of SPR No. 16-004 are made below:

1. The properties in the immediate vicinity share an access driveway extends south from Pacific Coast Highway, with front yards along each side of the driveway. Similar to the subject property, neighboring properties have share reduced side yard setbacks along the driveway. The proposed project is compatible with other development in the adjacent area in that the neighborhood is residentially developed with other a mix of one- and two-story structures of similar height, size, and design. The attached garage roof that would be raised to 18 feet is located in the north side yard, adjacent to 31946 Pacific Coast Highway. However, there is an existing hedge that is approximately 15 feet in height that separates the concerned neighbor from the proposed development. In addition, the proposed increase in garage roof height will not project higher than the existing residence, will maintain the existing setback, and stays outside of the neighbor's protected primary view corridor. The structure will not increase in floor area or its footprint, and will continue to have a similar appearance from the street and nearby residences prior to and after construction. Due to the characteristics of the surrounding development which share similar reduced side yard setbacks, the reduction in side yard setback is compatible with other development in the area.

2. The subject parcel is fully developed, and is not located in or adjacent to an Environmentally Sensitive Habitat Area (ESHA), ESHA buffer zone, or any streams as designated in the City of Malibu Local Coastal Program (LCP). For that reason, the project is not anticipated to 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.

3. There is no remedial grading associated with this project and, therefore, this finding does not apply.

4. The proposed reduction in side yard setback will allow an increase of the garage roof height, but the roof height will not exceed 18 feet and the project does not increase the height of the existing residence or change its footprint. Therefore, the proposed project will not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines in the main viewing area of any affected principal residence. As shown in Figure 2 of the associated Agenda Report, the neighboring residence at 31946 PCH will retain a bluewater view of the horizon.

5. The proposed reduction of the side yard setback is to allow the existing development to increase in roof height of the garage to 18 feet and will maintain the existing setback at 13.1 feet. Given the location of the existing development, it was determined that the project will not affect solar access of adjacent neighbors. This is because of the relation of the proposed development and the hedge which separates the subject property from the concerned neighbor. As the sun moves from east to west, the shadow that is cast by the proposed increase in height would be cast onto the existing hedge. Furthermore, the property belonging to the concerned neighbor is at a higher elevation and looks over the subject property.

6. The use and development related to this project conform to the SFM zoning district, do not adversely affect neighborhood character or environmental resources and therefore, are consistent with goals, policies and objectives of the General Plan, LCP, MMC and City standards.

7. 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.

8. There is no shoreline protective device associated with this project. This finding does not apply.

#### SECTION 5. Site Plan Review Findings for SPR 16-005

The existing attached garage is non-conforming as to the front yard setback. SPR No. 16-005 is requested to allow for a 50 percent reduction of the required front yard setback to allow for the increase in height of the garage and for the construction of an exterior site wall six feet in height at the entry of the house. The required front yard setback is 21.1 feet. Pursuant to MMC Section 17.62.040(A)(8), the front yard setback may be reduced by 50 percent, which would allow a front yard setback of 10.5 feet for the six foot site wall. The existing garage front yard setback is currently 17 feet and would be maintained. The required findings in support of SPR No. 16-005 are made below:

1. The front yard setback is along the access driveway that abuts the property's west boundary. As shown in Figure 1 of the associated Agenda Report, neighboring development share reduced setbacks and as a result neighboring properties have garages and primary living areas built close to the access road and do not have front yard setbacks that are 20 percent of the lot depth. The proposed increase in garage roof height that is accommodated by the front yard setback reduction will not project higher than the existing residence, and the existing garage setback will be maintained. The structure will not increase in floor area or its footprint, and will continue to have a similar appearance from the street and nearby residences prior to and after construction. The new six foot site wall extends perpendicularly from the residence toward the access drive. It will be located at the base of a mature, non-native tree, and will be partially obstructed by a 42 inch site wall near the front property line. As such, it will not be visually intrusive. In addition, there is a residence along the driveway that currently has a wall and hedge in the front yard setback which is in excess of 42 inches. The reduction in front yard setback is compatible with other development in the adjacent area.

2. The subject parcel is developed, not located near ESHA or streams, and not anticipated to adversely affect natural resources.

3. There is no remedial grading associated with this project and, therefore, this finding does not apply.

4. The requested reduction in the front yard setback will allow for the increase in height of the garage, but as discussed previously and shown in Figure 2 of the associated Agenda Report, this increase will not exceed 18 feet or extend into the protected primary view corridor of 31946 Pacific Coast Highway, or any other surrounding residences.

5. The proposed reduction of the front yard setback is to allow the existing development to increase in roof height of the garage to 18 feet and since the existing development is already in the setback, this will not further reduce the setback. Given the location of the existing development, it was determined that the project will not affect solar access of adjacent neighbors. This is because of the relation of the proposed development and the hedge which separates the subject property from the concerned neighbor. As the sun moves from east to west, the shadow that is cast by the proposed increase in height would be cast onto the existing hedge. Furthermore, the property belonging to the concerned neighbor is at a higher elevation and looks over the subject property.

6. The use and development related to this project conform to the SFM zoning district, do not adversely affect neighborhood character or environmental resources and therefore, are consistent with goals, policies and objectives of the General Plan, LCP, MMC and City standards.

7. 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.

8. There is no shoreline protective device associated with this project; therefore, this finding does not apply.

#### SECTION 6. Site Plan Review Findings for SPR 16-007

Pursuant to MMC Section 17.62.040(D), the City is required to make eight specific findings in the consideration and approval of a site plan review for construction in excess of 18 feet. The proposed second floor deck will include a guardrail at a maximum height of 21 feet 11 inches. Pursuant to MMC Section 17.62.040(A)(8), the required findings for SPR No. 16-007 are made as follows.

1. The proposed construction is a six foot deck on the south and east second floor of the residence facing towards the ocean. The existing roof overhang that covers the existing and proposed deck extension will be modified, but will not result in increased height. While the deck is below 18 feet in height, the required 42 inch guard rail extends above 18 feet in height. The maximum height to the top of the guardrail is 21.11 feet. The guard rail will have a visually permeable design and will not be visually prominent. The adjacent properties also have second story decks facing the ocean of similar height. The proposed project is compatible with other development in the adjacent area, in that the neighborhood is residentially developed with other residences of similar height, size, and design.

2. As discussed previously, the project will not have adverse impacts on natural resources.

3. There is no remedial grading associated with this project and, therefore, this finding does not apply.

4. Figure 2 of the associated Agenda Report is a photograph of the primary view of from 31946 Pacific Coast Highway. In the left portion of Figure 2, story poles depicting the deck can be seen, along with extensive mature vegetation in the background. As shown in Figure 2 of the associated Agenda Report, given the existing mature vegetation, the visually permeable guardrail at the height of

21.11 feet will not block the primary view of the adjacent neighbor. Based on staff's site inspection, photographs, review of architectural plans and the nature of the surrounding area, the project, as proposed and conditioned is not expected to impact visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, Valleys, or ravines from the main view area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

5. The proposed deck and guardrail will be below the highest portion of the structure and is attached to the existing single-family residence projecting six feet from the second story over the subject property's rear yard. Given the location of the existing structures and existing setbacks, the project will not affect solar access of adjacent neighbors.

6. The use and development related to this project conforms to the SFM zoning district and does not adversely affect neighborhood character or environmental resources, and therefore, are consistent with the land use goals, policies and objectives of the General Plan, Local Coastal Program, MMC and City standards.

7. 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.

8. As there is no shoreline protective device associated with this project, this finding does not apply.

#### SECTION 7. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 15-089 and SPR Nos. 16-004, 16-005, and 16-007, subject to the following conditions.

#### SECTION 8. 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. Increase in roof height of existing attached two-car garage to 18 feet in height in side and front yard setback;
  - b. Increase in roof height of the first floor of the existing single-family residence to 14 feet in height;

- 
- c. Interior remodel of residence with demolition of 32 percent of exterior walls and 16 square feet;
  - d. New six foot deep second floor deck with guardrail above 18 feet in height;
  - e. Interior remodel of detached guest house with demolition of nine percent of exterior walls;
  - f. New exterior solid site wall measuring at six feet in height;
  - g. Demolition of exterior pathways and installation of permeable pavers;
  - h. New trellis attached to south side of the single-family residence;
  - i. New outdoor gas fireplace;
  - j. New outdoor water feature adjacent to proposed trellis;
  - k. SPR No. 16-004 for the reduction of the north side yard setback by 20 percent from 16.5 feet to 13.1 feet;
  - l. SPR No. 16-005 for the reduction of the front yard setback by 50 percent from 21.1 feet to 10.5 feet; and
  - m. SPR No. 16-007 for construction of the second floor deck guardrail over 18 feet in height.
3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **February 17, 2016**. 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 June 6, 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 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. The Planning Director may grant up to four one-year extensions of the expiration of an administrative plan review approval, if the Planning Director finds that the conditions, including but not limited to changes in the zoning ordinance, under which the administrative plan review approval was issued have not significantly changed.
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.

#### *Environmental Health*

15. All final project plans shall be submitted for the Environmental Health Review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval. The existing 1,250 gallon septic tank is to remain in service. Final floor plans not to exceed four bedrooms and 47 drainage fixture units.

#### *Demolition / Solid Waste*

16. The applicant shall contract 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.

17. 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.
18. 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.

#### *Construction / Framing*

19. 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 and federal, state and local holidays.
20. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, will 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.

#### *Site Specific Conditions*

21. A new or modified onsite wastewater treatment system or other onsite improvements are NOT authorized under this approval.
22. **Fifty percent or more of exterior walls must remain in place during construction.** Pursuant to Local Coastal Program Local Implementation Plan 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 substantial remodel agreement acknowledging this shall be required prior to issuance of building permits for the project. Should an issue related to the removal of more than 50 percent of exterior walls come up during construction, contact Planning Department staff to discuss options PRIOR TO DEMOLITION of more than 50 percent of the existing exterior walls.
23. When framing is completed, a site survey shall be prepared by a licensed surveyor, civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. The Planning Department shall sign off stating that said document has been received and verified.
24. The residence and guest house shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material. Reflective, glossy, polished and/or roll-form metal siding is prohibited, the new roof shall be treated with an oxidized appearance.

- 25. No grading is proposed; therefore, none is approved.
- 26. 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 an area of 2,500 square feet or more, a detailed landscaping plan shall be submitted for review and approval prior to any planting.
- 27. No exterior lighting is proposed as part of this project; therefore, no new exterior lighting is permitted as part of this project.

*Prior to Final Inspection*

- 28. The applicant shall request a final Planning inspection prior to final inspection by the City of Malibu Environmental Sustainability Department. Final Building Safety Division approval shall not be issued until the Planning Department has determined that the project complies with this administrative plan review permit.
- 29. 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.
- 30. No final inspection by the Environmental Sustainability Department shall be issued, nor any authorization to connect utilities, until final Planning inspection has determined that the construction complies with the approved plans.

*Fixed Conditions*

- 31. This administrative plan review 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 there under.

SECTION 9. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 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](http://www.malibucity.org), in person at City Hall or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-53 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 6<sup>th</sup> day of June 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

KATHLEEN STECKO, Recording Secretary



# City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861  
(310) 456-2489 FAX (310) 317-1950 www.malibucity.org

58  
RECEIVED  
JAN 25 2016  
PLANNING DEPT.

## ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: 10/21/2015  
FROM: City of Malibu Planning Department

PROJECT NUMBER: APR 15-089, CDPE 15-094, CE 15-150  
JOB ADDRESS: 31948 PACIFIC COAST HWY  
APPLICANT / CONTACT: Wayne Chevalier  
APPLICANT ADDRESS: 23823 Malibu Rd  
Malibu, CA 90265  
APPLICANT PHONE #: (310)774-0240  
APPLICANT FAX #: \_\_\_\_\_  
APPLICANT EMAIL: waynewtc@icloud.com  
PROJECT DESCRIPTION: Enclose existing overhang area, demo square feet,  
and an interior remodel

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)**

Malibu  
Signature

JANUARY 28, 2016  
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.

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 307.

*THIS CONFORMANCE REVIEW SUPERSEDES EH CONFORMANCE REVIEW LETTER DATED 11-3-2015.*



# 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](http://www.malibucity.org)

## ENVIRONMENTAL HEALTH REVIEW SHEET

### PROJECT INFORMATION

Applicant: (name and email address)	Wayne Chevalier <a href="mailto:wayne@studiobacket.com">wayne@studiobacket.com</a>	
Project Address:	31948 Pacific Coast Highway Malibu, CA 90265	
Planning Case No.:	APR 15-089	
Project Description:	Enclose existing overhang area, demo square feet, interior remodel	
Date of Review:	January 28, 2016	
Reviewer:	Matt Janousek	Signature:
Contact Information:	Phone: (310) 456-2489 ext. 307	Email: <a href="mailto:mjanousek@malibucity.org">mjanousek@malibucity.org</a>

### SUBMITTAL INFORMATION

Architectural Plans:	Architectural plans by Studio Bracket submitted to Planning 10-21-2015; Revised plans received 1-25-2016
Fixture Worksheet:	Fixture unit worksheet by Ely Jr. dated 1-26-2016
Operating Permit:	Operating permit expires 3-31-2020
Miscellaneous:	OWTS Plot Plan by Ely Jr. dated 1-26-2016 County of LA plumbing permits dated 2-28-1989, 11-7-1974, 9-28-1961
Prev. EH Approval:	EH approval for installation of two (2) "future expansion" seepage pits dated 1-28-2015
Previous Reviews:	11-3-2015 (EH planning review completed under previous scope of work)

### REVIEW FINDINGS

Planning Stage:	<input checked="" type="checkbox"/> <b>CONFORMANCE REVIEW COMPLETE</b> 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.
	<input type="checkbox"/> <b>CONFORMANCE REVIEW INCOMPLETE</b> 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:	<input type="checkbox"/> <b>APPROVED</b>
	<input checked="" type="checkbox"/> <b>NOT APPROVED</b> Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	<input type="checkbox"/> <b>NOT REQUIRED</b>
	<input checked="" type="checkbox"/> <b>REQUIRED (attached hereto)</b> <input type="checkbox"/> <b>REQUIRED (not attached)</b>

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 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. The existing 1,250 gallon septic tank is to remain in service. Final floor plans not to exceed 4 bedrooms / 47 drainage fixture units.

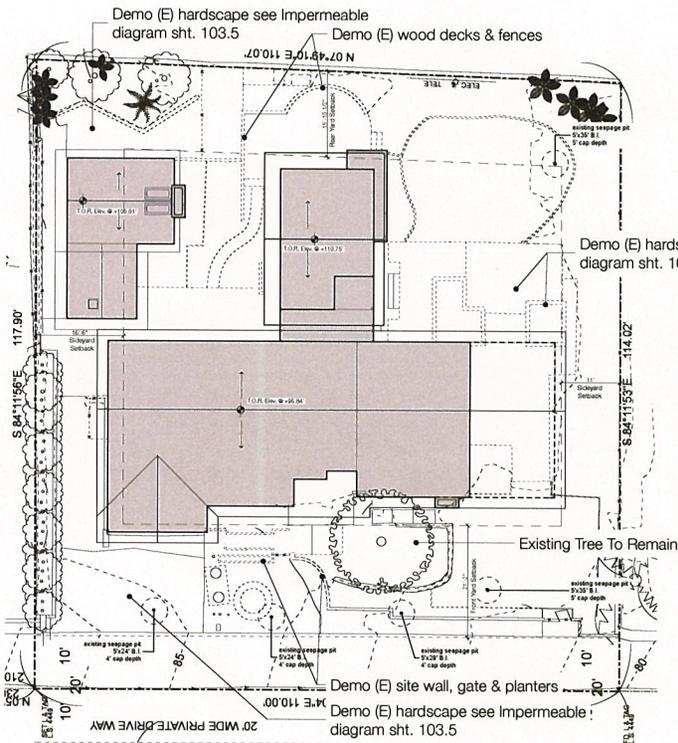
-o0o-

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

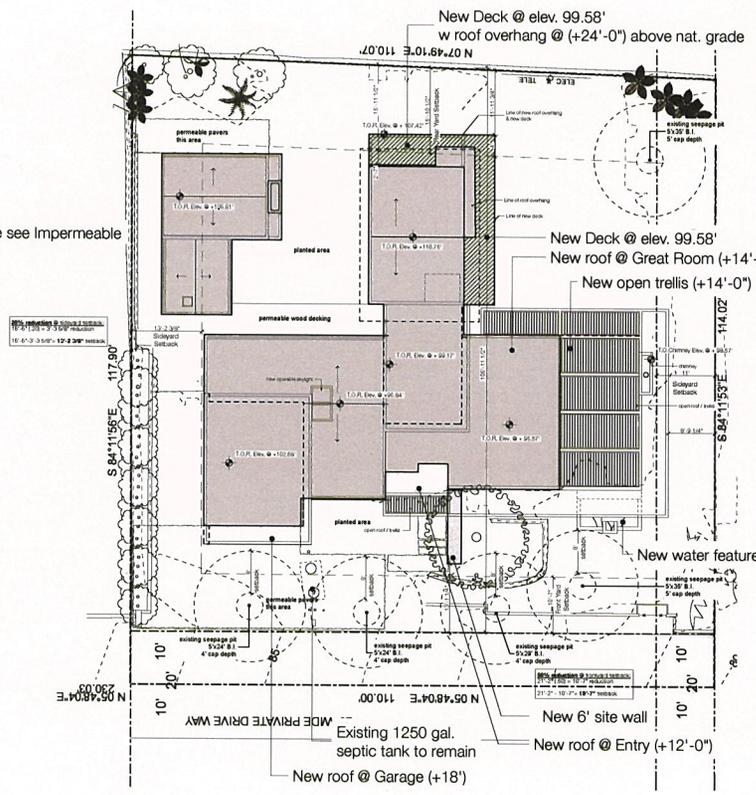
cc: Environmental Health file  
Planning Department







1 AS-BUILT / DEMO SITE PLAN  
SCALE 3/32" = 1'-0"



2 PROPOSED SITE PLAN  
SCALE 3/32" = 1'-0"

VIEWS



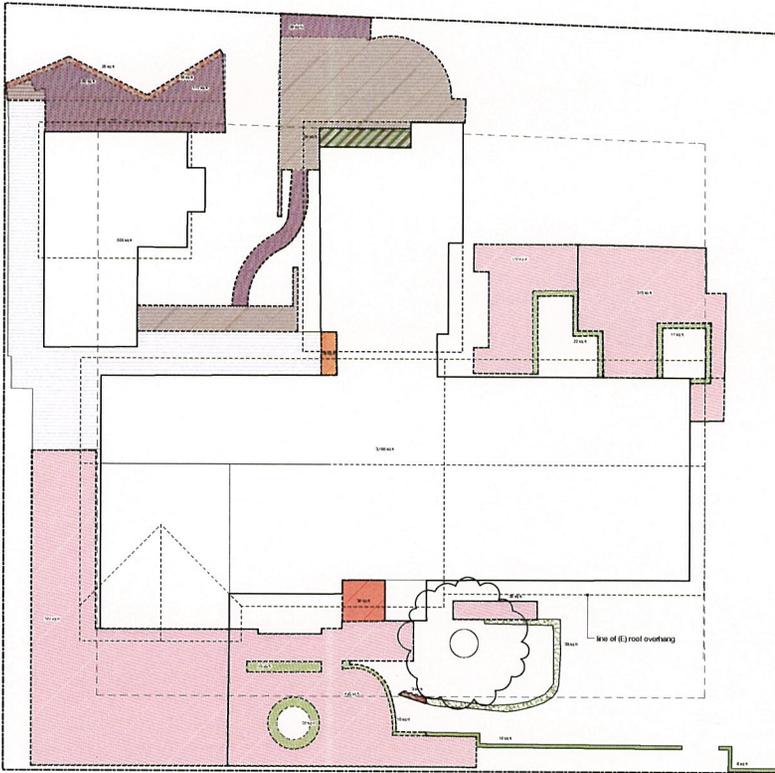
ATTACHMENT 3

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103.5 Lot Coverage Diagrams	
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204 North Elevations (As-Built & Proposed)	
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301 Sections	
302 Sections	
303 Sections	
<b>Project Data</b>	
<b>DESCRIPTION:</b>	
Remodel	
Interior Cosmetic / material updates	
new roofs	
new exterior gas fire place	
demo 10' of	
demo 1,000' of hardscape	
50% reduction in front yard setback	
20% reduction in side yard setback (north)	
construction above 18'	
new water feature	
new second story deck	
new 6' site wall	
<b>Project Address:</b>	31948 Pacific Coast Highway Malibu, CA 90265
<b>APN:</b>	4473 012 020
<b>Occupancy:</b>	R3
<b>Applicable Codes:</b>	2014 Cal AEC / 2014 Cal AEC 2014 Cal AEC / 2014 Cal AEC 2014 Cal AEC / 2008 CECS
<b>Type of Construction:</b>	Type V
<b>Fire Zone:</b>	IV
<b>Area Calculations</b>	
<b>GROSS AREA</b>	12,763.89 SQ. FT. = 0.290 ACRES
<b>NET AREA</b>	11,865.69 SQ. FT. = 0.268 ACRES
<b>TDBF:</b>	See Diagrams sht. 103
<b>EXISTING ENCLOSED AREA / TDBF:</b>	3,967 sq
<b>EXISTING ENCLOSED AREA:</b>	3,967 sq
<b>EXISTING ENCLOSED AREA TO BE DEMOLISHED:</b>	3,861 sq
<b>Total Proposed TDBF:</b>	3,861 sq
<b>EXISTING AREA UNDER 45' OVERHANG:</b>	734 sq - <b>NOT COUNTED</b>
<b>Impermeable Lot Coverage:</b>	See Diagrams sht. 103.5
<b>Max Allowable Impermeable Lot Coverage</b>	
Lot Area: 11,865.69 sq ft = 27% area (14' area = 1-20% lot coverage allowed)	3,811,605 sq
Existing Impermeable Lot Coverage:	5,884 sq
Proposed Impermeable Lot Coverage:	4,000 sq (1,884)
	4,000 < 4,074 = <b>OK</b>
<b>Project Team</b>	
<b>Owner:</b> Jill and Wayne Cohen 31948 Pacific Coast Hwy Malibu, CA 90265	<b>Designer / Contact:</b> Wayne T. Chovallor 23823 Malibu Road #50-420 Malibu, CA 90265 310.663.5613
<b>Civil Engineer:</b>	<b>Structural Engineer:</b>
<b>Contractor:</b> TBD	
<b>Vicinity Map</b>	
<p>Check, change, amend &amp; document control for all set improvements of scope of the project to set out The Designer's office is licensed by the State of California, including designing and all other professional services.</p> <p>These documents not to be used without the written consent of the Designer.</p>	
<b>SITE PLAN</b>	
<b>DATE:</b>	04/16/24
<b>SCALE:</b>	as noted
<b>DESIGNED BY:</b>	WTC
<b>101</b>	

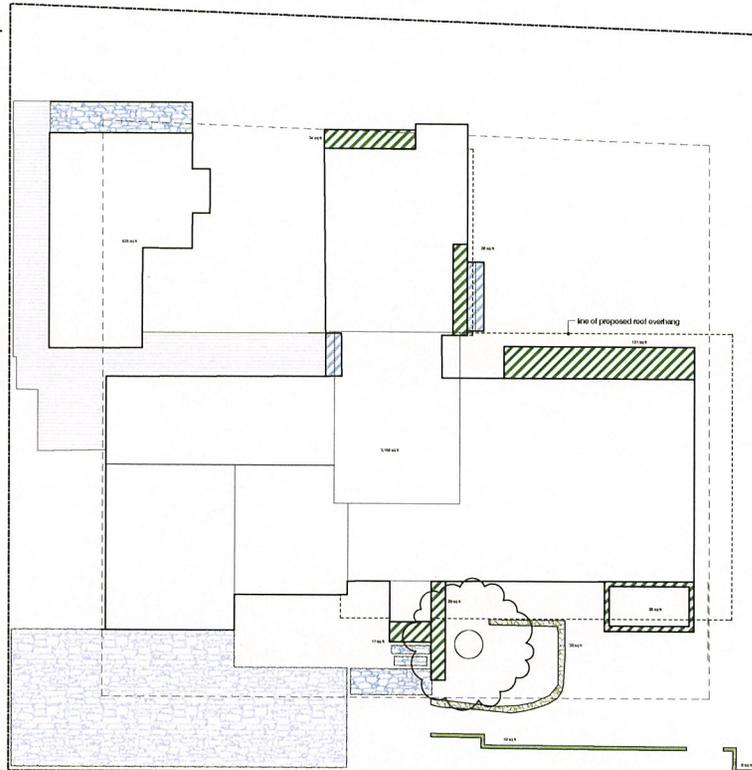
Cohen  
31948 Pacific Coast Hwy.  
Malibu, CA 90265







1 Existing Lot Coverage Diagram / Site Demo  
SCALE: 1/8" = 1'-0"



2 Proposed Lot Coverage Diagram  
SCALE: 1/8" = 1'-0"

**Impermeable Lot Coverage**

Impermeable Lot Coverage			
Total	To Demolish	To Remain	
Existing Residential Footprint 2,361			2,361
Existing Concrete Pavement and Concrete 1,706			1,706
Existing Stone Walls 62			62
Existing Steel Gates Walls 114			114
<b>TOTAL EXISTING</b>	<b>4,843</b>	<b>1,236</b>	<b>3,607</b>
Non-Impermeable Lot Coverage 302			302
<b>TOTAL PROPOSED</b>			<b>3,909</b>

**Max Allowable Impermeable Lot Coverage**  
 10,000 sq ft of 10% impervious area (10,000 sq ft x 10% impervious area) = 1,000 sq ft  
 10,000 sq ft x 10% = 1,000 sq ft

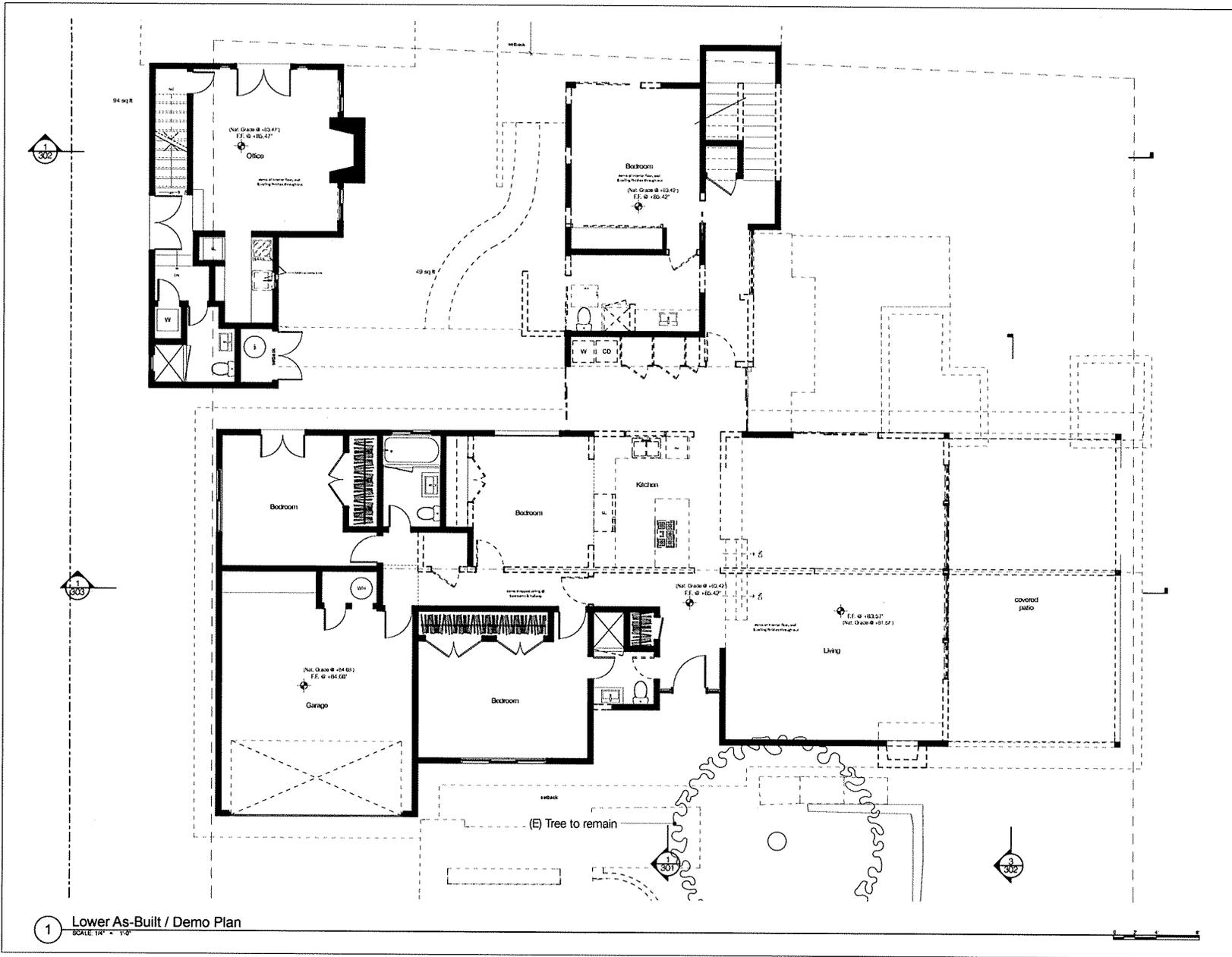
Permeable Lot Coverage			
Total	To Demolish	To Remain	
Existing Permeable Pavers			
Existing Permeable Wood Deck			
Proposed Permeable Wood Deck			
Proposed Permeable Paving			

studio  
**bracket**  
 200 N. Hollywood Blvd.  
 Los Angeles, CA 90028  
 Tel: 310.774.6040  
 Fax: 310.774.6879

**Cohen**  
 31948 Pacific Coast Hwy.  
 Malibu, CA 90265

**Lot Coverage Diagram**  
 DATE: 06/15/18  
 SCALE: AS SHOWN  
 PREPARED BY: BHM

**103.5**



1 Lower As-Built / Demo Plan  
SCALE: 1/4" = 1'-0"

**Wall Legend**

- Existing Walls to Remain
- Existing Walls / Landscape to Demolish
- Proposed Walls

**Notes**

DATE	DESCRIPTION	BY

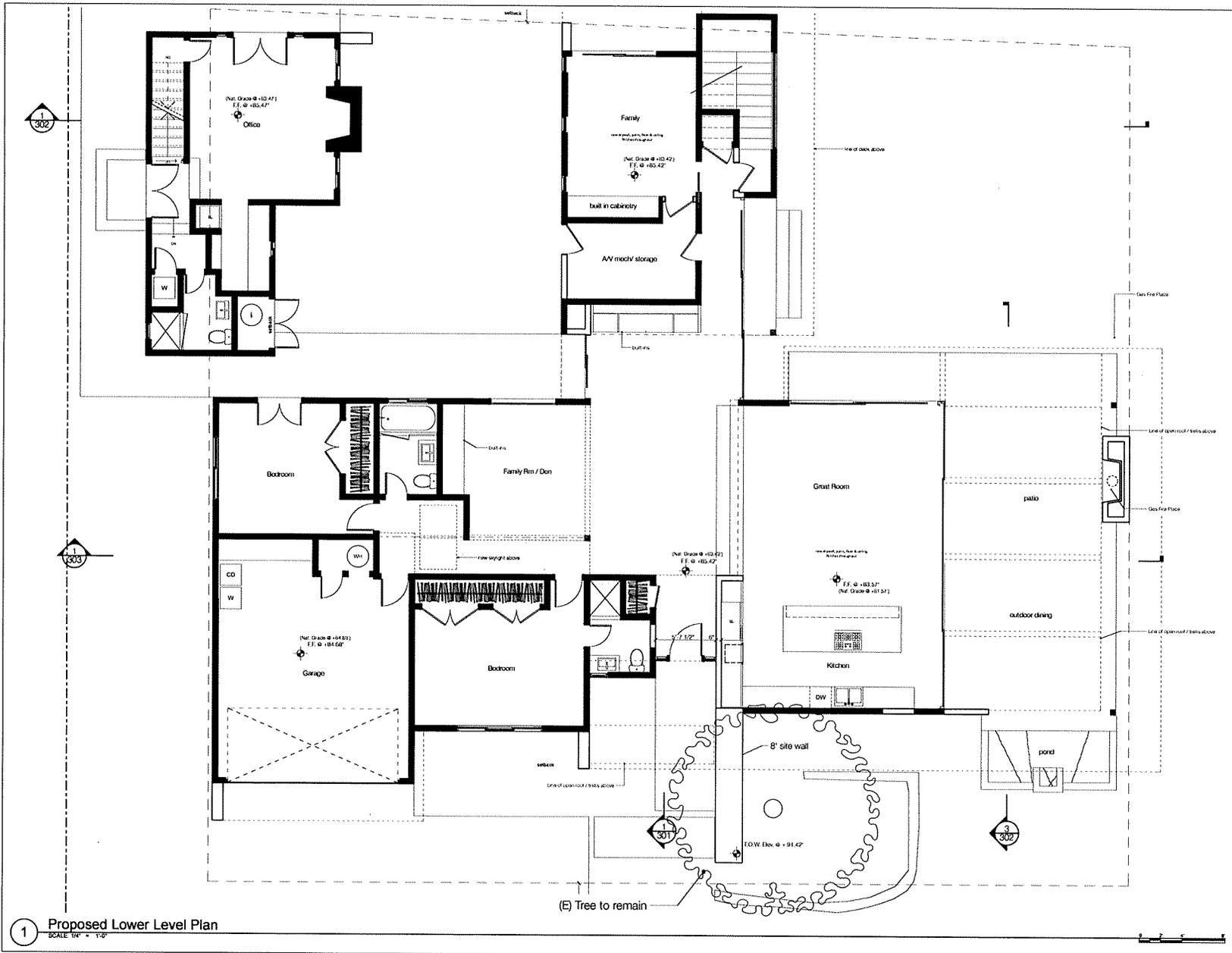
**studio bracket**  
ARCHITECTS  
11111 WILSON BLVD.  
SUITE 200  
MALIBU, CA 90265  
TEL: 310.774.0874  
WWW.STUDIOBRACKET.COM

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31948 Pacific Coast Hwy.  
Malibu, CA 90265

OWNER: [unreadable] ARCHITECT: [unreadable] CONTRACTOR: [unreadable]  
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**Lower As-Built Demo Plan 1**

DATE	DESCRIPTION	BY



**Wall Legend**

	Existing Walls to Remain
	Existing Walls to Demolish
	Proposed Walls

**Notes**

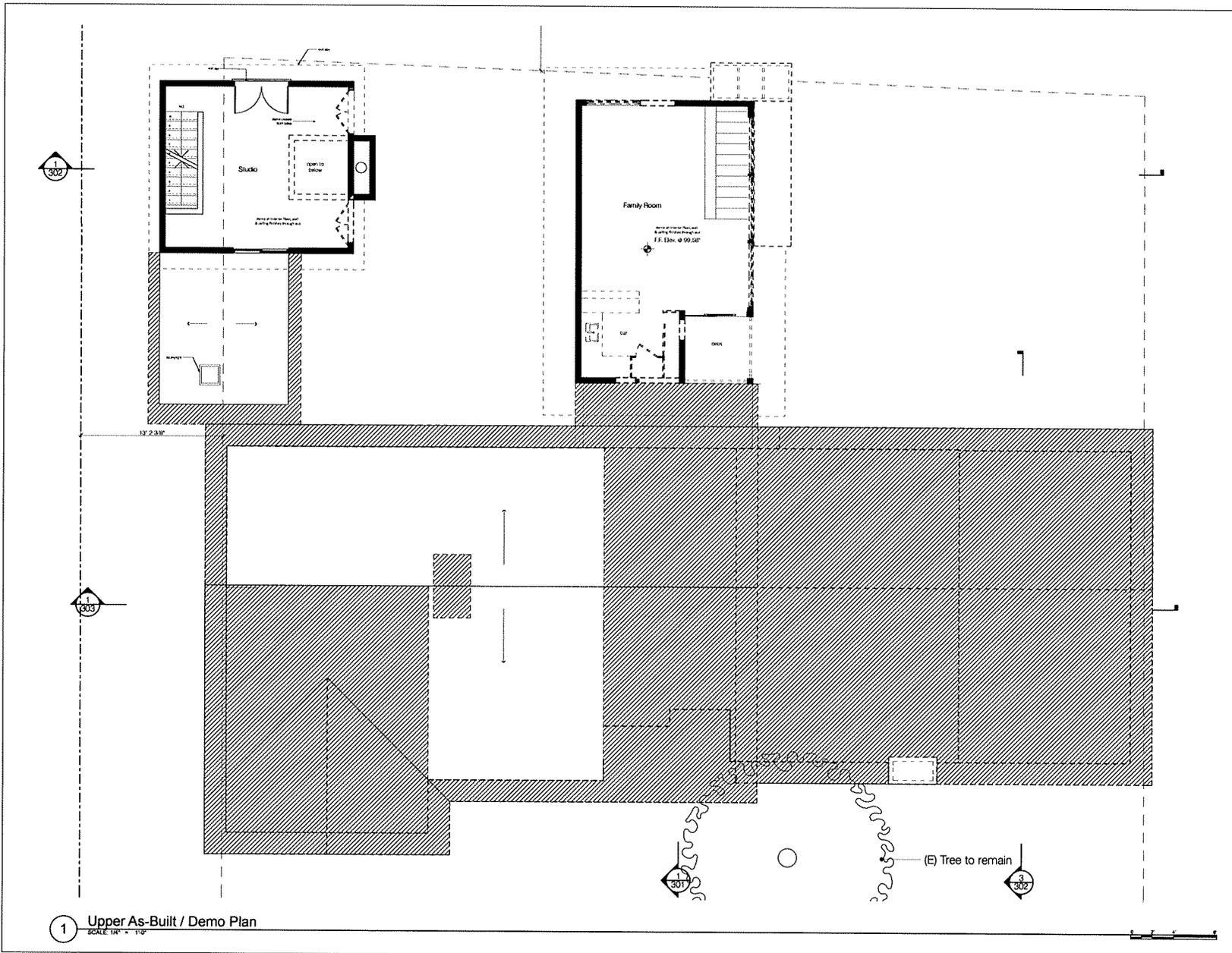
studio  
bracket  
ARCHITECTS  
400 S. 101  
MIRAGE, CA 90265  
P: 310.774.0200  
F: 310.774.0479

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**Lower Proposed  
Plan 1**

DATE	
BY	
CHECKED	
DATE	
BY	
REVISIONS	



1 Upper As-Built / Demo Plan  
SCALE 1/4" = 1'-0"

**Legend**

- Existing Walls to Retain
- Existing Walls / Hardscape to Demolish
- Proposed Walls
- DEMO roof this area

**Notes**


**studio bracket**  
 ARCHITECTS  
 400 N. GARDEN ST.  
 ANAHEIM, CA 92801  
 P: 714.771.0000  
 F: 714.771.0001

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 31948 Pacific Coast Hwy.  
 Malibu, CA 90265

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**Upper As-Built  
 Demo Plan 2**

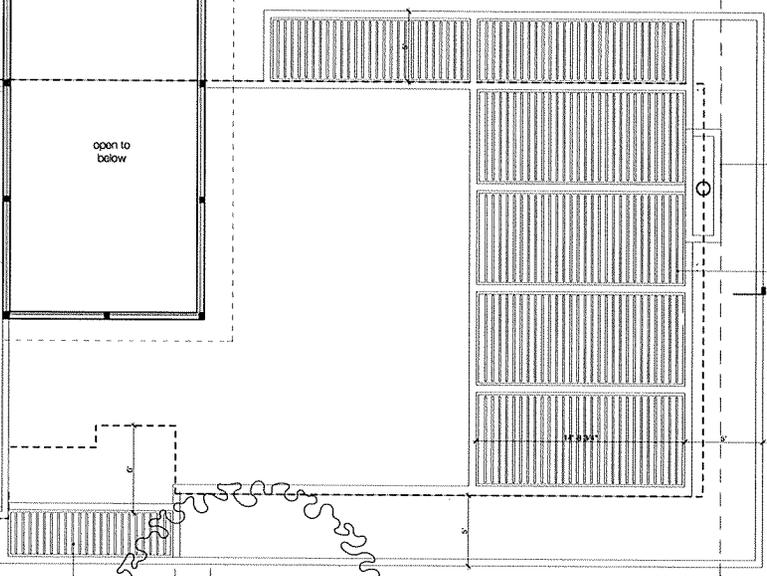
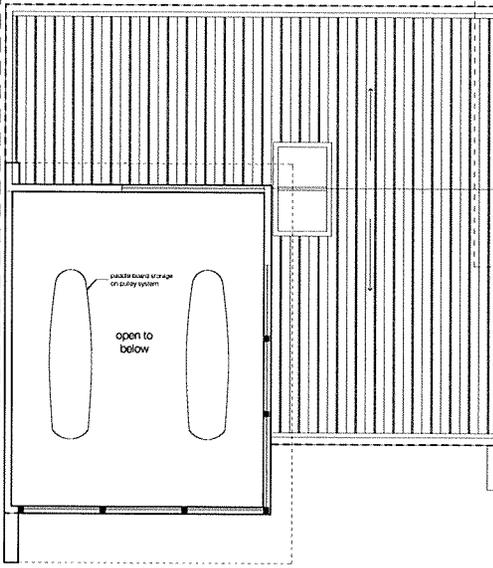
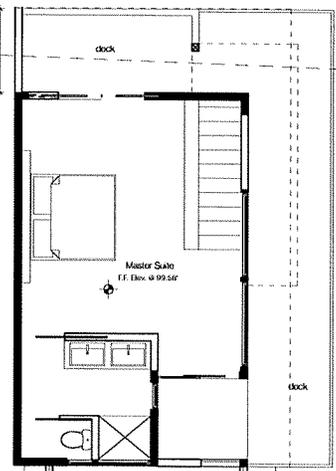
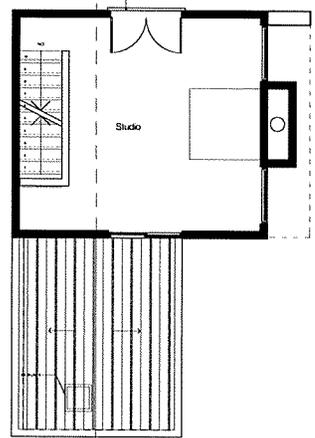
DATE	

DRAWN BY: \_\_\_\_\_



1 Proposed Upper Level Plan

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



**Wall Legend**

	Existing Walls to Remain
	Existing Walls to Demolish
	Proposed Walls

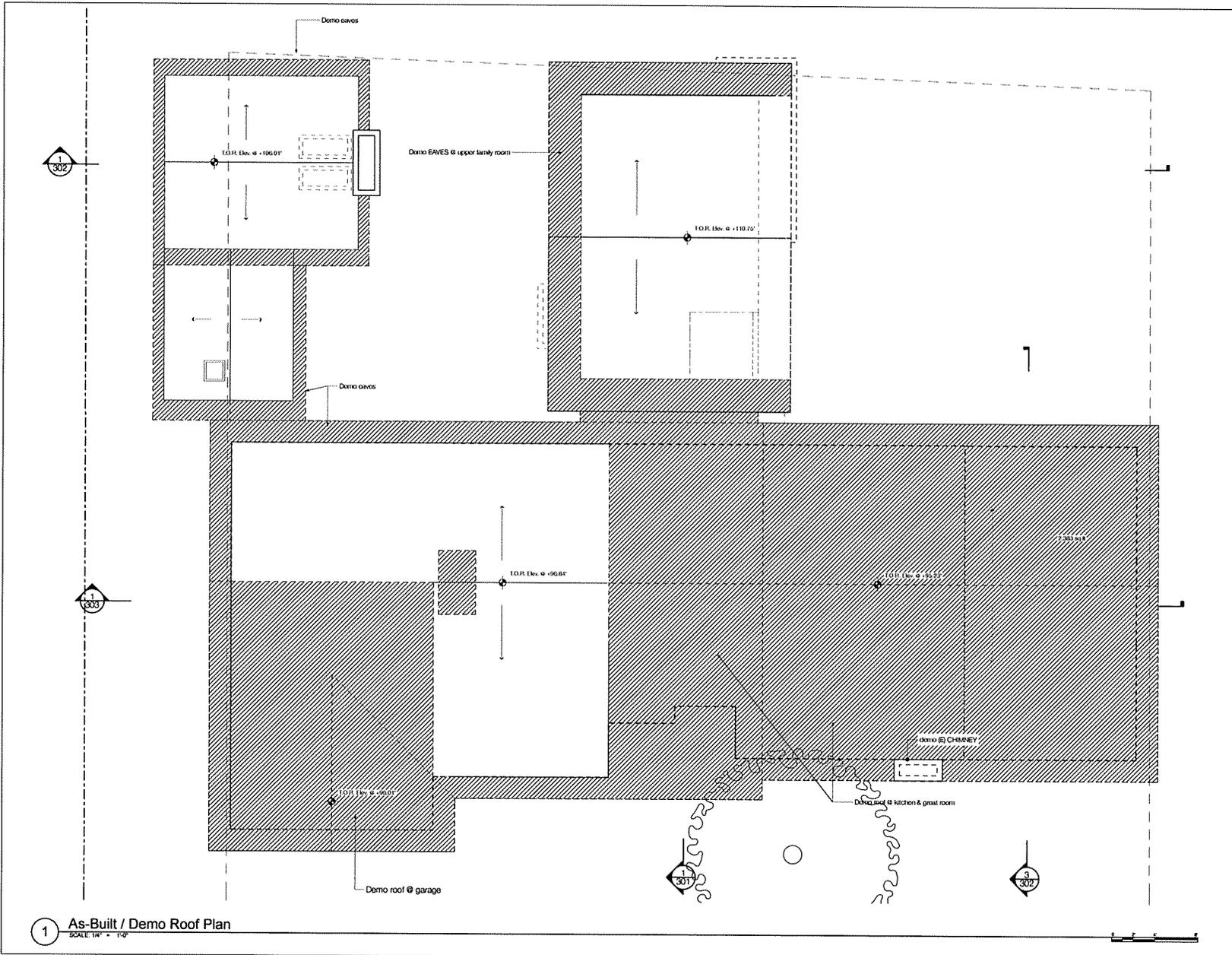
**studio bracket**  
 276 100th Ave  
 #517 #212  
 Malibu, CA 90265  
 P 310.774.0240  
 F 310.774.0274

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 Malibu, CA 90265

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**Upper Proposed Plan 2**

DATE	10/10/18
SCALE	1/4" = 1'-0"
PROJECT	107



1 As-Built / Demo Roof Plan  
SCALE: 1/4" = 1'-0"

**Legend**

DEMO roof this area

**Notes**

NO.	DESCRIPTION	DATE

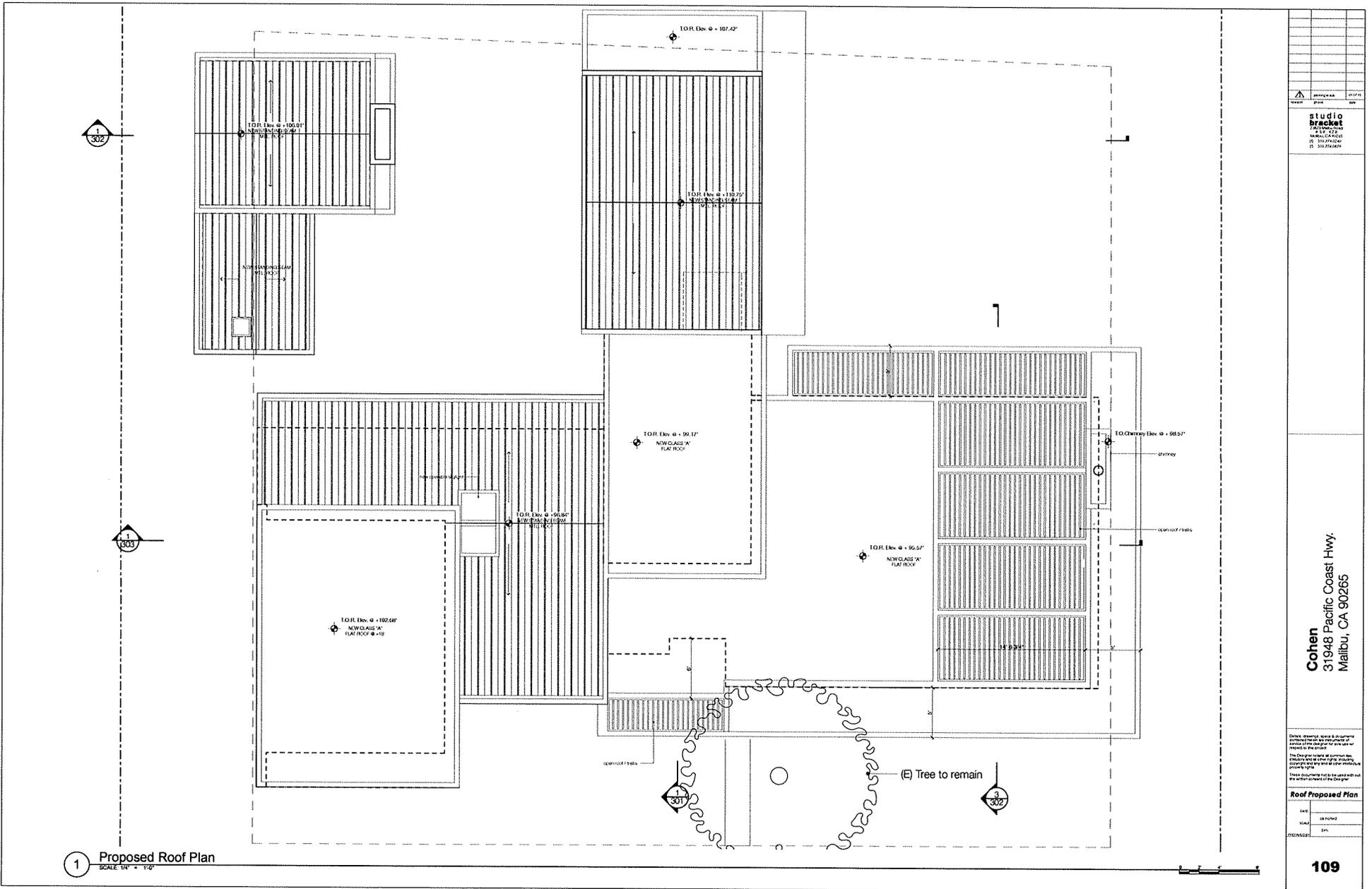
**studio bracket**  
ARCHITECTS  
4100 W. 22nd St.  
MAYMA, CA 90245  
TEL: 310.774.0004  
FAX: 310.774.0479

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**Roof As-Built Demo Plan**

DATE: \_\_\_\_\_  
SCALE: 1/4" = 1'-0"  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



1 Proposed Roof Plan  
SCALE 1/4" = 1'-0"

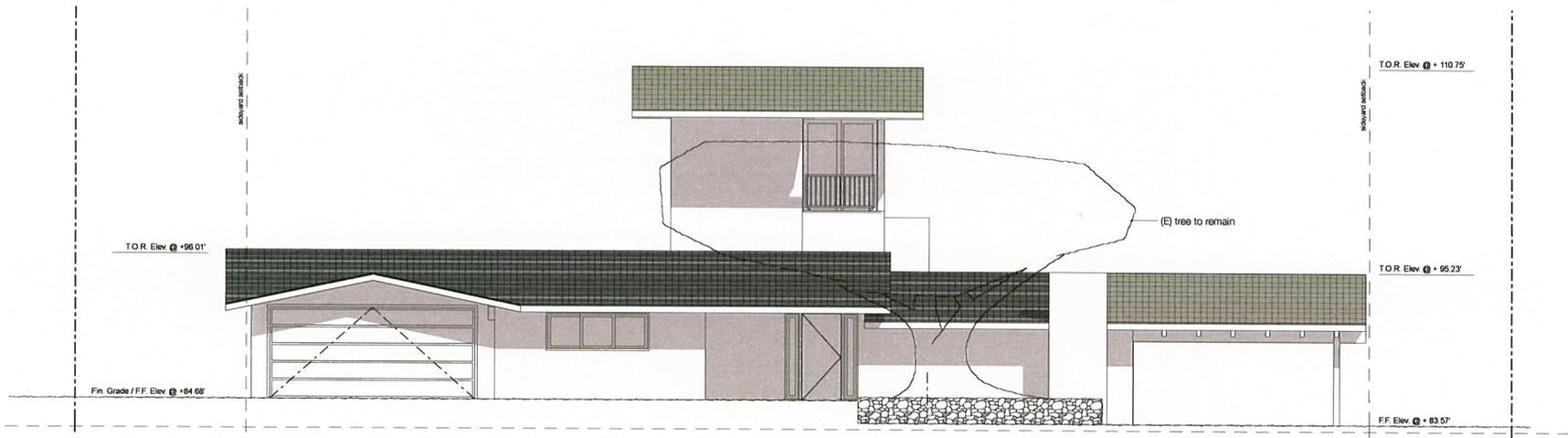
DATE	DESCRIPTION	BY

studio  
bracket  
2100 21st St  
Santa Cruz, CA 95060  
Tel: 831.426.1111  
Fax: 831.426.1112

Cohen  
31948 Pacific Coast Hwy.  
Malibu, CA 90265

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Roof Proposed Plan	
DATE	
SCALE	
PROJECT	



1 As-Built West Elevation  
SCALE 1/4" = 1'-0"



2 Proposed West Elevation  
SCALE 1/4" = 1'-0"

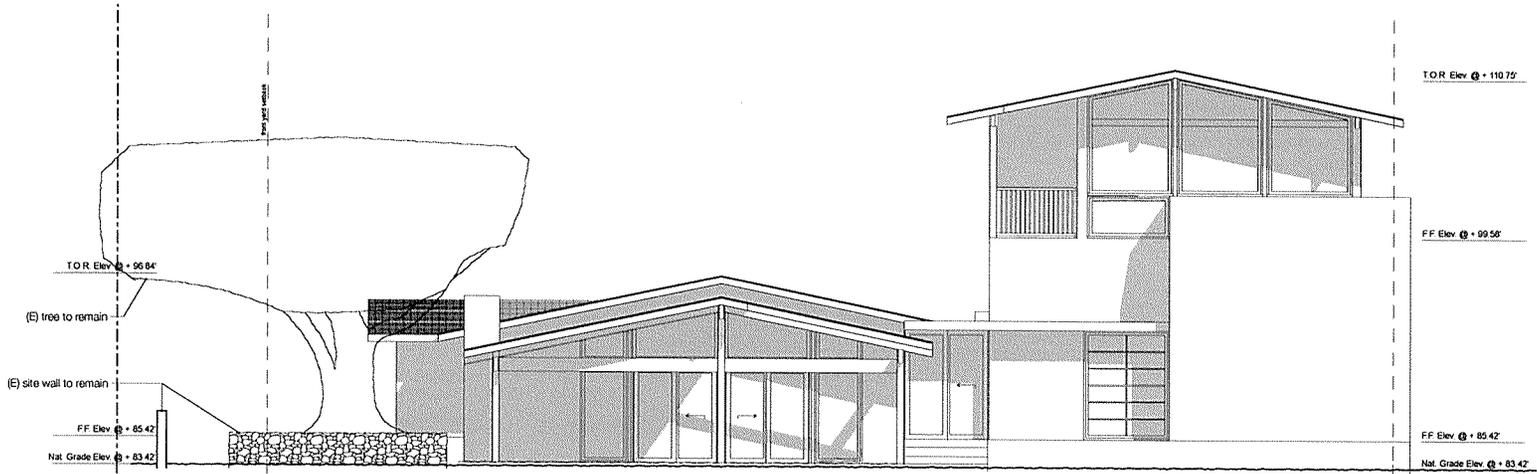
revision	description	date
1	initial design	10/15/18
2	revised design	11/15/18
3	final design	12/15/18

**studio bracket**  
ARCHITECTS  
4 E. 1st St.  
Anaheim, CA 92805  
P: 714.774.4244  
F: 714.774.4879

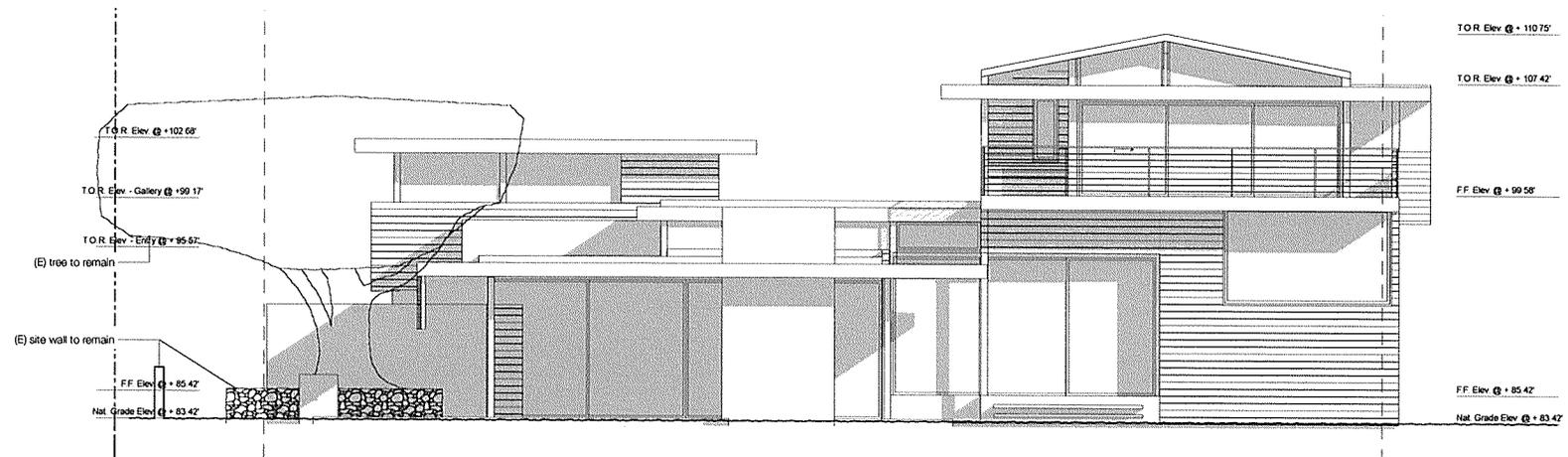
**Cohen**  
31948 Pacific Coast Hwy.  
Malibu, CA 90265

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West Elevations	
DATE	REVISION
10/15/18	1
11/15/18	2
12/15/18	3



1 As-Built South Elevation  
SCALE: 1/4" = 1'-0"



2 Proposed South Elevation  
SCALE: 1/4" = 1'-0"

DATE	BY	APP'D

**studio  
bracket**  
ARCHITECTS  
811 N. 212  
MIDWAY, CA 92041  
TEL: 760.774.0404  
TEL: 760.774.0475

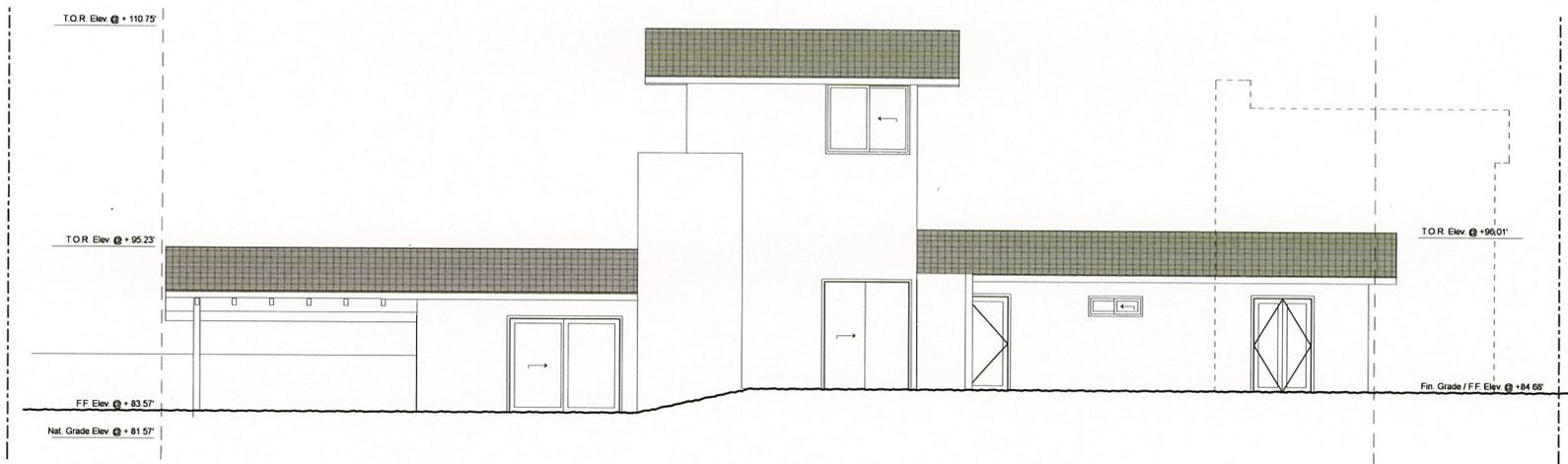
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Malibu, CA 90265

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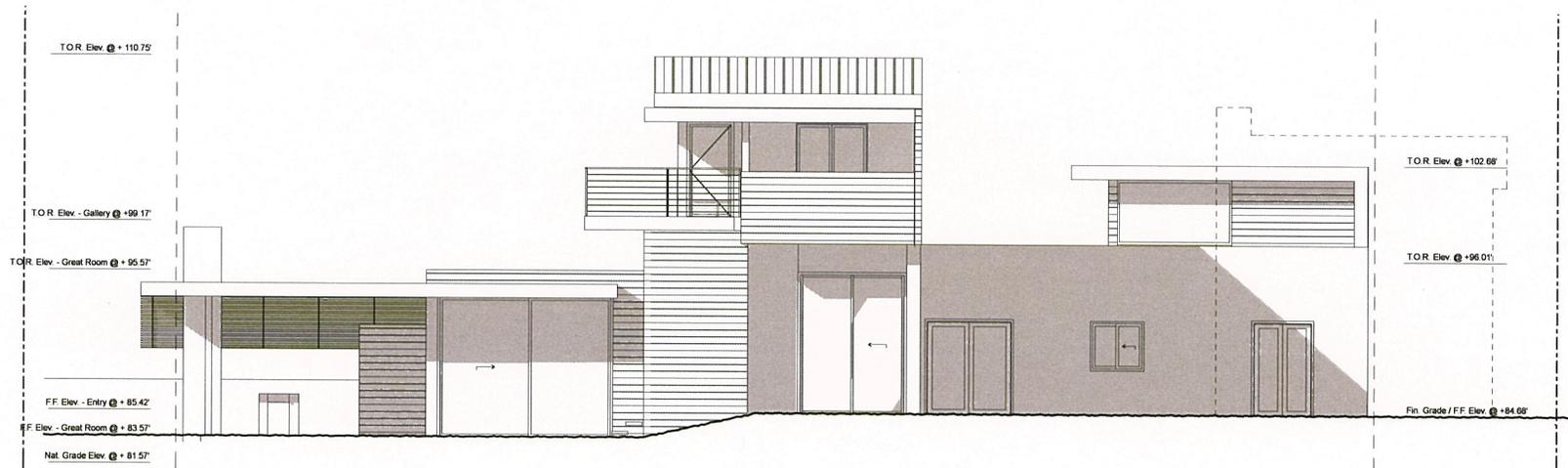
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accuracy and errors and all other conditions  
pertaining thereto.

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<b>South Elevations</b>		
DATE	BY	APP'D



1 As-Built East Elevation  
SCALE: 1/4" = 1'-0"



2 Proposed East Elevation  
SCALE: 1/4" = 1'-0"

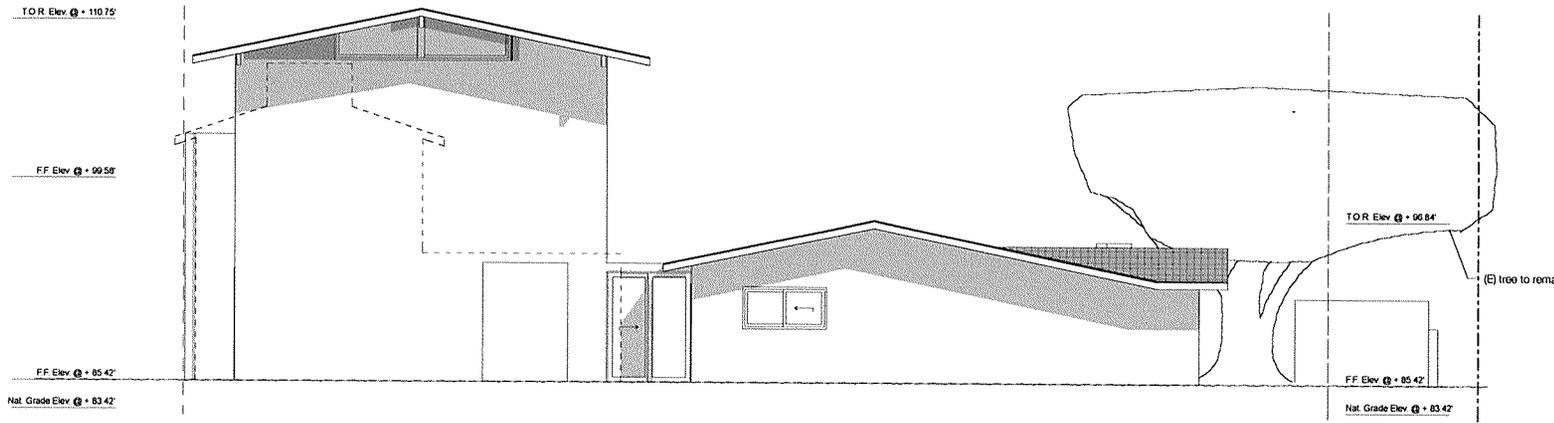
DATE	BY	CHKD

**studio  
bracket**  
2200 Wilshire Blvd.  
Malibu, CA 90265  
(818) 310-7740  
(818) 310-7740 ext. 101

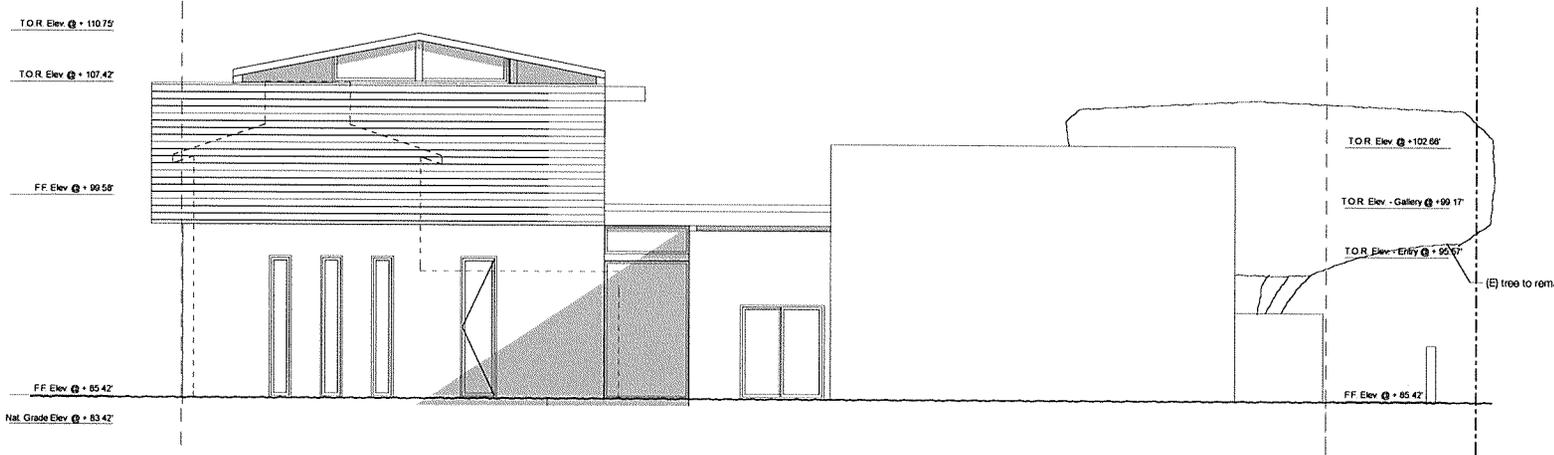
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Client: [redacted] Architect: [redacted] Date: [redacted] Project: [redacted] This drawing is the property of the Architect and is not to be used for any other project without the written consent of the Architect. The Designer accepts no responsibility for the accuracy of the information provided by the Client. These documents are to be used with the plans and specifications of the Designer.

<b>East Elevations</b>	
DATE	
SCALE	
DESIGNED BY	



1 As-Built North Elevation  
SCALE 1/4" = 1'-0"



2 Proposed North Elevation  
SCALE 1/4" = 1'-0"

DATE	DESCRIPTION

**studio  
bracket**  
ARCHITECTS  
1500 S. GARDEN ST.  
MILPITAS, CA 95028  
TEL: 408.261.1111  
WWW.STUDIOBRACKET.COM

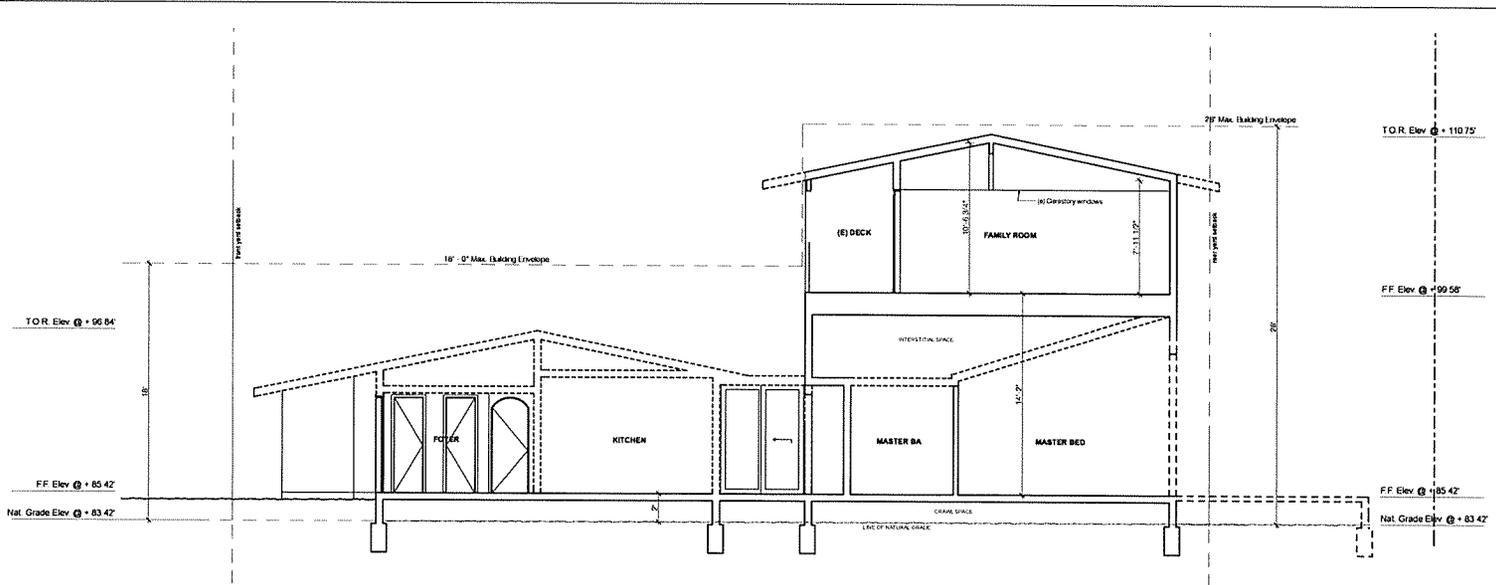
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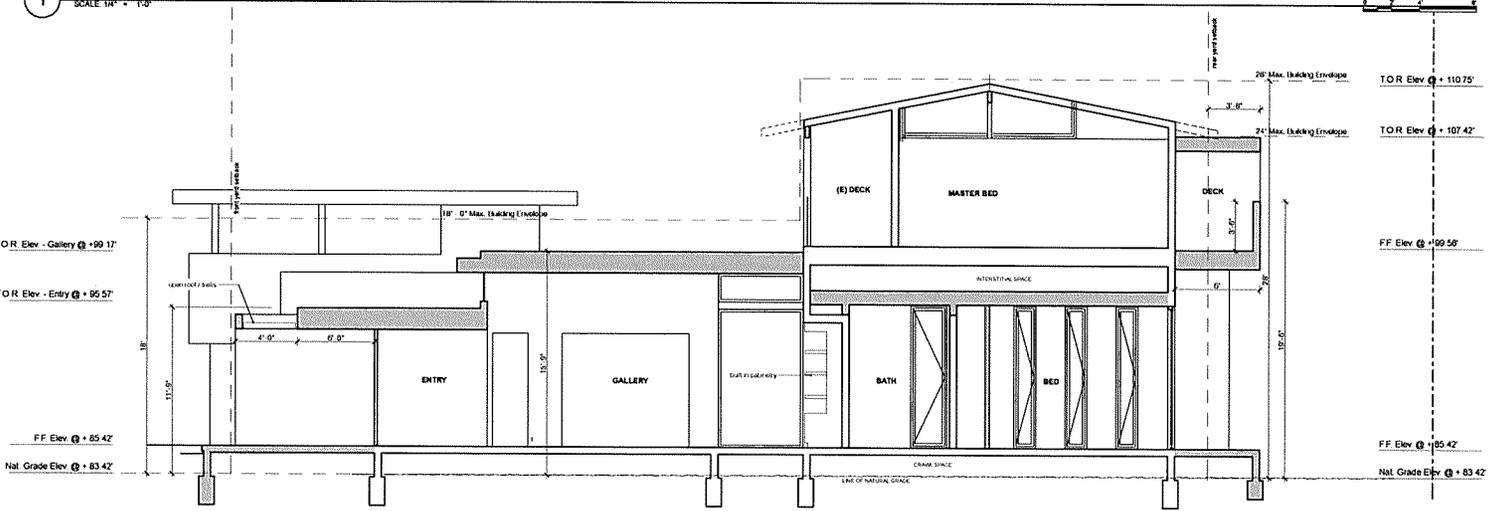
**North Elevations**

DATE	
SCALE	
DRAWN BY	
CHECKED BY	





1 As-Built / Demo Section  
SCALE 1/4" = 1'-0"



2 Proposed Section  
SCALE 1/4" = 1'-0"

**Legend**

- Demo
- Existing to remain
- Proposed

**Notes**

studio  
bracket  
ARCHITECTS  
4 E. 125  
MARIETTA, CA 94515  
P: 530.724.6400  
O: 530.724.5878

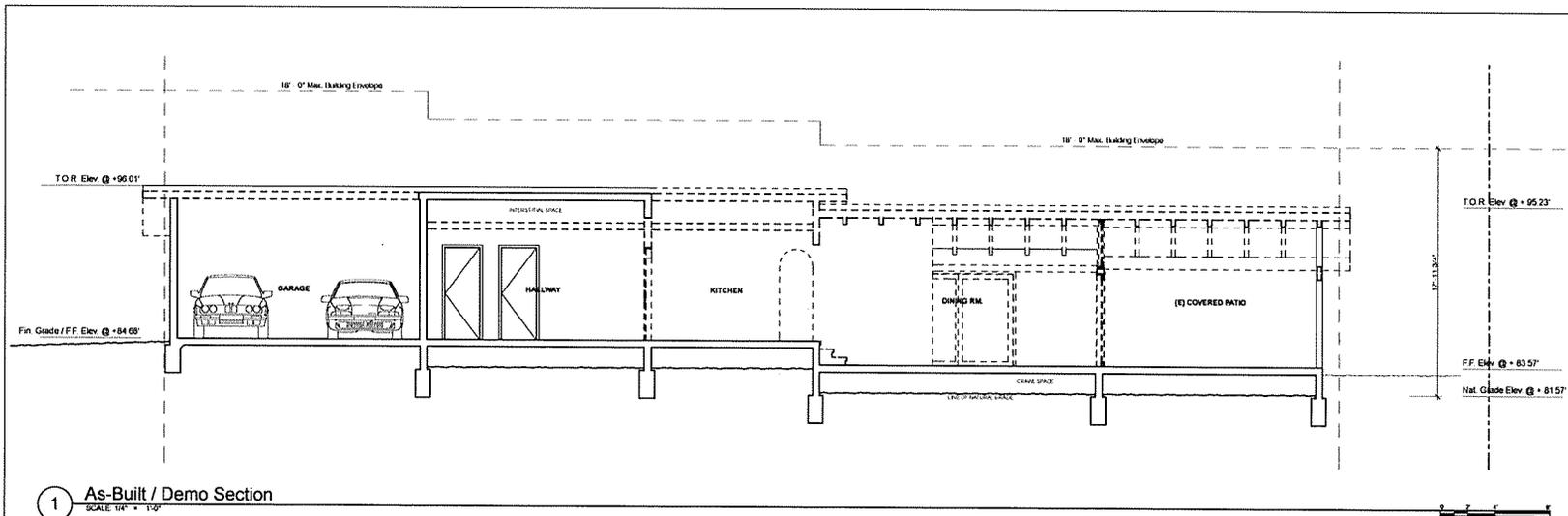
**Cohen**  
31948 Pacific Coast Hwy.  
Malibu, CA 90265

Check, approval, stamp, or signature of professional seal and title of architect or engineer for project or seal and title of professional engineer for project.  
The Designer shall be responsible for obtaining all necessary permits, zoning, and other regulatory requirements and for their compliance.  
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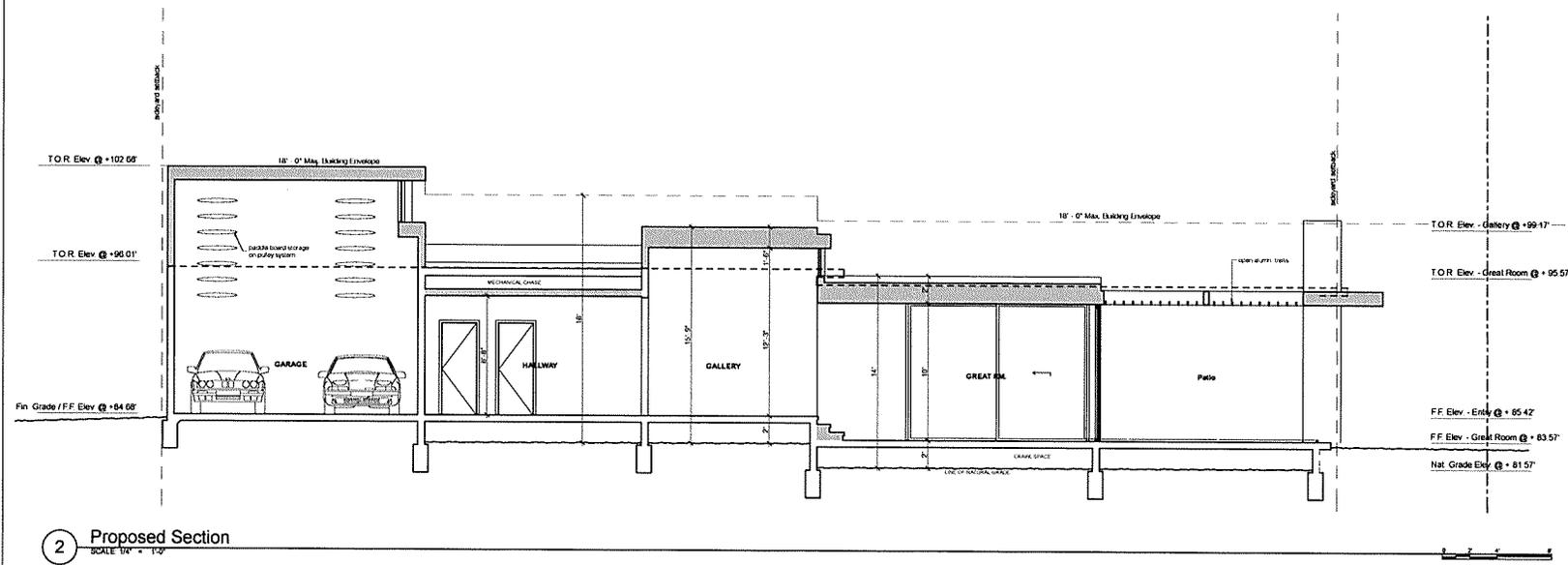
**SECTIONS**

DATE	
SCALE	
DESIGNED BY	





1 As-Built / Demo Section  
SCALE 1/4" = 1'-0"



2 Proposed Section  
SCALE 1/4" = 1'-0"

**Legend**

- Demo
- Existing to remain
- Proposed

**Notes**

NO.	DESCRIPTION	DATE

**studio bracket**  
 414 S. 21st  
 ANAHEIM, CA 92805  
 P: 714.771.4644  
 F: 714.771.4647

**Cohen**  
 31948 Pacific Coast Hwy.  
 Malibu, CA 90265

Cohen, architect, architect & landscape architects  
 31948 Pacific Coast Highway, Malibu, CA 90265  
 The Designer hereby certifies that the information provided herein is true and correct to the best of his knowledge and belief.  
 These documents are to be used only for the project and site shown on the drawings.

**SECTIONS**

NO.	DESCRIPTION	DATE

**Ernest J. Guadiana**  
D: 310.746.4425  
F: 310.746.4462  
EGuadiana@elkinskalt.com

**ELKINS  
KALT  
WEINTRAUB  
REUBEN  
GARTSIDE LLP**

November 25, 2015

**VIA E-MAIL AND U.S. MAIL**

Bonnie Blue  
Planning Director  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: BBlue@malibucity.org

Richard Mollica  
Senior Planner  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: RMollica@malibucity.org

Jamie Peltier  
Planning Technician  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: JPeltier@malibucity.org

Carl Manisco  
Environmental Programs  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: CManisco@malibucity.org

Re: Proposed Redevelopment of 31948 Pacific Coast Highway, Malibu, CA  
90265 ("Cohen Property")

Dear Bonnie, Richard, Jamie, and Carl:

This letter follows the October 29, 2015 letter ("October Letter") from my colleague Ken Ehrlich on this matter. Our office represents the owners of the real property at 31946 Pacific Coast Highway, Malibu, CA ("31946 Property"). The October Letter expresses concerns over the planned redevelopment of the Cohen Property referenced above, and specifies multiple reasons for the City to require a Coastal Development Permit ("CDP") for this planned redevelopment.

On November 16, 2016, we understand the applicant submitted an amended application for an administrative plan review for the development of the Cohen Property (the "Amended Plan"). After our review,<sup>1</sup> the Amended Plan remains deficient, and the planned redevelopment

---

<sup>1</sup> For whatever reason, the City continues to refuse to provide our office with a copy of the submitted plans. The City claims that the architect has some form of intellectual property protection over the plans. We disagree, and request the legal basis for the City's position. The plans are public documents submitted to a public agency. Our office submitted a proper PRA (footnote continued)

requires a full CDP. The Amended Plan does not address the concerns contained in our October Letter and presents additional issues. Our clients seek to ensure that the City of Malibu: a) knows with certainty the existing configuration and elevations of the Cohen Property; and b) ensures that appropriate permits, including a CDP, are obtained for the planned redevelopment.

**A. Ministerial Permit Sought Despite No Roof Height Elevations Submitted**

Our October Letter outlines that the original application for an administrative plan review neither revealed the heights of the structures located on the Cohen Property nor the heights of the proposed structures. The Amended Plan similarly lacks these height measurements. By not including the proper elevations of the as-built and proposed structures, the applicant seeks to conceal the significant differences between current, existing site conditions and proposed as-redeveloped conditions. If the City knew that the current height is under 18 feet and the proposed height is over 18 feet, the applicant could not redevelop the site through an administrative permit; at the very least, the applicant's plans require Site Plan Review or a full CDP.

For example, the maximum height for "[e]very residence and every other building or structure associated with a residential development, including satellite dish antenna...is 18 feet above natural or finished grade, including rooftop, parapet and deck walls and railings, whichever results in a lower building height, except for chimneys and rooftop antenna other than satellite dish antenna." (Emphasis added.)<sup>2</sup> Neither the City nor our clients can determine the roof height of the proposed structure because the applicant failed to provide elevations. We remain quite concerned that the owner of the Cohen Property may seek to use this ambiguity over elevations (or omission of elevations) to improperly raise the height of the structure immediately seaward of the 31946 Property. The City must know this information before determining the type of permit needed for the work and before issuing any permits.

**B. Ministerial Permit Sought Despite Increase in Allowable Square Footage**

The Amended Plan provides that the total square footage of the renovated structures is 4,350 square feet. This square footage exceeds the amount allowed on the Cohen Property. The Cohen Property is less than one-half acre in size, which means that the total development square footage may not exceed 17.7% of the lot area plus 1000 square feet.<sup>3</sup> The net area of the Cohen

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request more than 10 days ago, and the City has not responded. The City has violated the PRA, for which we reserve our rights. Regardless, the City separately produced the plans to our office.

<sup>2</sup> LIP Section 3.6-E.1.

<sup>3</sup> LIP Section 3.6-K.

Property is 11,660 square feet. Accordingly, the total development square footage may not exceed 3,064 square feet.

From our search, no permit, variance, or other entitlement allows the Cohen Property to exceed 3,064 square feet. As a result, the LIP requires a CDP for the total development square footage depicted in the Amended Plan.<sup>4</sup>

**C. Ministerial Permit Sought Despite Unapproved Addition of Kitchen to Guest House**

We attach as Exhibit "A" plans approved in 1987 for the current guest house at the Cohen Property (the "Approved Guest House Plan"). The Approved Guest House Plan provided "No Kitchen Allowed". This approval is in line with the definition of a guest house in the Local Implementation Plan, which defines a guest house to be an "attached or detached living quarters on the same premises ... *containing no kitchen.*"<sup>5</sup> The addition of a kitchen would convert this structure to a "Second Unit,"<sup>6</sup> the creation of which would require a coastal development permit.<sup>7</sup>

**E. Potentially Inaccurate Baseline Condition**

The current improvements at the Cohen Property do not match existing permitting for the site. For example, the as-built structure contained in the Amended Plan shows the guest house detached from the main residence and including a kitchen. Under the Approved Guest House Plan, the guest house is attached to the main residence by a common wall and does not contain a kitchen. Other inaccuracies may also exist as to the main residence. These inaccuracies must be clarified and uncovered so a proper baseline can be understood and evaluated in connection with the proposed redevelopment.

**F. Unconfirmed Fixture Count**

As noted above, the as-built structure in the Amended Plan is inaccurate. These inaccuracies may lead to an overstressed septic system, which could present a community-wide

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<sup>4</sup> See, LIP Section 13.4.4 [providing that an increase in 10% of the total interior square footage of a property located "between the sea and the first public road paralleling the sea" requires a coastal development permit.

<sup>5</sup> LIP Section 2.1. (Emphasis added.)

<sup>6</sup> LIP Section 2.1.

<sup>7</sup> See, LIP Section 13.4.1 [providing that the exemption to improvements to existing single-family residences does not apply to "accessory self-contained residential units."]

health and safety risk. The City's inability to locate the completed confirmed fixture count for the Cohen Property magnifies this concern. A determination of the allowed fixtures on the Cohen Property is vital for proper calculation of septic requirements. In short, the City must have this information to evaluate the Amended Plan, and must demand that the applicant produce the same in a comprehensive, logical manner.

#### **G. Amended Plan Indecipherable**

The Amended Plan contains a number of abbreviated terms and drawings that remain undefined within the Amended Plan. Such undefined terms and drawings create ambiguities in reviewing the redevelopment of the Cohen Property. For example, the Amended Plan shows the western portion of the proposed residence to extend past a dotted line. If this dotted line represents the setback requirement, then the LCP/LIP requires Site Plan Review prior to approval.<sup>8</sup>

These indecipherable plans also inhibit public involvement in the City's development process. The City should require resolution of these ambiguities prior to making any determination on the Amended Plan.

#### **H. Potential Piecemeal Development**

As explained in our October Letter, the owner of the Cohen Property previously shared with our clients rough drawings for an expansive redevelopment of the Cohen Property. Undoubtedly, the applicant's "master plan" for the Cohen Property includes an expansive redevelopment of the entire site. Still, the plans submitted to date reflect a much smaller project scope. Undoubtedly, the applicant seeks to "piecemeal" to fruition the massive, expansive project through many small scale increments. Our clients have repeatedly requested detailed plans and elevations for **all** of the desired construction at the Cohen Property, but still have not received such materials to date. In any event, the redevelopment described to our clients expands well beyond that detailed in the Amended Plan. Our clients seek to ensure proper and coordinated permitting for all planned improvements, including public involvement in the process and the avoidance of piecemeal development.

We request that the City: a) know with certainty the existing configuration and elevations of the Cohen Property; and b) ensure that appropriate permits, including a CDP, are obtained for the planned redevelopment.

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<sup>8</sup> Municipal Code, Section 17.62.040.8.

Bonnie Blue, et al.  
November 25, 2015  
Page 5

Please contact our office with questions or comments.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ernest J. Guadiana', written over a horizontal line.

Ernest J. Guadiana  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG

Encls.

cc: Christi Hogin, Esq.

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



FILE COPY

Date: August 13, 1987

TO: Carl Volante AIA  
P.O. Box 2446  
Malibu, CA 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 5-87-616 APPLICANT: Mr. and Mrs. McCarty

LOCATION: 31948 Pacific Coast Highway  
MALIBU

PROPOSED DEVELOPMENT: The addition of a 750 sq.ft. guest house, 24' high to an existing single family residence.

RATIONALE: The proposed development is consistent with the size and bulk standards of the certified Malibu Land Use Plan, proposes no kitchen facilities and is not located within an environmentally sensitive habitat area or will the project adversely impact public access.

This waiver will not become effective until reported to the Commission at their August 25-28, 1987, meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

*Charles Damm*

CHARLES DAMM  
South Coast District Director

by: \_\_\_\_\_

cc: Commissioners/File

BP/nw  
3484A

# NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING  
BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: WAIVER OF COASTAL PERMIT REQUIREMENTS FOR:  
the addition of a 750 sq.ft. guest house, 24' high to an  
existing single family residence.

LOCATION: 31948 Pacific Coast Highway

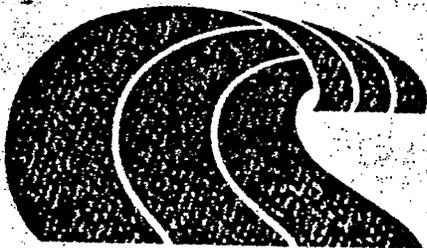
MALIBU

APPLICANT: MR. & MRS. MCCARTY

APPLICATION NUMBER: 5-87-616

DATE NOTICE POSTED: \_\_\_\_\_

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED  
BELOW BETWEEN 8 AM AND 5 PM, WEEKDAYS.



## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE  
PO BOX 1450  
245 WEST BROADWAY, STE 380  
LONG BEACH, CA 90802  
(213) 590-5071

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



3484

Date: 8/10/87

TO: Carl Volante AIA  
Box 2446  
Malibu, Ca 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 87-666 APPLICANT: Mr & Mrs. McCarty

LOCATION: 31948 PCH, Malibu

PROPOSED DEVELOPMENT: The addition of a 950 sq ft guesthouse 24' high, to an existing single family residence.

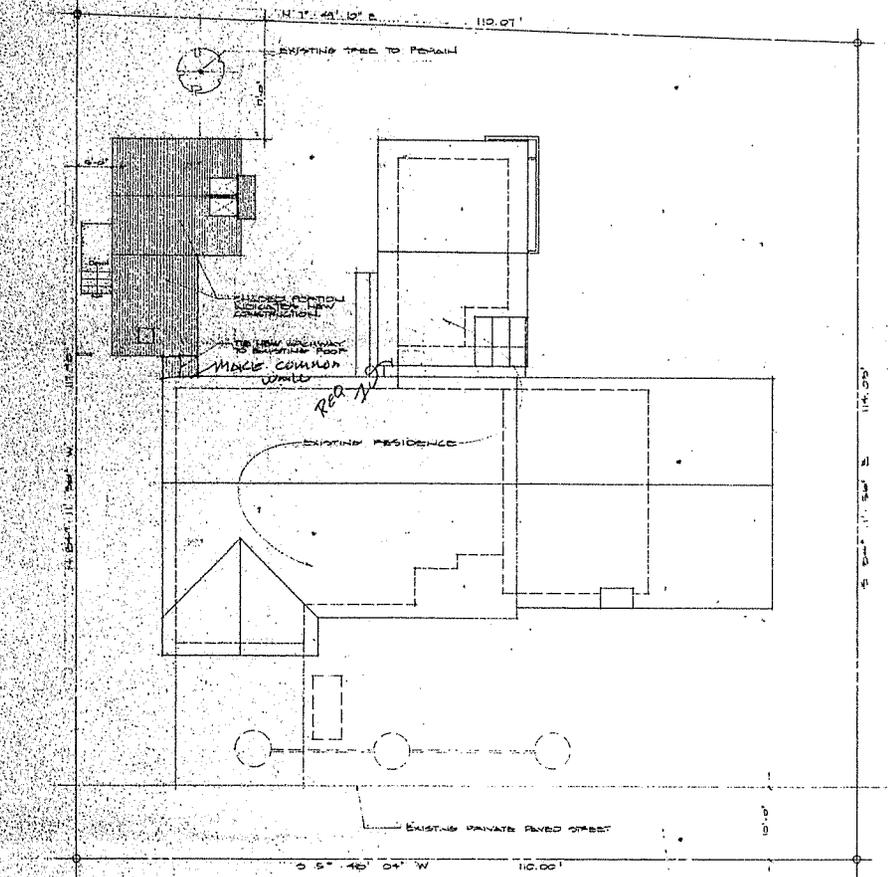
RATIONALE: The proposed dev. is consistent with the size and bulk standards of the Certified Malibu Land Use Plan, proposes no kitchen facilities and is not located within an environmentally sensitive habitat area or will the project adversely impact public uses.  
This waiver will not become effective until reported to the Commission at their meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Tom Crandall  
TOM CRANDALL  
South Coast District Director

by: Bill Bond

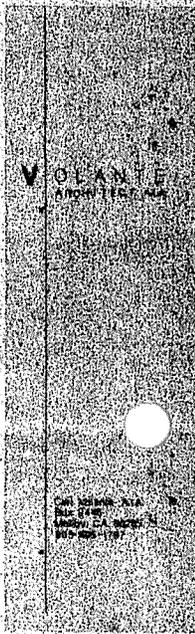
cc: Commissioners/File

(0790A) 12/85



**SITE PLAN**

10' x 1'-9"  
 HIGGARTY RESIDENCE  
 9195 PACIFIC COAST HIGHWAY  
 HAVERHILL, CALIFORNIA 92645



A/C 87-083  
 CITY OF HAVERTY PLANNING  
 COMMISSION - JULY 2, 1987  
 SPECIAL PERMIT  
 J. J. HIGGARTY  
 7-15-87

**RECEIVED**  
 JUL 2 8 1987  
 CALIFORNIA  
 COASTAL COMMISSION  
 SOUTH COAST DISTRICT

South Coast District Office  
 APPROVED **5-87-616**  
 Permit No. \_\_\_\_\_  
 By: Bill Pender  
 EFFECTIVE 8/29/87  
 Date: \_\_\_\_\_



RECEIVED  
MAY 23 2016  
PLANNING DEPT.

May 18, 2016

To: Commissioners and Staff

From: Morris and Marilyn Sands  
31950 Pacific Coast Highway  
Malibu, CA 90265

We received notice of the June 6, 2016 hearing.  
A family obligation makes it impossible for us to attend the hearing.

We live in the adjacent property seaward of the Cohens (31948 PCH)  
We have lived here since 1979. Our experience over these many years has been one  
where neighbors respect each other and cooperate with each other to resolve any  
differences.

In our memory this is the first instance where a sense of acrimony seems to be  
prevailing.

Although we understand that the Cohens have a right to work on their property so  
long as they comply with existing laws, it is our hope that the time honored attitude of  
peace and neighborly cooperation continue.

The original owners of 31948 (the Mc Carty's) always cooperated with neighbors on  
all sides of their property to accommodate their fair and legitimate needs, e.g. tree  
trimming, giving notice of planned work, etc.

We hope the applicants (the Cohens) will consider a reasonable compromise, so  
that we can live together cooperatively, on our lovely street.

We also feel that the Goldfiner's have a right to retain their ocean views.

Thank you for your kind consideration.

Sincerely,



Morris and Marilyn Sands

ATTACHMENT 4

## Jamie Peltier

---

**From:** Dorielle A. Hammonds <DHammonds@elkinskalt.com>  
**Sent:** Monday, May 02, 2016 2:08 PM  
**To:** Bonnie Blue; Jamie Peltier  
**Cc:** Ernest J. Guadiana; Kenneth A. Ehrlich; Christi Hogin - Office; jainsworth@coastal.ca.gov; Steve.Hudson@coastal.ca.gov  
**Subject:** Proposed Redevelopment of 31948 PCH, Malibu ("Cohen Property")  
**Attachments:** 2016-05-02 Ltr to City of Malibu re Increased Garage Height.pdf; 15-261 - 31948 Pacific Coast Hwy, Malibu.pdf

Dear Bonnie and Jamie,

On behalf of Mr. Guadiana, please see attached correspondence.

Thank you

***Dorielle A. Hammonds***

Assistant to Ernest J. Guadiana

**Elkins Kalt Weintraub Reuben Gartside LLP**

2049 Century Park East, Suite 2700 | Los Angeles, California 90067

Direct Dial: (310) 746-4455 | Main: (310) 746-4400 | Fax: (310) 746-4499 | Email: [dhammonds@elkinskalt.com](mailto:dhammonds@elkinskalt.com) | Web: [www.elkinskalt.com](http://www.elkinskalt.com)

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Ernest J. Guadiana  
D: 310.746.4425  
F: 310.746.4462  
EGuadiana@elkinskalt.com  
Ref: 11806-0001

ELKINS  
KALT  
WEINTRAUB  
REUBEN  
GARTSIDE LLP

May 2, 2016

**VIA E-MAIL AND U.S. MAIL**

Bonnie Blue  
Planning Director  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: BBLue@malibucity.org

Jamie Peltier  
Planning Technician  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: JPeltier@malibucity.org

Re: Proposed Redevelopment of 31948 Pacific Coast Highway, Malibu, CA 90265 ("Cohen Property")

Dear Bonnie and Jamie:

We represent the owners of the real property located at 31946 Pacific Coast Highway, Malibu, California. On March 22, 2016, we submitted a letter (the "March 22 Letter") to the City of Malibu (the "City") expressing our concerns with the proposed redevelopment of the Cohen Property referenced above. Among other points, the March 22 Letter explains that LIP § 6.5.E.1.A prohibits the garage height being increased to 18 feet, as proposed in the current application for a proposed renovation of the Cohen Property (the "New Plans").

As specified in the March 22 Letter, Chapter 6 of the LIP functions "to enhance and protect the scenic and visual qualities of coastal and mountain areas within the City of Malibu." LIP Chapter 6 outlines restrictions on new development to protect such scenic and visual qualities. One of these restrictions, specified in LIP § 6.5.E.1.A, provides that "[s]tructures [on parcels located on the ocean side of Pacific Coast Highway] shall extend no higher than the road grade adjacent to the project site, where feasible."

The Cohen Property is located on the ocean side of Pacific Coast Highway. The New Plans propose to create a garage with an 18 foot flat roof. According to LIP § 2.1, the proposed garage constitutes "new development" because the Applicant proposes to increase the garage's height by more than 10%.

The Cohen Property's proposed garage height impermissibly rises above the road grade of Pacific Coast Highway adjacent to the Cohen Property. Accordingly, since submitting the March 22 Letter, our clients retained Rosell Surveying and Mapping, Inc. ("Rosell") to conduct a survey to determine whether the proposed garage height rises above the road grade of Pacific Coast Highway adjacent to the Cohen Property.

2049 Century Park East, Suite 2700, Los Angeles, California 90067-3202  
Telephone: 310.746.4400 Facsimile 310.746.4499 www.elkinskalt.com

Bonnie Blue, et al.  
May 2, 2016  
Page 2

We enclose a copy of the recently-completed survey for the City's review. As depicted in the survey, the proposed garage height violates LIP § 6.5.E.1.A. The elevation of the road grade of Pacific Coast Highway is 102.99 feet above sea level. The existing garage on the Cohen Property is 97.85 feet above sea level. Accordingly, to comply with LIP § 6.5.E.1.A, the garage height cannot be increased more than 5.14 feet. The New Plans propose to increase the height of the garage by approximately 6.67 feet. Clearly, the renovations proposed by the New Plans violate LIP § 6.5.E.1.A.

Until the application for the proposed renovation of the structures on the Cohen Property complies with LIP § 6.5.E.1.A, as well as the other items expressed in our May 22 Letter, the New Plans remain deficient and City cannot approve them. Our clients reserve all of their rights and waive none.

Please contact our office with questions or comments.

Very truly yours,



ERNEST J. GUADIANA of  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG

Encls.

cc: Kenneth Ehrlich, Esq.  
Christi Hogin, Esq.  
Jack Ainsworth  
Steve Hudson

## Jamie Peltier

---

**From:** Jamie Peltier  
**Sent:** Thursday, April 07, 2016 2:13 PM  
**To:** Marissa Coughlan  
**Cc:** Ernest J. Guadiana (EGuadiana@elkinskalt.com)  
**Subject:** Re: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Hi Marissa,

I'm inquiring on the status of the Primary View Determination from the site visit about a month ago. Please let me know if the pictures I sent are what the property owner agrees to and submit the Uniform Application. I'd like to continue with the process and if they could establish a view, that would be great. Please let me know if you have any further questions about the primary view determination or the project.

Thank you,  
Jamie

---

**From:** Jamie Peltier  
**Sent:** Tuesday, March 15, 2016 10:40 AM  
**To:** Marissa Coughlan  
**Cc:** Ernest J. Guadiana (EGuadiana@elkinskalt.com)  
**Subject:** Re: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Good Morning,

The reduced setbacks are shown on the proposed site plan. Please feel free to come view them again. Per the MMC Section 17.62.040 (A)(8): *The planning manager/director may approve a site plan review after consultation with all appropriate city staff and specialists including the building official, city engineer, city biologist, city geologist, city archeologist and a coastal morphologist; and where substantial evidence supports the findings set forth in subsection D of this section for new construction or reconstruction of structures authorizing the following: Reduction of setback and open space requirements by no more than twenty (20) percent, except that front yard setbacks may be reduced by no more than fifty (50) percent.* Planning Commission will not be required.

Jamie

---

**From:** Marissa Coughlan <marissa@mmccorp.com>  
**Sent:** Tuesday, March 15, 2016 10:27 AM  
**To:** Jamie Peltier  
**Cc:** Ernest J. Guadiana (EGuadiana@elkinskalt.com)  
**Subject:** FW: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Good morning Jamie:

When I met you at the site visit for the above-referenced property, you stated that an SPR was needed because of the encroachment of the garage. After looking at the plans in your office, I do not recall seeing an encroachment of the garage into the setbacks. Can you please clarify? If I recall correctly, you said that there would not be a public hearing for the SPR and that it would be the Planning Director determination? Would you also please clarify for me as to why it

would not go to the Planning Commission (provide the references within the LCP/LIP/MMC, guidelines and interpretations that would support no Planning Commission review? I'm a bit confused.

Thank you  
Marissa

---

**From:** Marissa Coughlan  
**Sent:** Monday, March 07, 2016 3:13 PM  
**To:** Jamie Peltier  
**Subject:** Re: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Wednesday @ 10a is fine. I'll come by tomorrow to look at plans. Thank you  
Marissa

Sent from my iPhone

On Mar 7, 2016, at 3:02 PM, Jamie Peltier <[JPeltier@malibucity.org](mailto:JPeltier@malibucity.org)> wrote:

I am not available tomorrow for a view determination. The earliest time I can come out is Wednesday at 10 am.

The plans are available to view and I'll be at the counter tomorrow and Friday if you have questions.

---

**From:** Marissa Coughlan <[marissa@mmccorp.com](mailto:marissa@mmccorp.com)>  
**Sent:** Monday, March 7, 2016 1:21 PM  
**To:** Jamie Peltier  
**Cc:** Ehrlich Kenneth A.; Guadiana Ernest James  
**Subject:** Fwd: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Hello Jamie

I would like to file for a "primary view" determination for 31946 PCH tomorrow.

I would also like to the plans again then arrange time to address some concerns once I have received confirmation on some data being reviewed.

Sent from my iPhone

Begin forwarded message:

**From:** Marissa Coughlan <[marissa@mmccorp.com](mailto:marissa@mmccorp.com)>  
**Date:** February 29, 2016 at 10:09:34 AM PST  
**To:** Jamie Peltier <[JPeltier@malibucity.org](mailto:JPeltier@malibucity.org)>  
**Cc:** "Kenneth A. Ehrlich ([KEhrlich@elkinskalt.com](mailto:KEhrlich@elkinskalt.com))" <[KEhrlich@elkinskalt.com](mailto:KEhrlich@elkinskalt.com)>, "Ernest J. Guadiana ([EGuadiana@elkinskalt.com](mailto:EGuadiana@elkinskalt.com))" <[EGuadiana@elkinskalt.com](mailto:EGuadiana@elkinskalt.com)>  
**Subject:** Re: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Thank you  
Marissa

Sent from my iPhone

On Feb 29, 2016, at 8:36 AM, Jamie Peltier <[JPeltier@malibucity.org](mailto:JPeltier@malibucity.org)> wrote:

Good Morning,

As I have mentioned, the plans are available to view if you want to look at the height. The proposed scope of work that will be over 18 feet in height is the covered deck. The plans were routed to Environmental Health and Matt Janousek approved them. I have received the letters from the attorney via email and the hard copy in the mail. I believe the issues from the letter have been resolved, however, if there are questions please let me know.

Jamie

---

**From:** Marissa Coughlan <[marissa@mmccc.com](mailto:marissa@mmccc.com)>  
**Sent:** Friday, February 26, 2016 4:52 PM  
**To:** Jamie Peltier  
**Cc:** Kenneth A. Ehrlich ([KEhrlich@elkinskalt.com](mailto:KEhrlich@elkinskalt.com)); Ernest J. Guadiana ([EGuadiana@elkinskalt.com](mailto:EGuadiana@elkinskalt.com))  
**Subject:** RE: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Thank you so much for the quick response. I appreciate it.

1. The height is our biggest concern as we may have to file for a view determination. The increase in roof height is a big concern.
2. We have a survey on the property and currently verifying consistency in the data as there are questions.
3. Were the plans ever given to Carl as he had asked for them before the revision?
4. Have you seen the letter from our attorney and City response yet?

This is it for a Friday.

Thank you

Marissa

---

**From:** Jamie Peltier [<mailto:JPeltier@malibucity.org>]  
**Sent:** Friday, February 26, 2016 3:41 PM  
**To:** Marissa Coughlan  
**Cc:** Kenneth A. Ehrlich ([KEhrlich@elkinskalt.com](mailto:KEhrlich@elkinskalt.com)); Ernest J. Guadiana ([EGuadiana@elkinskalt.com](mailto:EGuadiana@elkinskalt.com))  
**Subject:** Re: 31948 PCH (COHEN) Revised plans submitted 2-18-16

Yes, I am the planner on the project.

1. The project is has not been deemed complete.
2. The story pole plan has been approved and story poles are installed. I need to do a site visit to verify they're correct.
3. I have reviewed the revised plans and don't have any further comments.

4. The revised scope of work eliminated the enclosures, however, the increase in roof height, deck and remodel still remain, as proposed in the original scope. There is not a new application or documents stating the scope of work, it is on the plans.

If you have any specific questions regarding the project, please feel free to email me or visit me at the counter.

Jamie

---

**From:** Marissa Coughlan ([marissa@mmcccorp.com](mailto:marissa@mmcccorp.com))  
**Sent:** Friday, February 26, 2016 3:10 PM  
**To:** Jamie Peltier  
**Cc:** Kenneth A. Ehrlich ([KEhrlich@elkinskalt.com](mailto:KEhrlich@elkinskalt.com)); Ernest J. Guadiana ([EGuadiana@elkinskalt.com](mailto:EGuadiana@elkinskalt.com))  
**Subject:** 31948 PCH (COHEN) Revised plans submitted 2-18-16

Hello Jamie

I'm not sure if today is your off day . Jessica emailed me that the project is yours so.....

1. Regarding the above-referenced subject, has the revised been deemed complete?
2. Have you authorized the placement of story poles yet?
3. Have you had time to review the plans yet? (Will wait for response before I ask you my questions)
4. Would you please send me copy of submittal app for whatever they gave you calling out scope of work for revised plans?

Look forward to your response

Thank you

Marissa

Ernest J. Guadiana  
D: 310.746.4425  
F: 310.746.4462  
EGuadiana@elkinskalt.com  
Ref: 11806-0001

RECEIVED  
MAR 22 2016  
PLANNING DEPT.

ELKINS  
KALT  
WEINTRAUB  
REUBEN  
GARTSIDE LLP

March 22, 2016

**VIA E-MAIL AND U.S. MAIL**

Bonnie Blue  
Planning Director  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: BBLue@malibucity.org

Jamie Peltier  
Planning Technician  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: JPeltier@malibucity.org

Re: Proposed Redevelopment of 31948 Pacific Coast Highway, Malibu, CA 90265 ("Cohen Property")

Dear Bonnie and Jamie:

We represent the owners of the real property located at 31946 Pacific Coast Highway, Malibu, California. In this capacity, we submitted three (3) letters to the City of Malibu (the "City"), dated October 29<sup>th</sup>, November 25<sup>th</sup> and December 18<sup>th</sup> of 2015, expressing our concerns with the proposed renovation of the Cohen Property referenced above. After the City received our letters, the Applicant chose to amend their project.

Recently, the City received a new application for a proposed renovation of the Cohen Property (the "New Plans"). To the best of our ability in light of the City's position that stakeholders cannot copy plans submitted by Applicants, we have reviewed the New Plans and determined that the New Plans still require a Coastal Development Permit ("CDP") and Site Plan Review. We categorically disagree with the Planning Director's initial determination that Municipal Code § 17.62.040 renders it appropriate for the Planning Director to approve the New Plans in a ministerial manner without consideration by the Planning Commission because: 1) the New Plans require Site Plan Review which will ultimately be decided by the Planning Commission; 2) the New Plans require a CDP due to the improvements to the guest house and the increase in the garage height; and 3) the New Plans may impact public views.

In support of our position and as a means of aiding the City's evaluation of the proposed renovations to the Cohen Property, we present our analysis and conclusions below:

A. The Proposed Enclosed Deck On The Second Story Requires Site Plan Review.

Section 3.6 of the Local Implementation Plan ("LIP") outlines residential development standards. Although the LIP generally restricts buildings to a height of 18 feet for non-

2049 Century Park East, Suite 2700, Los Angeles, California 90067-3202  
Telephone: 310.746.4400 Facsimile 310.746.4499 www.elkinskalt.com

beachfront lots, such as the Cohen Property, the LIP allows building heights in excess of 18 feet in certain circumstances. Specifically, LIP § 3.6.E.2 provides:

Notwithstanding any provision of this section, *the Manager may issue a development permit, pursuant to Section 13.27 of the Malibu LIP (Site Plan Review), to allow heights up to 24 feet for flat roofs and 28 feet for pitched or sloped roofs.* In no event shall the maximum number of stories above grade be greater than two.

*LIP § 3.6.E.2.*

The New Plans depict an enclosed deck on the second floor of the main house. This proposed enclosed deck expands the westward width of the house and contains a roof above the allowed 18 feet. Accordingly, LIP §§ 3.6.E.2 and 13.27 require Site Plan Review.<sup>1</sup>

The Applicant may argue that the deck is an accessory to the main house and therefore should not require Site Plan Review. However, the LIP does not differentiate between roofs of houses and roofs of decks. As the roof of the deck rises above 18 feet, Site Plan Review is required.

B. The Planning Commission Will Ultimately Decide The Site Plan Review.

As explained above, LIP § 13.27 requires Site Plan Review for the proposed enclosed deck. Under the Malibu Municipal Code, the Planning Manager has the discretion to refer the Site Plan Review to the Planning Commission. *M.M.C. § 17.62.040.D.* Prior to making a determination on the Site Plan Review, LIP § 13.27.5.3 requires the Planning Manager to determine that "the project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP." *LIP § 13.27.5.3.* The Planning Manager cannot make this required determination to allow her to decide this matter.

Chapter 6 of the LIP intends "to enhance and protect the scenic and visual qualities of coastal and mountain areas within the City of Malibu." The Cohen Property is visible from

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<sup>1</sup> Our clients' consultant, Marissa Coughlan, recently met Planner Jamie Peltier at the property adjacent to the Cohen Property. During this meeting, Jamie stated that the LIP did not require a Site Plan Review because the proposed deck does not extend farther than six feet from the main house. We believe that the Planner is referencing Local Coastal Program Interpretation No. 18, which excludes the area of such enclosed decks from the allowed total development square footage. *However, Local Coastal Program Interpretation No. 18 does not exempt such enclosed decks from Site Plan Review.*

Pacific Coast Highway and currently blocks views from Pacific Coast Highway of the Pacific Ocean. The proposed increase in the roof of the garage as well as the expansion of the second story of the Cohen Property's main residence will further impact public views of the Pacific Ocean. The Planning Commission, not the Planning Director, should consider such an impact(s) in a public hearing and with public input. The Planning Director should not privately make such a decision without a public process.

In any event, if the Planning Manager still chooses to decide the Site Plan Review, stakeholders will almost certainly appeal the decision to the Planning Commission. Municipal Code § 17.04.220.A provides as follows:

***Any person aggrieved by a decision or any portion of the decision made by the planning manager/director under the provisions of this title in connection with a site plan review, variance, stringline modification, conditional use permit, determination of permitted use, sign permit, cultural resources review, highway dedication or improvement, or temporary use permit application may appeal such action to the planning commission.***

*Malibu Municipal Code § 17.04.220.A.* Our clients have indicated a desire for Planning Commission review and consideration of this project, which would render an appeal a likely certainty. Under Municipal Code § 17.04.220.A, the Planning Commission will ultimately hear such appeal and determine the approval of the New Plans.

Due to the sensitivity of the issues and resources affected by the Site Plan Review, coupled with the likelihood that the Planning Commission ultimately will decide the Site Plan Review, the Planning Manager should refer the determination on the Site Plan Review to the Planning Commission.

C. The Garage Height Increase Requires A CDP.

LIP § 13.3 provides that "any development in the coastal zone...shall obtain a coastal development permit...."<sup>2</sup> LIP § 2.1 defines "development" as "construction, reconstruction, demolition, or alteration of the size of any structure...."

A number of exemptions may apply that obviate the need for a CDP. Generally, improvements to existing single-family residences are exempt from the requirement to obtain a CDP. *See, LIP § 13.4.1.A.* However, for single-family residences "between the sea and the first public road paralleling the sea", improvements that increase the height of an existing single-

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<sup>2</sup> See also, Cal. Public Resources Code § 30106.

family residence or any significant non-attached structure, *such as a garage, by more than 10 percent* are not exempt from the requirement to obtain a CDP. *LIP § 13.4.1.B.6.*

Currently, the Cohen Property's existing garage has a sloped roof with a maximum height of approximately 13 feet. The New Plans depict a garage with an 18 foot flat roof, an increase of more than 10 percent over existing conditions. Consequently, the LIP requires a CDP for the proposed increase in height of the garage depicted in the New Plans.

The City or Applicant may counter that, because the garage is attached to the main residence, and because portions of the main residence exceed 18 feet, the LIP does not require a CDP for the garage's height increase. This anticipated argument has no merit.

The roof of the current garage at the Cohen Property lies separate and apart from the roof of the single-family residence. Therefore, the roof of the garage is not attached to the single-family residence. The New Plans continue this division between the garage roof and the roof of the main residence. Accordingly, the increase in the height of the garage requires a CDP because: a) the increase exceeds 10 percent of the existing height, b) the roof is not attached to the main residence, and c) garages are specifically referenced in LIP § 13.4.1.B.6 as requiring CDPs for an increase of more than 10 percent.

In short, the proposed height of the garage mandates a CDP and discretionary review of the entire project.

D. Any Guest House Development Requires A CDP.

As explained above, LIP § 13.3 provides that "any development in the coastal zone...shall obtain a coastal development permit..."<sup>3</sup> LIP § 2.1 defines "development" as "construction, reconstruction, demolition, or alteration of the size of any structure..." Exceptions or exemptions may apply that obviate the need for a CDP. LIP § 13.4.1 exempts "[i]mprovements to existing single-family residences" from requiring a coastal development permit. *However, this provision specifically excludes "guest houses or accessory self-contained residential units."*

The LIP defines a guest house as:

[An] attached or detached living quarters on the same premises as a single family residence for the use of family members, guests or employees of the occupants of

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<sup>3</sup> See also, Cal. Public Resources Code § 30106.

such residence, *containing no kitchen facilities* and not rented or otherwise used as a separate dwelling. (Emphasis added.)

*LIP § 2.1.*

After a review of the proposed renovation plans, as well as the statements included in the 1987 CDP waiver obtained by the former owner of the Cohen Property, the guest house on the Cohen Property clearly qualifies as a "guest house" as defined by the LIP – which requires a CDP. The proposed renovation of the Cohen Property proposes a number of interior and exterior changes, including the detachment of the guest house from the main house. According to the LIP, the proposed renovations constitute "development" not otherwise exempt from CDP requirements. Consequently, the proposed renovations to the guest house require a CDP because the guest house is not exempt under LIP § 13.4.1.

E. The New Plans Impact Public Views And May Require Modification.

As explained above, Chapter 6 of the LIP functions "to enhance and protect the scenic and visual qualities of coastal and mountain areas within the City of Malibu." LIP Chapter 6 specifies restrictions on new development to protect such scenic and visual qualities. One of these restrictions, specified in LIP § 6.5.E.1.A, provides that "[s]tructures [on parcels located on the ocean side of Pacific Coast Highway] shall extend no higher than the road grade adjacent to the project site, where feasible."

The Cohen Property is located on the ocean side of Pacific Coast Highway. The New Plans create a garage with an 18 foot flat roof. Under LIP § 2.1, the proposed garage constitutes "new development" because the Applicant proposes to increase the garage's height by more than 10%. Our clients strongly suspect, and intend to confirm, that the Cohen Property's proposed garage height rises above the road grade of Pacific Coast Highway adjacent to the Cohen Property. Because this proposed garage is not built, restricting the garage's height to road grade of that portion of Pacific Coast Highway adjacent to the Cohen Property is feasible.

Accordingly, assuming the proposed garage height exceeds the grade height of Pacific Coast Highway at the Cohen Property, the City cannot approve the New Plans.

Bonnie Blue, et al.  
March 22, 2016  
Page 6

F. Conclusion

Until the application for the proposed renovation of the structures on the Cohen Property complies with the above-referenced issues, the New Plans remain deficient and City cannot approve them. Our clients reserve all of their rights and waive none.

Please contact our office with questions or comments.

Very truly yours,



ERNEST J. GUADIANA of  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG

Encls.

cc: Kenneth Ehrlich, Esq.  
Christi Hogin, Esq.  
Jack Ainsworth  
Steve Hudson

**Ernest J. Guadiana**  
D: 310.746.4425  
F: 310.746.4462  
EGuadiana@elkinskalt.com  
Ref: 11806-0001

**ELKINS  
KALT  
WEINTRAUB  
REUBEN  
GARTSIDE LLP**

December 18, 2015

VIA E-MAIL AND U.S. MAIL

Bonnie Blue  
Planning Director  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: BBLue@malibucity.org

Chris Deleau  
Planning Manager  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: CDeleau@malibucity.com

Richard Mollica  
Senior Planner  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: RMollica@malibucity.org

Jamie Peltier  
Planning Technician  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: JPeltier@malibucity.org

Carl Manisco  
Environmental Programs  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: CManisco@malibucity.org

Re: Proposed Redevelopment of 31948 Pacific Coast Highway, Malibu, CA  
90265 ("Cohen Property")

Dear Bonnie, Chris, Richard, Jamie, and Carl:

Our office represents the owners of the real property located at 31946 Pacific Coast Highway, Malibu, California. In this capacity, we submitted two letters to the City of Malibu (the "City"), dated October 29<sup>th</sup> and November 25<sup>th</sup> of this year, expressing our concerns with the proposed renovation of the Cohen Property referenced above. Since submitting our letters, the City conducted a site visit of the Cohen Property and determined that Site Plan Review is required for the proposed renovation.

Specifically, Chris' December 1, 2015 email to my colleague Ken Ehrlich described the City's planned Site Plan Review of the proposed renovation to the Cohen Property. We appreciate the City's consideration of our clients' position and commend the City's determination that a Site Plan Review is required. Nonetheless, the City has not addressed a

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**PLANNING DEPT.**

number of issues presented in our letters. Consideration of the totality of issues presented by the Cohen's proposed work would cause the City to conclude that a Coastal Development Permit ("CDP") and variance is required.

Accordingly, as a means of aiding the City's evaluation of the proposed renovations to the Cohen Property, we present our analysis and conclusions below:

A. CDP Is Required Because The Proposed Renovation Increases The Total Square Footage By More Than 10 Percent.

As explained in Chris' email, adding square footage to a single-family residence does not always require a CDP because a number of exemptions may apply. However, after our analysis of the proposed renovation of the Cohen Property, no exemption applies and a CDP is mandated.

Section 13.4 of the Local Implementation Plan ("LIP") details projects that do not require a CDP. This section specifically exempts improvements to existing single-family residences unless the improvement is listed in a non-exempt category. LIP § 13.4.1.B.4 specifies one of these non-exempt categories, and provides that the following improvement to an existing single-family residence requires a CDP:

On property ... that is located between the sea and the first public road paralleling the sea... improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure....

LIP § 13.4.1.B.4.

The Cohen Property lies between the Pacific Ocean and Pacific Coast Highway, the first public road paralleling the Pacific Ocean. Accordingly, an increase of 10 percent or more of internal floor area of a structure on the Cohen Property would require a CDP.

As detailed in the proposed renovation plans, the Cohen Property consists of two structures: the main residence and the guest house. Los Angeles County issued the original building permit for the main residence in 1961 and permitted a 1,650 square foot residence. We attach a copy of the 1961 building permit as Attachment A. The County then permitted a 1,000 square foot addition to the main residence in 1975. We attach a copy of the 1975 building permit as Attachment B. Our review has not located any additional building permits for the main residence. Accordingly, the baseline square footage of the main residence is 2,650 square feet.

The County issued the original building permit for the guest house in 1989. The 1989 building permit limits the guest house to 700 square feet. We attach a copy of this 1989

building permit as Attachment C. Our review has not located any additional building permits for the guest house. Accordingly, the baseline square footage of the guest house is 700 square feet.

According to the Cohen's plans for the proposed renovation, the guest house will increase to 745 square feet and the main residence will increase to 3,605 square feet. Although the guest house renovation equates to only a 6.4% increase in square footage, the renovation to the main residence amounts to more than a 36% increase in square footage. Consequently, the express terms of LIP § 13.4.1.B.4 require a CDP for the proposed renovation of the main residence.

B. The Proposed Renovation Requires A Variance Because The Proposed Final Result Exceeds 3,064 Square Feet.

As explained in our November 25<sup>th</sup> letter, LIP § 3.6.K outlines the permitted residential structure size for lots of less than one-half acre, such as the Cohen Property. This section provides:

Total development square footage shall be determined based on the following formula ... for lot areas up to 1/2 acre, total square footage shall be 17.7% of the lot plus 1,000 square feet.

LIP § 3.6.K.

The Cohen parcel is 11,660 square feet. We attach the current Los Angeles County Assessor's Map with the Cohen Property circled as Attachment D. Under the above-referenced formula, the Cohen Property's total development square footage may not exceed 3,064 square feet.

We understand that the Cohen Property, as currently permitted, exceeds 3,064 square feet.<sup>1</sup> The Coastal Commission explicitly approved this increase in its Waiver of Coastal Development Permit Requirement for the Cohen Property, dated August 13, 1987. We attach a copy of this waiver as Attachment E.

Under the proposed renovation plans, the structures on the Cohen Property will increase to 4,350 square feet. The LIP and other applicable law bars this amount of total

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<sup>1</sup> The total development area of the main residence and guest house is 3,350 square feet in the aggregate.

development square footage. Consequently, in accordance with LIP § 13.26, a variance is required for the structures on the Cohen Property to increase square footage.<sup>2</sup>

C. The Applicant Must Obtain A CDP To Add A Kitchen To The Guest House.

As explained above, the California Coastal Commission allowed construction of the guest house without a CDP. See Attachment E. Among other points, the Coastal Commission conditioned its approval of the CDP waiver on the premise that the development "proposes no kitchen." The waiver also expressly states:

If, at a later date, ...the plans [for the guest house are] revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained....

See Attachment E.

The proposed renovation of the guest house specifically adds a kitchen, which automatically invalidates the 1987 CDP waiver. Moreover, the proposed renovation plans alter the layout of the guest house, most notably detaching the guest house from the main residence. See Attachment E for the permitted plans. Consequently, as explicitly expressed in the 1987 CDP waiver, a CDP is required for the renovation of the guest house because the proposed renovations deviate from those approved by the Coastal Commission.

D. Any Development Of The Guest House Requires A CDP.

LIP § 13.3 provides that "any development in the coastal zone...shall obtain a coastal development permit..."<sup>3</sup> LIP § 2.1 defines "development" as "construction, reconstruction, demolition, or alteration of the size of any structure...."

As explained above, a number of exemptions may apply that obviate the need for a CDP. LIP § 13.4.1 exempts "[i]mprovements to existing single-family residences" from requiring a coastal development permit. *However, this provision specifically excludes "guest houses or accessory self-contained residential units."*

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<sup>2</sup> LIP § 13.26 provides "a mechanism for applicants to make an application for a coastal development permit variance from standards or requirements of the Malibu LIP and to provide specific findings for approval or denial of variances."

<sup>3</sup> See also, Cal. Public Resources Code § 30106.

The LIP defines a guest house as:

[An] attached or detached living quarters on the same premises as a single family residence for the use of family members, guests or employees of the occupants of such residence, *containing no kitchen facilities* and not rented or otherwise used as a separate dwelling. (Emphasis added.)

LIP § 2.1.

After a review of the proposed renovation plans, as well as the statements included in the 1987 CDP waiver, the guest house on the Cohen Property clearly qualifies as a "guest house" as defined by the LIP. The proposed renovation of the Cohen Property proposes an increase in the guest house square footage from 700 to 745, as well as a number of other interior and exterior changes.<sup>4</sup> Under the LIP, the proposed renovations constitute "development". Consequently, the proposed renovations to the guest house require a CDP because the guest house is not exempt under LIP § 13.4.1.

E. The Septic System Likely Requires A CDP As Well.

The Cohen Property received three (3) separate plumbing permits, issued in 1961, 1974, and 1989. We attach these permits as Attachment F. In total, the permitted fixtures include: 1 bathtub, 3 clothes washers, 1 dishwasher, 4 lavatories, 2 sinks, 3 showers, and 4 water closets. Under the City of Malibu Onsite Wastewater Treatment System Fixture Unit Worksheet, this equates to **51** total existing fixture units. We attach a copy of the worksheet completed by our office as Attachment G. In contrast to the plumbing permits, the City's March 11, 2015 inspection report for the Cohen Property specifies **48** fixture units (and 5 bedrooms). We attach a copy of this inspection report as Attachment H.

Whether 48 or 51 fixture units exist at the Cohen Property, Table H 2.1 of Section 15.12.050 of the Municipal Code requires a minimum septic tank capacity of **2,000 gallons** to service the Cohen Property. The 2015 inspection report specifies one septic tank with a capacity of **1,200 gallons** currently in service at the Cohen Property. Our investigation reveals no request from anyone affiliated with the Cohen Property for a 2,000 gallon capacity septic tank at the site.

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<sup>4</sup> We understand that the addition of a kitchen converts the guest house to a "second unit," which is defined in LIP § 2.1 as an "attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons." Accordingly a second unit is an accessory self-contained residential unit, which similarly is not exempt from the requirement to obtain a CDP for improvements.

At the very least, the City must require a new operating permit for the correctly-sized wastewater treatment system.

Moreover, ambiguity exists regarding the capacity of the current system at the Cohen Property. The 1,200 gallon capacity septic tank specified in Attachment H contrasts other County records specifying a 1,000 gallon capacity septic tank at the Cohen Property. See Attachment I. During guest house development in or about 1988, the County of Los Angeles Department of Health Services approved the removal of a 1,000 gallon tank in exchange for a 1,500 gallon tank in a different location. We attach a copy of this approval as Attachment J. At or about the same time in 1988, the County also appeared to approve a separate 1,200 gallon septic tank to replace the 1,000 gallon tank. See Attachment K. We have no explanation for the contrasting approvals from Los Angeles County, and do not know the exact specification of the current system in place at the Cohen Property, either 1,200 or 1,500 gallon capacity septic tank.

Regardless of the capacity of the current onsite wastewater treatment system, the law requires a 2,000 gallon septic tank at the Cohen Property, and the expansion to such system requires a CDP in accordance with LIP § 13.4.1.B.3. The Cohens have not even applied for a CDP for a septic system meeting current site requirements (48 or 51 fixtures in current configuration), regardless of their proposed desired renovated configuration.

The applicable law deems prior development unlawful if that development was not authorized by a CDP or otherwise authorized under the Coastal Act. LIP § 13.3.F. If such development is unlawful, then "[n]o improvements, repair, modification or additions to such existing development may be approved, unless the City also approves a CDP authorizing the existing development." LIP § 13.3.F. Therefore, if the current septic system is unlawful, then a CDP must be issued for the expansion of the septic system to install a 2,000 gallon septic tank prior to the commencement of the proposed renovations.

F. Conclusion.

As detailed above, the current application for the proposed renovation of the Cohen Property is improper as the current application fails to address the following deficiencies:

1. A CDP is required for the 36% increase in total floor area of the main residence;
2. A variance is required to increase the total square footage of the Cohen Property in excess of 3,064 square feet;
3. A CDP is required to add a kitchen to the guest house;
4. A CDP is required for the any improvements to the guest house; and

Bonnie Blue, et al.  
December 18, 2015  
Page 7

5. A CDP is required to install the legally required 2,000 gallon capacity septic tank.

Until the application for the proposed renovation of the structures on the Cohen Property addresses the above-reference issues, the proposed renovation plans are deficient and cannot be approved by the City.

If you have any questions or concerns, please do not hesitate to contact our office.

Very truly yours,



ERNEST J. GUADIANA of  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG

Encls.

cc: Christi Hogin, Esq.

ATTACHMENT A

APR 3 1961

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER  
BUILDING AND SAFETY DIVISION  
JOHN A. LAMBIE, COUNTY ENGINEER  
WILLIAM A. JENSEN, SUPT. OF BUILDING

BUILDING ADDRESS 3194B Pac. Coast Hwy  
LOCALITY Malibu  
NEAREST CROSS ST. Brookbrook Rd

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 3194B Pacific Coast Hwy  
LOT NO. Legal Attached BLOCK  
TRACT  
SIZE OF LOT 107 117 NO. OF BLDGS. 1  
USE OF EXISTING BLDG. Residence  
OWNER Mrs Ludlow TEL. NO.  
ADDRESS 3350 Clark St. LA.  
ARCHITECT OR ENGINEER TEL. NO.

DISTRICT NO. 9-2 GROUP Z TYPE CONST. PROCESSED BY jk  
STATISTICAL CLASSIFICATION  
CLASS NO. 1 S.WELL UNITS. 1  
MAP NUMBER 4523 STATE HWY 100 NO  
USE ZONE: SPECIAL CONDITIONS  
BUILDING SETBACK: YARD HWY STREET NAME EXIST. WIDTH  
FRONT 55' & Pac. Coast 100'  
SIDE P.L.

CONTRACTOR McCrory-Tyler TEL. NO. 379  
ADDRESS 4824 Van Nuys Blvd Sherman Oaks  
DESCRIPTION OF WORK

INSPECTION RECORD  
Plan Check Fee will be  
forbited if not approved  
by zoning.  
See P. 6151  
for 10' P.L.  
Need 2 Copies legally

NEW ADD ALTER REPAIR DEMOLISH  
SQ. FT. 1650 NO OF STORIES 1 NO OF FAMILIES 1  
USE OF STRUCTURE Residence + att. Garage

SIGNATURE OF APPLICANT JR McCrory  
VALUATION \$ 19,000

APPROVALS / DATE INSPECTOR'S SIGNATURE  
FOUNDATION LOCATION 11/1/60  
FORMS MATERIALS 11/1/60  
FRAME FIRE STOPS & BRACING BOLTS 11/1/60  
FURNACE LOCATION GAS VENT DUCTS 11/25/60  
LATH INT. 11/1/60  
LATH EXT. 11/1/60  
HOUSE NUMBER CORRECT AND POSTED 11/1/60  
FINAL

P.C. FEE \$ 36.00 P.M.T. FEE \$ 60.00  
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE OF PERMITTEE JR McCrory  
ADDRESS 4824 Van Nuys Blvd Sherman Oaks

CLYDE N. CIRLAN, PRINCIPAL STRUCTURAL ENGINEER  
PERMIT VALIDATION

PLAN CHECK VALIDATION  
H.B. CASH

AC 09876 MR2923 30.00

AC 11386 MR24 1 60.00

INSPECTOR COPY

6/19/61  
\*NAMES on UNDER FLOOR ? 3-16 & NAILS ALL

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on 3-16 d. NAILS ALL CONNECTIONS

2. REPLACE IN SOME CASES C.F. JOISTS  
BEHIND WALLS

3. PROVIDE ADDITIONAL  
60" VENT TO ATTIC

4. PROVIDE ADDITIONAL  
SUPPORTS OVER BEDROOM

5. PROVIDE ADDITIONAL  
BRACE TO GARAGE

6. PROVIDE ADDITIONAL  
WALL 7-26-61

7. CHECK UP  
FRAME BK

8. PROVIDE ADDITIONAL  
BRACE TO GARAGE

9. PROVIDE ADDITIONAL  
WALL 7-26-61

10. CHECK UP  
FRAME BK

11. PROVIDE ADDITIONAL  
BRACE TO GARAGE

12. CHECK UP  
FRAME BK

13. PROVIDE ADDITIONAL  
BRACE TO GARAGE

14. CHECK UP  
FRAME BK

15. PROVIDE ADDITIONAL  
BRACE TO GARAGE

16. CHECK UP  
FRAME BK

17. PROVIDE ADDITIONAL  
BRACE TO GARAGE

18. CHECK UP  
FRAME BK

19. PROVIDE ADDITIONAL  
BRACE TO GARAGE



A parcel of land in the county of Los Angeles, state of California, being a portion of the Rancho Topanga Malibu Squit, as confirmed to Matthew Keller by Patent, recorded in Book 1 page 407 of Patents, in the office of the county recorder of said county, described as follows:

Beginning at a point in the southerly line of the 80 foot strip of land described in the deed to the State of California, recorded in book 15228 page 342, Official Records, in the office of said county recorder, that is distant westerly thereon 1135.29 feet from a point bearing South  $23^{\circ} 31' 30''$  West 40.00 feet from engineer's center line station 337 plus 61.57 at the westerly extremity of that certain course described in said deed as South  $66^{\circ} 28' 30''$  East 1181.07 feet; thence south  $5^{\circ} 48' 04''$  West 230.03 feet to the true point of beginning; thence continuing south  $5^{\circ} 48' 04''$  West 110.00 feet; thence south  $84^{\circ} 11' 56''$  East 114.03 feet or less, to the easterly line of the land described as parcel 1 in the deed to the [redacted] Company, Ltd., a corporation, recorded on October 31, 1959 as Instrument No. 2965, 630 page 739 of said Official Records; thence along said easterly line North  $7^{\circ} 49' 10.07$  feet to a line that bears South  $84^{\circ} 11' 56''$  East from the true point of beginning; thence North  $84^{\circ} 11' 56''$  West 117.90 feet to the true point of beginning.

ATTACHMENT B

# APPLICATION FOR BUILDING PERMIT

COUNTY OF ANGELES  
DEPARTMENT OF COUNTY ENGINEER  
BUILDING AND SAFETY DIVISION  
COLEMAN W. JENKINS, SUPT. OF BUILDING

**FOR APPLICANT TO FILL IN**  
(Print or type only)

**BUILDING ADDRESS** 31948 Pacific Coast Highway

**LOT NO.**                      **BLOCK**

**TRACT** See legal description

**SIZE OF LOT** 110' X 117'      **NO. OF BLDGS. NOW ON LOT** 1

**USE OF EXISTING BLDG.** residential

**OWNER** Mr. & Mrs. Mc Carthy      **TEL. NO.** 457-2472

**ADDRESS** 31948 Pacific Coast Highway

**CITY** Malibu, California

**ARCHITECT OR SUPERVISOR** A.F. Madson      **TEL. NO.** 654-8932

**ADDRESS** 2117 Upper Krass Drive L.A. 46

**CONTRACTOR** owner-builder      **TEL. NO.**

**ADDRESS** same as owner      **L.I.C. NO.**

**CITY**                                      **L.I.C. CLASS**

**CONSTRUCTION LEADER NAME AND BRANCH** none

**ADDRESS**

**SQ. FT. SIZE** 1000sq.      **NO. OF STORIES** 2      **NO. OF FAMILIES** 1      **NEW**

**USE OF STRUCTURE** residential      **ADD.**

**SIGNATURE OF APPLICANT** *[Signature]*      **REPAIR**

**VALUATION \$** 12,500.00      **DEMOL.**

**D.C. FEES** 35.72 + 10.80      **PMT. FEES** 17.50

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATION TO WORKMEN'S COMPENSATION INSURANCE.

**SIGNATURE OF PERMITTEE** *[Signature]*

**ADDRESS** 31948 Pacific Coast Highway

**ASSESSOR MAP BDC**      **PAGE**      **PARCEL**

**BUILDING ADDRESS** 31948 Pac. Coast Hwy

**LOCALITY** Malibu

**NEAREST CROSS ST.** Beach Break Rd.

**DISTRICT NO.** 9.2      **GROUP** F      **TYPE CONST.** II      **PROCESSED BY** Kupper

**STATISTICAL CLASSIFICATION**      **SEWER MAP**

**CLASS NO.** 21      **DRELL. UNITS** 0      **BK** PG

**USE ZONE**      **MAP NO.** 126 021

**R-1**      **SPECIAL CONDITIONS** PD-13373

**BLDG. SETBACK FROM FRONT PROP. LINE OF** *Beach Break Rd.* (STREET)

TYPE OF EXISTING HIGHWAY	SETBACK FROM C.L.	HIGHWAY WIDTH	YARD	TOTAL
Highway	100	70	0	20 = 20

**BLDG. SETBACK FROM SIDE PROP. LINE OF** (STREET)

TYPE OF EXISTING HIGHWAY	SETBACK FROM C.L.	HIGHWAY WIDTH	YARD	TOTAL

**CORNER CUTOFF**      **YES**       **NO**

**SEE REVERSE SIDE FOR SPECIAL APPROVALS**

5/22/73 - Check p. 1 - 11/1/73  
 Clark - with Madson  
 7-27-73 - Check with Madson  
 Orl - Eubank

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION; LOCATION OF FCMs, MATERIALS	11/1/73	[Signature]
FRAME; FIRE STOPS; BRACING BOLTS	12/1/73	[Signature]
FURNACE; LOCATION; GAS VENT. DUCTS	11/2/73	[Signature]
LATH. INT.	11/7/73	[Signature]
LATH. EXT.	11/4/73	[Signature]
HOUSE NUMBER CORRECT AND POSTED		
FINAL	11/15/73	[Signature]

JOHN F. LEWIS, PRINCIPAL STRUCTURAL ENGINEER

INSPECTOR COPY

**CASH CHECK VALIDATION**      **PERMIT VALIDATION**

10.7647      251627      35.7015      77.50

25507      307      1080      25507

*Kupper*

*Kupper*



A parcel of land in the County of Los Angeles, State of California, being a portion of the Repcho Topanga Malibu Sequit, as confirmed to Mathew Keller by patent, recorded in Book 1, page 407 of patents in the office of the County Recorder of said county, described as follows:

Beginning at a point in the southerly line of the 80 foot strip of land described in the deed to the State of California, recorded in Book 15228, page 342, of official records, in the office of said County recorder, that is distant westerly thereon 1135.29 feet from a point bearing south  $23^{\circ} 31' 30''$  West 40.00 feet from engineers center line station 337, plus 61.57 at the westerly extremity of that certain course described in said deed as South  $66^{\circ} 28' 30''$  East 1181.07 feet; hence south  $5^{\circ} 48' 04''$  west 230.03 feet to the true point of beginning; hence continuing south  $5^{\circ} 48' 04''$  west 110.00 feet; hence south  $84^{\circ} 11' 56''$  east 114.03 feet; more or less, to the easterly line of the land described as parcel 1 in the deed to the Aliso Land Co., Ltd; a Corp., recorded on October 31, 1959 as instrument # 2965, in Book D-630, page 739, of said official records; Hence along said easterly line north  $7^{\circ} 49' 10''$  east 110.07 feet to a line that bears south  $84^{\circ} 11' 56''$  east from the true point of beginning; hence north  $84^{\circ} 11' 56''$  west 117.90 feet to true point of beginning.

769368-0-31

**GEOLOGIC REVIEW SHEET**

9.2

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER

SHEET 1 OF 1

DESIGN DIVISION  
ENGINEERING GEOLOGY SECTION

Site Address 31948 PACIFIC COAST HWY  
Location MALIBU  
Developer/Owner MR & MRS MCCARTY  
Engineer \_\_\_\_\_  
Geologist \_\_\_\_\_  
Soils Engineer \_\_\_\_\_

**DISTRIBUTION:**

- Plan Check
- Dist. Engineer
- Developer-Owner
- Site Engineer
- Geologist
- Soils Engineer
- Geol. Sect. File
- Grading Sector.

Review of: PLAN CHECK NO. OR DATE OF REPORT(S)

- Grading Plan No. \_\_\_\_\_
- Building Plan No. 7647 (Addition)
- Geologic Report Dated \_\_\_\_\_
- Soils Report Dated \_\_\_\_\_
- Other \_\_\_\_\_

**Action:**

- Plan is approved
- Plan is not approved for reasons below
- Plan approved subject to conditions below
- Submit plans for recheck

**Remarks:**

Prepared by J. Paduk Reviewed by R. E. Arnold Date 8-18-72  
 For Regional Office Use Only  
 Regional Office \_\_\_\_\_  
 Mailed to \_\_\_\_\_ District Office on 11

ATTACHMENT C

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_

- Certified copy is hereby furnished.
- Certified copy is filed with the county building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_

I am exempt under Sec. \_\_\_\_\_

B.&P.C. for this reason \_\_\_\_\_

Date: \_\_\_\_\_

Signature \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

# APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

1

FOR APPLICANT TO FILL IN				BUILDING ADDRESS	
BUILDING ADDRESS <b>31948 P.C.H.</b>				<b>31948 PACIFIC COAST HWY</b>	
CITY <b>MALIBU CA</b> ZIP <b>90265</b>				LOCALITY <b>MALIBU</b>	
SIZE OF LOT <b>1/4 AC</b> NO. OF BLDGS. NOW ON LOT <b>1</b>				NEAREST CROSS ST.	
TRACT	BLOCK	LOT NO.		ASSESSOR MAP BOOK	PAGE
OWNER <b>MR JOHN MCCOY</b> TEL. NO. <b>457-7472</b>				USE ZONE <b>R-1-1</b>	MAP NO. <b>126-H-021</b>
ADDRESS <b>31948 PCH.</b>				SPECIAL CONDITIONS <b>CC 21187 N/C 27083</b>	
CITY <b>MALIBU, CA.</b> ZIP <b>90265</b>				UNASTAL <b>5-87-616 PP 8151 SCAP 06 10835</b>	
ARCHITECT OR ENGINEER <b>CARL VOLANTE</b> TEL. NO. <b>495-1777</b>				DISTRICT <b>9.2</b>	GROUP TYPE CONST. <b>R-3 5</b>
ADDRESS <b>BOX 2246 MALIBU, CA</b>				FIRE ZONE <b>4</b>	PROCESSED BY <b>DF</b>
CONTRACTOR				STATISTICAL CLASSIFICATION	
ADDRESS				CLASS NO. <b>21</b>	DWELL. UNITS _____
CITY				SEWER MAP	
SQ. FT. SIZE <b>700</b>	NO. OF STORIES <b>2</b>	NO. OF FAMILIES <b>1</b>	CHECK ONE	VALIDATION	
DESCRIPTION OF WORK <b>ADDITION</b>				NEW <input type="checkbox"/>	VALUATION <del>\$30,000.00</del> \$ 40,000. FINAL DATE <b>2-28-89</b> FINAL By <i>[Signature]</i>
USE OF EXISTING BLDG. <b>RESIDENCE</b>				ADD <input checked="" type="checkbox"/>	
APPLICANT (PRINT)				ALTER <input type="checkbox"/>	
ADDRESS				REPAIR <input type="checkbox"/>	
PRESENT BUILDING ADDRESS				DEMOL <input type="checkbox"/>	55889A 1:187.83 1:187.83 0904-87
LOCALITY				MOVING CONTRACTOR	
REQUIRED SET BACK				ADDRESS	
FRONT P.L.	YARD <b>20</b>	HWY <b>0</b>	TOTAL SETBACK FROM PROP. LINE <b>20</b>	LDMA Ref. #	
SIDE P.L.	EXIST. WIDTH <b>100</b>			LDMA P/C #	
P.C. Fee \$ <b>167.88</b>				LDMA Perm. #	
Permit Fee <b>252.00</b>				Investigation Fee	
Issuance Fee <b>10.50</b>				Total Fee <b>262.50</b>	

INSF FOR COPY

SEE REVERSE FOR EXPLANATORY LANGUAGE

*Carl Volante AIA* **1-28-88**  
 Signature of Applicant or Agent Date  
**FOR OWNER**



ATTACHMENT D



ATTACHMENT E

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



FILE COPY

Date: August 13, 1987

TO: Carl Volante AIA  
P.O. Box 2446  
Malibu, CA 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 5-87-616 APPLICANT: Mr. and Mrs. McCarty

LOCATION: 31948 Pacific Coast Highway  
MALIBU

PROPOSED DEVELOPMENT: The addition of 750 sq.ft. guest house, 24' high to an existing single family residence.

RATIONALE: The proposed development is consistent with the size and bulk standards of the certified Malibu Land Use Plan, proposes no kitchen facilities and is not located within a an environmentally sensitive habitat area or will the project adversely impact public access.

This waiver will not become effective until reported to the Commission at their August 25-28, 1987, meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

*Charles Dam*

CHARLES DAMM  
South Coast District Director

by: *[Signature]*

cc: Commissioners/File

BP/nw  
3484A

# NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING  
BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: WAIVER OF COASTAL PERMIT REQUIREMENTS FOR:  
the addition of a 750 sq.ft. guest house, 24' high to an  
existing single family residence.

LOCATION: 31948 Pacific Coast Highway  
MALIBU

APPLICANT: MR. & MRS. MCCARTY

APPLICATION NUMBER: 5-87-616

DATE NOTICE POSTED: \_\_\_\_\_

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED  
BELOW BETWEEN 8 AM AND 5 PM, WEEKDAYS.



## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE  
PO BOX 1450  
245 WEST BROADWAY, STE 380  
LONG BEACH, CA 90802  
(213) 590-5071

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



3484

Date: 8/10/87

TO: Carl Volante AIA  
Box 2446  
Malibu, Ca 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 87-616 APPLICANT: Mr & Mrs. McCarty  
LOCATION: 31948 PCH, Malibu

PROPOSED DEVELOPMENT: The addition of a 950 sq ft guesthouse  
24' high, to an existing single family residence

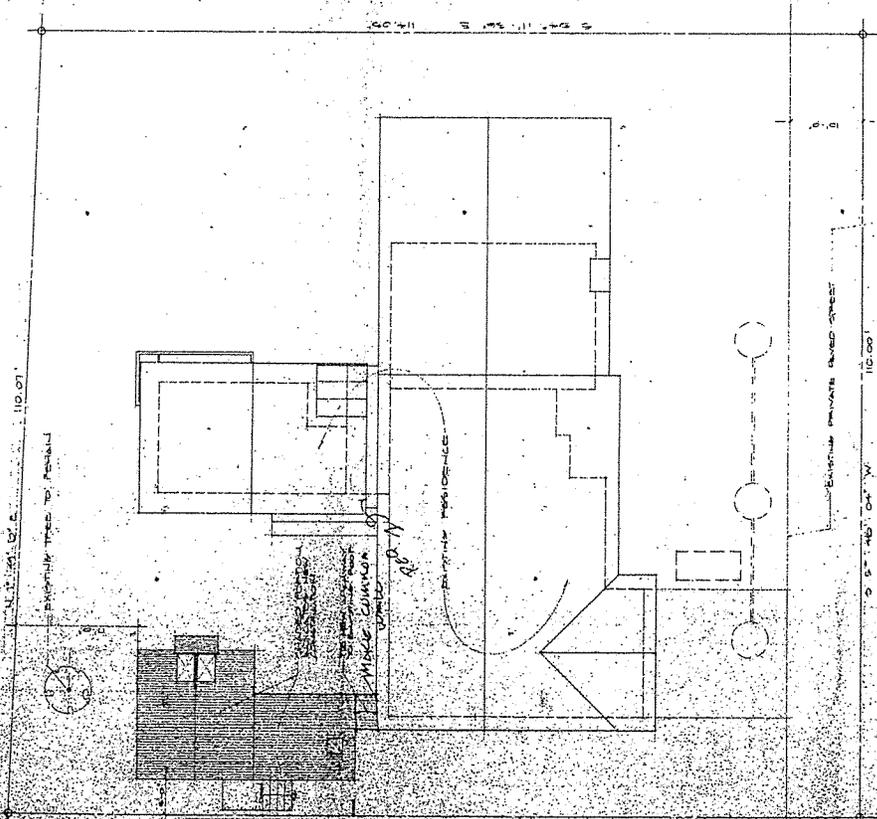
RATIONALE: The proposed dev. is consistent with the size and bulk  
standards of the Certified Malibu Land Use Plan, proposes no  
kitchen facilities and is not located within an environmentally  
sensitive habitat area or will the project adversely impact  
This waiver will not become effective until reported to the Commission at their public  
meeting and the site of the proposed development access  
has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Tom Crandall  
TOM CRANDALL  
South Coast District Director

by: Bill Ponder

cc: Commissioners/File

(0790A)12/85



Ⓡ  
**SITE PLAN**  
 10-1-83  
 HICKEY ARCHITECTS  
 21945 PACIFIC COAST HIGHWAY  
 HAVIL, CALIFORNIA 92028

M. BLANK  
 ARCHITECT  
 1000 S. GARDEN  
 ANAHEIM, CALIF. 92805  
 TEL. 714-771-1111

A/C 81-083  
 RECEIVED  
 JUL 22 1983  
 SOUTH COAST DISTRICT OFFICE  
 5-87-616  
 BY: *[Signature]*  
 DATE: 8/29/83

RECEIVED  
 JUL 22 1983  
 SOUTH COAST DISTRICT OFFICE  
 5-87-616  
 BY: *[Signature]*  
 DATE: 8/29/83





ATTACHMENT F

761857-CB31

# APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES  
 DEPARTMENT OF COUNTY ENGINEER  
 BUILDING AND SAFETY DIVISION  
 JOHN A. LANSIE, COUNTY ENGINEER  
 WILLIAM A. JENSEN, SUPT OF BUILDING

FOR APPLICANT TO FILL IN	
NUMBER	FIXTURE OR ITEM
2	WATER CLOSET ✓
1	BATH TUB ✓
1	SHOWER ✓
2	LAVATORY ✓
1	SINK ✓
1	DISHWASHER ✓
1	LAUNDRY TUB ✓
1	CLOTHES WASHER ✓
1	WATER HEATER ✓
1	GAS SYSTEM ✓
11	① \$1.00 PER ITEM OR FIXTURE \$ 11.00
	PERMIT \$ 2.00
	TOTAL FEE 13.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING.  
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE *[Signature]*

BUILDING ADDRESS 31948 Pacific Coast Highway  
 LOCALITY TRAMAS UROAD BEACH RD  
 NEAREST CROSS ST. \_\_\_\_\_  
 OWNER Ludlow-Nutwe  
 MAIL ADDRESS 1415 Van Nuys Blvd  
 CITY Pasadena TEL. NO. Em 40539  
 CONTRACTOR J. Reid Plumb Co  
 ADDRESS 1415 Van Nuys Blvd  
 CITY Pasadena TEL. NO. Em 40539  
 CONTRACTOR'S REGISTRATION NO. 11800 STATE OF CA COUNTY PA

DISTRICT NO. 9-2 GROUP Z ZONE M/S PROCESSED BY [Signature]  
 INDUSTRIAL WASTE APPROVAL \_\_\_\_\_

INSPECTION RECORD

DATE	INSPECTOR	REMARKS

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK	7-1-1	[Signature]
ROUGH PLUMBING	7-1-1	[Signature]
GAS PIPING	7-1-1	[Signature]
GAS VENT	7-1-1	[Signature]
HOT WATER HEATER	7-1-1	[Signature]
PLUMBING FIXTURES	7-1-1	[Signature]
GAS TEST	7-1-1	[Signature]
UTILITY CO. NOTIFIED	7-1-1	[Signature]
FINAL	7-1-1	[Signature]

VALIDATION ROBERT A. WOOD.  
 S. C. C. E. SUPERVISING MECHANICAL ENGR

No 14643 2419 5 13.00 \$

INSPECTOR COPY

SP. #11  
KITCHEN

# APPLICATION FOR PLUMBING PERMIT

COMMISSION ON PLUMBING  
BOARD OF PLUMBING  
BUILDING DEPARTMENT  
JOHN F. KELLY  
MAYOR

7/26/68  
1000 E. 11th St.  
Shawnee Park City

NUMBER	DESCRIPTION	DATE
1	INSTALLATION OF PLUMBING	
2	REPAIRS TO EXISTING PLUMBING	
3	REMOVAL OF PLUMBING	
4	INSTALLATION OF WATER HEATER	
5	INSTALLATION OF SINK	
6	INSTALLATION OF TOILET	
7	INSTALLATION OF SHOWER	
8	INSTALLATION OF TUB	
9	INSTALLATION OF RADIATOR	
10	INSTALLATION OF BOILER	
11	INSTALLATION OF FURNACE	
12	INSTALLATION OF HEAT EXCHANGER	
13	INSTALLATION OF CONDENSER	
14	INSTALLATION OF PUMP	
15	INSTALLATION OF VALVE	
16	INSTALLATION OF FITTING	
17	INSTALLATION OF PIPE	
18	INSTALLATION OF HOSE	
19	INSTALLATION OF TUBE	
20	INSTALLATION OF WIRE	
21	INSTALLATION OF CABLE	
22	INSTALLATION OF CONDUIT	
23	INSTALLATION OF TRAY	
24	INSTALLATION OF RACK	
25	INSTALLATION OF BOX	
26	INSTALLATION OF PANEL	
27	INSTALLATION OF COVER	
28	INSTALLATION OF GROUNDING	
29	INSTALLATION OF BONDING	
30	INSTALLATION OF LABELING	
31	INSTALLATION OF MARKING	
32	INSTALLATION OF IDENTIFICATION	
33	INSTALLATION OF RECORDING	
34	INSTALLATION OF DOCUMENTATION	
35	INSTALLATION OF ARCHIVING	
36	INSTALLATION OF PRESERVATION	
37	INSTALLATION OF RESTORATION	
38	INSTALLATION OF REPAIR	
39	INSTALLATION OF MAINTENANCE	
40	INSTALLATION OF INSPECTION	
41	INSTALLATION OF TESTING	
42	INSTALLATION OF CERTIFICATION	
43	INSTALLATION OF LICENSING	
44	INSTALLATION OF REGISTRATION	
45	INSTALLATION OF EXAMINATION	
46	INSTALLATION OF EVALUATION	
47	INSTALLATION OF ASSESSMENT	
48	INSTALLATION OF ANALYSIS	
49	INSTALLATION OF SYNTHESIS	
50	INSTALLATION OF DESIGN	

1000 E. 11th St.  
Shawnee Park City

# APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER  
BUILDING AND SAFETY DIVISION  
MAKE CHECKS PAYABLE TO:  
HARVEY T. BRANDT, COUNTY ENGINEER

BUILDING ADDRESS	3194 E Pacific Coast Hwy		
LOCALITY	Malibu		
NEAREST CROSS ST	Broad Beach		
OWNER	John W. McVarty		
MAIL ADDRESS	3194 E Pacific Coast Hwy		
CITY	Malibu	TEL. NO.	457-2472
CONTRACTOR	John W. McVarty		
ADDRESS	3194 E Pacific Coast Hwy		
CITY	Malibu	TEL. NO.	457-2472
STATE LICENSE NO.		LC CLASS	

NUMBER	FEATURE OR ITEM	FEE	TOTAL
1	WATER CLOSET	1.75	1.75
	BATH TUB	1.75	
1	SHOWER	1.75	1.75
1	LAVATORY	1.75	1.75
1	SINK	1.75	1.75
	DISHWASHER	1.75	
1	CLOTHES WASHER	1.75	1.75
	SWIMMING POOL RECEPTOR	1.75	
1	LAWN SPRINKLER SYSTEM	1.75	1.75
1	WATER HEATER	1.75	1.75
	GAS SYSTEM OUTLETS	1.75	
	OUTLETS OVER 5 PER SYSTEM	.30	

DISTRICT NO.	GROUP	ZONE	INDUSTRIAL WASTE APPROVAL
9.2	I	Other	
INSPECTION RECORD			

Plan check fee	See Reverse	12.00
PLUMBING PERMIT ISSUING FEE \$		3.00
<b>TOTAL FEE</b>		<b>15.75</b>

Plan check applicant: John W. McVarty

Name: John W. McVarty

Address: 3194 E Pacific Coast Hwy

City: Malibu Tel. No. 457-2472

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE: [Signature]

APPROVALS: Thomas Pennell DATE: 11/17/79

UNDER SLAB WORK: [Signature]

ROUGH PLUMBING: [Signature]

GAS PIPING: [Signature]

GAS VENT: [Signature]

HOT WATER HEATER: [Signature]

PLUMBING FIXTURES: 11/17/79 [Signature]

GAS TEST: [Signature]

DATE: 11/17/79 [Signature]

PLAN CHECK VALIDATION: CR. M.D. 038-

PERMIT VALIDATION: [Signature]

act

INSPECTION COPY



**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_

Certified copy is hereby furnished.

Certified copy is filed with the county building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner that would become subject to the Workers' Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be automatically revoked.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 7000, commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Number \_\_\_\_\_ Lic. Class \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

**HOME OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws regulating Plumbing, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Carl Volante AIA 2-10-88  
Signature of Permittee Date

FOR OWNER

76A667A  
CE 817 (2-80)

**APPLICATION FOR PLUMBING PERMIT**

1

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

FOR APPLICANT TO FILL IN (PRINT OR TYPE)			
NUMBER	FIXTURE OR ITEM	●	FEE
1	WATER CLOSET		6 00
	BATH TUB		
1	SHOWER		6 00
1	LAVATORY		6 00
	SINK		
	DISHWASHER		
1	CLOTHES WASHER		6 00
	SWIMMING POOL RECEPTOR		
	LAWN SPRINKLER SYSTEM		
1/2	WATER HEATER		6 00
2	GAS SYSTEM OUTLETS		12 00
	OUTLETS OVER 5 PER SYSTEM		
Plan check fee			42 00
PLUMBING PERMIT ISSUING FEE \$			10 50
TOTAL FEE			52 50
Plan check applicant			
Name _____			
Address _____			
City _____		Tel. No. _____	

BUILDING ADDRESS	31948 P.C.H		
LOCALITY	BROAD BCH.		
NEAREST CROSS ST.	BROAD BCH. RD		
OWNER	JOHN MCCARTY		
MAIL ADDRESS	31948 PCH.		
CITY	MALIBU, CA	TEL. NO.	457-2412
CONTRACTOR	OWNER		
ADDRESS			
CITY		TEL. NO.	
STATE		LIC. CLASS	
LICENSE NO.			
DISTRICT NO.	9.2	PROCESSED BY	OF
FINAL DATE	2-23-89	VALIDATION	
FINAL BY	[Signature]		

INSPECTOR COPY

*FAMILY ROOM/GUEST HOUSE ADDITION*

SEE REVERSE FOR EXPLANATORY LANGUAGE

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK		
ROUGH PLUMBING	5-2-88	<i>[Signature]</i>
GAS PIPING		
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
GAS TEST		
UTILITY CO. NOTIFIED		
FINAL	Enter on Ground	
INDUSTRIAL WASTE APPROVAL		

INSPECTOR'S NOTES

SHOWER PAN ~~OK~~ *[Signature]*

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property will do the work on the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I am exempt under Sec. \_\_\_\_\_

B & P.C. for this reason \_\_\_\_\_

Date \_\_\_\_\_

Owner \_\_\_\_\_

INSPECTOR'S NOTES

ATTACHMENT G



# City of Malibu

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

## ONSITE WASTEWATER TREATMENT SYSTEM FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, or an "A", "C-42", "C-36" Contractors License.

Date: \_\_\_\_\_

Planning Division Reference Number: \_\_\_\_\_

Applicant: \_\_\_\_\_

Worksheet Certification by: \_\_\_\_\_

Address: \_\_\_\_\_

Print name \_\_\_\_\_ Signature \_\_\_\_\_

Number of Bedrooms (Existing): \_\_\_\_\_

Applicable California State License or Registration Type \_\_\_\_\_

Number of Bedrooms (Future): \_\_\_\_\_

State License or Registration Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	x	Unit Value	=	Existing Fixture Units	Total Future Fixture Units
	"A"		"B"		"(A + B)"		"C"		"A x C"	"(A + B) x C"
Bathtub or Combination Bath/Shower	1	+		=	1	x	2	=	2	
Bidet		+		=		x	2	=		
Bar Sink		+		=		x	1	=		
Clothes Washer	3	+		=	3	x	3	=	9	
Dishwasher	1	+		=	1	x	2	=	2	
Laundry Sink		+		=		x	2	=		
Lavatory (Wash Basin)	4	+		=	4	x	1	=	4	
Kitchen Sink	2	+		=	2	x	2	=	4	
Shower (Single Head)	3	+		=	3	x	2	=	6	
Water Closet (Flush Toilet)	4	+		=	4	x	6	=	24	
Other (MPC Table 7-3)		+		=		x		=		
Other (MPC Table 7-3)		+		=		x		=		

TOTAL EXISTING FIXTURE UNITS

TOTAL FUTURE FIXTURE UNITS

### Notes

- In completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
- If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign ( - ) next to the proposed fixture quantity in column "B".
- For plumbing fixtures not shown in this table please refer to Malibu Plumbing Code (MPC) Table 7-3.

ATTACHMENT H



# City of Malibu

## Environmental and Building Safety Division

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

### OFFICIAL INSPECTION FORM ONSITE WASTEWATER TREATMENT SYSTEM

This inspection report is for regulatory purposes only and is not to be used or construed as a guarantee of future system performance.

This form is to be used for all required Onsite Wastewater Treatment System inspections required by Section 15.14.050 of Ordinance 321. The form must be completed by a City of Malibu Approved Inspector (Section 15.14.060). All sections of the form are to be completed in accordance to the "Guidelines for the Inspection of Onsite Wastewater Treatment Systems in the City of Malibu".

A plot plan of the OWTS and site must be attached to this report. Please refer to the Guidelines for the specifications required.

Part I Site Information	Property Owner	Betty McCarty Family Trust	Site Address	31948 Pacific Coast Hwy.
	Mailing Address	31948 Pacific Coast Hwy.	Site APN	4473-02-020
	City, State, Address	Malibu, CA 90265	Site Location	West End / Encinal Cyn.
	Telephone Number		Additional Information:	

Part II History	OWTS Permit on file with City:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Type:	<input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Multifamily
	Percolation test on file with City:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Commercial <input type="checkbox"/> Condominium
	Building Serviced by OWTS:		Building Construction Date:	1961
	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Seasonal Use		Maintenance Contract for OWTS:	
	Number of Bedrooms:	5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Fixture Unit Count:	48	Date of Final Approval for Installation:	1-28-82+
	OWTS Permit Number	15-0372	Date Issued	3-11-15
			Age of System (installation date or approximate age)	53 yr. ± 1 yr.

Part III System Type	Type of OWTS Installed:	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Alternative/Advanced <input type="checkbox"/> Demonstration <input type="checkbox"/> Holding Tank	System Type Permitted by City:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Information for all Alternative/Advanced System Types:	<input type="checkbox"/> Secondary Treatment Component <input type="checkbox"/> Disinfection Component <input type="checkbox"/> De-Nitrification	Grey Water System:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Influent (Sewage) Type:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Multifamily <input type="checkbox"/> Condominium <input type="checkbox"/> Commercial <input type="checkbox"/> Restaurant	Permit:	<input type="checkbox"/> Yes <input type="checkbox"/> No Removed: <input type="checkbox"/> Yes <input type="checkbox"/> No
			Appearance of Influent:	<input checked="" type="checkbox"/> Normal <input type="checkbox"/> High Strength <input type="checkbox"/> Weak

NOTE: All alternative/advanced OWTS will require submission of system approval from the maintenance provider



Part IV - Tanks

Manufacturer: <u>Northingham</u> Capacity: <u>1,200</u> gal					<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Struct Unsound <input type="checkbox"/> Infiltration <input type="checkbox"/> Exfiltration				
Tank Pumped for Inspection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Recommended <input checked="" type="checkbox"/> Not Required					Septage Levels: Scum: <u>1</u> in Effluent: <u>1</u> in Sludge: <u>1 1/2</u> in				
Function of Tank: <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Treatment <input type="checkbox"/> Pump vault <input type="checkbox"/> Dosing <input type="checkbox"/> Grease					Manhole Risers: Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Diameter: <u>24"</u>				
Liquid Level in Tank: <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Below Normal <input type="checkbox"/> Above Normal					Depth of Soil Cover Over Tank: <u>3</u> ft <input type="checkbox"/> in				
Tank Material: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Other					Number of Tank Compartments: <input type="checkbox"/> One <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Other				
Effluent Filter: <input type="checkbox"/> Yes <input type="checkbox"/> Cleaned <input checked="" type="checkbox"/> No <input type="checkbox"/> Installed @ Insp <input type="checkbox"/> Recommended					Condition of Baffles: <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Damaged <input type="checkbox"/> Fail				
Setback Distance: Building <u>10'</u> ft Lot line <u>8'</u> ft Stream <u>N/A</u> ft Well <u>N/A</u> ft					Inlet Tee: <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Damaged <input type="checkbox"/> Fail				
					Outlet Tee: <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Damaged <input type="checkbox"/> Fail				
Additional Comments:					Tank: <input checked="" type="checkbox"/> Passes <input type="checkbox"/> Conditionally Passes <input type="checkbox"/> Fails				

Tank #2					Condition of tank				
Manufacturer: _____ Capacity: _____ gal					<input type="checkbox"/> Acceptable <input type="checkbox"/> Struct Unsound <input type="checkbox"/> Infiltration <input type="checkbox"/> Exfiltration				
Tank Pumped for Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommended <input type="checkbox"/> Not Required					Septage Levels: Scum: _____ in Effluent: _____ in Sludge: _____ in				
Function of Tank: <input type="checkbox"/> Septic <input type="checkbox"/> Treatment <input type="checkbox"/> Pump vault <input type="checkbox"/> Dosing <input type="checkbox"/> Grease					Manhole Risers: Present <input type="checkbox"/> Yes <input type="checkbox"/> No Diameter: _____				
Liquid Level in Tank: <input type="checkbox"/> Normal <input type="checkbox"/> Below Normal <input type="checkbox"/> Above Normal					Depth of Soil Cover Over Tank: _____ ft _____ in				
Tank Material: <input type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Other					Number of Tank Compartments: <input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Other				
Effluent Filter: <input type="checkbox"/> Yes <input type="checkbox"/> Cleaned <input type="checkbox"/> No <input type="checkbox"/> Installed @ Insp <input type="checkbox"/> Recommended					Condition of Baffles: <input type="checkbox"/> Pass <input type="checkbox"/> Damaged <input type="checkbox"/> Fail				
Setback Distance: Building _____ ft Lot line _____ ft Stream _____ ft Well _____ ft					Inlet Tee: <input type="checkbox"/> Pass <input type="checkbox"/> Damaged <input type="checkbox"/> Fail				
					Outlet Tee: <input type="checkbox"/> Pass <input type="checkbox"/> Damaged <input type="checkbox"/> Fail				
Additional Comments:					Tank: <input type="checkbox"/> Passes <input type="checkbox"/> Conditionally Passes <input type="checkbox"/> Fails				

I certify that I have inspected the tank(s) and that to the best of my knowledge and ability the information in Part IV is correct

Print Name: <u>Darrell Roy ENT, Inc.</u>	Inspection Date: <u>2-9-15</u>
Signature: <u>Darrell Roy</u>	Malibu Approved Inspector Number: <u>IP-12011</u>

Part V Distribution	Distribution Type: <input type="checkbox"/> Direct Connection <input checked="" type="checkbox"/> Box <input type="checkbox"/> Manifold <input type="checkbox"/> Hydrosplitter <input type="checkbox"/> other		Access Riser to Grade: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Distribution System Material of Construction: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic/polymer <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other		Riser Diameter: <u>8"</u>	
	Additional Comments: <u>With two 4" gate valves. These valves serve intended to rest the 1960's pits</u>		Condition of Distribution System: <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Damaged/needing repair <input type="checkbox"/> Failed	
Observed Deficiencies (if any): <input type="checkbox"/> Roots <input type="checkbox"/> Cracks <input type="checkbox"/> Water Infiltration <input type="checkbox"/> Evidence of Ponding <input type="checkbox"/> Sludge <input type="checkbox"/> Unelev		I certify that I have inspected the tank(s) and that to the best of my knowledge and ability the information in Part V is correct		
Print Name: <u>Darrell Roy Ent. Inc.</u>		Inspection Date: <u>2-9-15</u>		
Signature: <u>Darrell Roy</u>		Malibu Approved Inspector Number: <u>IP-12011</u>		



Part VI Pump Station	Pump Vault Type: <input type="checkbox"/> In Tank Vault <input type="checkbox"/> Pump Station Vault <input type="checkbox"/> Dosing	Access: <input type="checkbox"/> Yes <input type="checkbox"/> No Diameter:
	Pump Vault Material: <input type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic <input type="checkbox"/> Metal <input type="checkbox"/> Other	Condition of Vault: <input type="checkbox"/> Acceptable <input type="checkbox"/> Struct Unsound <input type="checkbox"/> Infiltration <input type="checkbox"/> Exfiltration
	Pumps: <input type="checkbox"/> Simplex <input type="checkbox"/> Duplex <input type="checkbox"/> Other	Pump Operation: <input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Pump Replaced <input type="checkbox"/> Incorrect Pump
	Pump Elevated: <input type="checkbox"/> Yes <input type="checkbox"/> No	Floats: <input type="checkbox"/> Pass <input type="checkbox"/> Needs Adjustment <input type="checkbox"/> Fail
	Alarms: High Water Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No Alarm System: <input type="checkbox"/> Pass <input type="checkbox"/> Fail	Comments:
I certify that I have inspected the Pump Station(s) and that to the best of my knowledge and ability the information in Part VI is correct		
Print Name:		Inspection Date:
Signature:		Malibu Approved Inspector Number:

Part VII Dispersal System	Type	<input checked="" type="checkbox"/> Seepage Pits <input type="checkbox"/> Leach Trenches <input type="checkbox"/> Leach Field <input type="checkbox"/> Sand Filter <input type="checkbox"/> Drip Irrigation <input type="checkbox"/> ET Bed				
	Number of Type Units	Unit Length (N)	Unit Width	Pit Diameter	Liquid Depth in Pit	
	E) 3 + (N) 2	(E) 24' 35" BT		5'	E) 10' / W) Dry	
	Impermeable Surface Over Area: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water in Observation Ports: <input type="checkbox"/> Yes <input type="checkbox"/> No Depth in			Evidence of Surface Discharge/Breakout: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Hydraulic Performance Test: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Evidence of Storm Water Pending: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Dispersal Area: <input type="checkbox"/> Breakout <input type="checkbox"/> Wetness <input type="checkbox"/> Odors			Pressure Distribution System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Setback Distance	Building	Lot Line	Stream	Well	Squirt Test: <input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Not Performed	
10 ft		8' ft	N/A ft	N/A ft	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Conditionally Pass <input type="checkbox"/> Fail	
Condition of Dispersal System:						
Comments						
There are 3 seepage pits installed 1960s (Full) 2 New pits were installed. (2015)						
I certify that I have inspected the dispersal system and that to the best of my knowledge and ability the information in Part VII is correct						
Print Name:				Inspection Date:		
Darrell Roy Ent. Inc.				2-9-15		
Signature:				Malibu Approved Inspector Number:		
Darrell Roy				IP-12011		

Part VIII Hydraulic Test	Static Liquid Level in Tank: <input checked="" type="checkbox"/> Even with Invert <input type="checkbox"/> Below Invert <input type="checkbox"/> Above Invert	Hydraulic Test Initial Level: Normal inches <input type="checkbox"/> Above <input type="checkbox"/> Below Inlet
	Approximate Gallons Water Added: 350 Gallons	Liquid Level Rise (inches): 0
	Length of Time Water Added: 35 Minutes	Time to return to Initial: (30 minute max) 0
	Dispersal Area Observation: <input checked="" type="checkbox"/> Pass <input type="checkbox"/> further evaluation required <input type="checkbox"/> Fail	Hydraulic Test Evaluation: <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Marginal <input type="checkbox"/> Fail
	I certify that I have performed the hydraulic test and that to the best of my knowledge and ability the information in Part VIII is correct	
Print Name:		Inspection Date:
Darrell Roy ENT. Inc.		2-9-15
Signature:		Malibu Approved Inspector Number:
Darrell Roy		IP-12011





# City of Malibu

## Environmental and Building Safety Division

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This form is to be completed in its entirety for all Alternative/Advanced Treatment Systems

This form shall be attached to the required "Official Inspection Form Onsite Wastewater Treatment System" when an inspection is performed in accordance with Ordinance 321 and the City of Malibu's Operating Permit Program.

Part X Advanced Systems	Manufacturer:	Model:
	Wastewater Vessels other than a Septic Tank: <input type="checkbox"/> Yes <input type="checkbox"/> No	Type of Vessel: <input type="checkbox"/> Treatment <input type="checkbox"/> Holding <input type="checkbox"/> Equalization <input type="checkbox"/> Dosing <input type="checkbox"/> Pump
	System Functioning: <input type="checkbox"/> Yes <input type="checkbox"/> No	System Controls:      Controls Tested: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
	Pumping Systems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Functional	Air Supply for Aeration:      Operation: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Maintenance
	Disinfection Unit:                      Operational <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	Disinfection Unit Type: <input type="checkbox"/> UV <input type="checkbox"/> Chlorination/Dechlorination <input type="checkbox"/> Ozonation
	Maintenance Provider:	Contract Expiration Date:
	Date of Last Maintenance	Status at Last Maintenance
	Comments:	

Attach a copy of the last maintenance report provided by the Maintenance Contractor.



ATTACHMENT I

LOS ANGELES COUNTY HEALTH DEPARTMENT  
BUREAU OF SANITATION  
COMPLAINT REPORT

Telephone X  
Mail \_\_\_\_\_  
In person \_\_\_\_\_

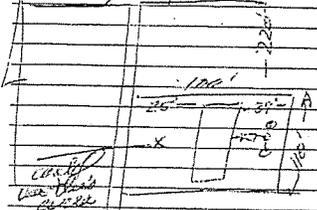
31948

Location of complaint: 31948 Pacific Coast Hwy Cross street: Grand Beach Rd  
Locality - City: Malibu District: S.M. Sanitarian: E. Riggolo

Complaint: Sewage layout for 3 BR House

Complainant: John McCarty Address: 4572565 Phone: \_\_\_\_\_  
Occupant: Landlord - McCarty Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Agent or Owner: McCarty - 24 Ave Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Date: 4-11-61 Rec'd by: D. Riggolo Ref'd to: \_\_\_\_\_

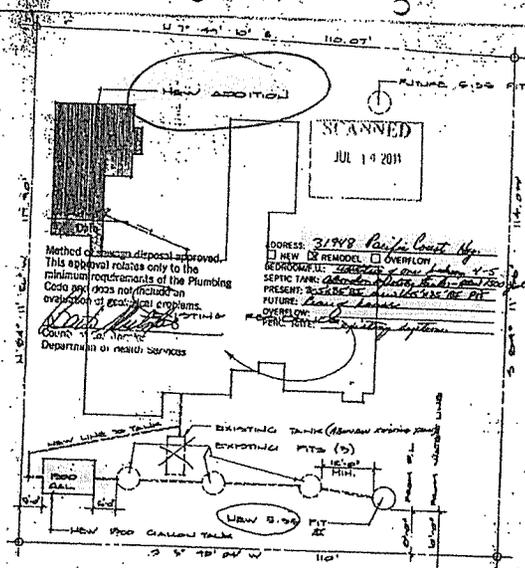
Report of investigation and dates: 4-11-61. Checked area. Will verify with D. Riggolo



4-13-61. Crews called & were put to work for installation of sewer.

10-5-72. Adding BR bath 4 2nd floor den. Bldg requires 2 Sewer Tanks (100 gal) & 2 pits (22' x 2'). System located in front of house. Requested permits & sign letter for "under size system". Will OK!

Complainant contacted on: 8-29-73. Advise pit work. See 7/16/73 work book of sketch. OK

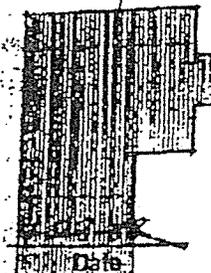


Method of sewage disposal approved.  
 This approval relates only to the  
 minimum requirements of the Plumbing  
 Code and does not include an  
 evaluation of structural problems.  
 [Signature]  
 Council of California  
 Department of Health Services

ADDRESS: 21948 Pacific Coast Hwy  
 NEW  REMODEL  OVERFLOW  
 GEORGIOUE: [Signature]  
 SEPIC TANK: [Signature]  
 PRESENT: [Signature]  
 FUTURE: [Signature]  
 OVERFLOW: [Signature]  
 PERIC SITE: [Signature]

HEASTS RESIDENCE  
 21948 PACIFIC COAST HIGHWAY  
 MALIBU, CALIFORNIA 90265  
 213 487 2472

ATTACHMENT K



Method of sewage disposal approved.  
 This approval relates only to the  
 minimum requirements of the Plumbing  
 Code and does not include an  
 evaluation of geotextical problems.

*David M. [Signature]*  
 County of Los Angeles  
 Department of Health Services

dist. box w/ 8" riser  
 2 - 4" gate valve  
 w/ riser & box

1,200 gallon septic tank

3- seepage pits  
 5' x 28" B.I.

1 - 5' x 35' B.I.  
 ←

1 - 5' x 35' B.I.  
 5' cap

*David [Signature]*  
 3-31-15

31948 PACIFIC COAST HIGHWAY  
 MALIBU, CALIFORNIA 9026

**Ernest J. Guadiana**  
D: 310.746.4425  
F: 310.746.4462  
EGuadiana@elkinskalt.com

**ELKINS  
KALT  
WEINTRAUB  
REUBEN  
GARTSIDE LLP**

November 25, 2015

**VIA E-MAIL AND U.S. MAIL**

**RECEIVED  
NOV 30 2015  
PLANNING DEPT.**

Bonnie Blue  
Planning Director  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: BBlue@malibucity.org

Richard Mollica  
Senior Planner  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: RMollica@malibucity.org

Jamie Peltier  
Planning Technician  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: JPeltier@malibucity.org

Carl Manisco  
Environmental Programs  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
E-Mail: CManisco@malibucity.org

Re: Proposed Redevelopment of 31948 Pacific Coast Highway, Malibu, CA  
90265 ("Cohen Property")

Dear Bonnie, Richard, Jamie, and Carl:

This letter follows the October 29, 2015 letter ("October Letter") from my colleague Ken Ehrlich on this matter. Our office represents the owners of the real property at 31946 Pacific Coast Highway, Malibu, CA ("31946 Property"). The October Letter expresses concerns over the planned redevelopment of the Cohen Property referenced above, and specifies multiple reasons for the City to require a Coastal Development Permit ("CDP") for this planned redevelopment.

On November 16, 2016, we understand the applicant submitted an amended application for an administrative plan review for the development of the Cohen Property (the "Amended Plan"). After our review,<sup>1</sup> the Amended Plan remains deficient, and the planned redevelopment

---

<sup>1</sup> For whatever reason, the City continues to refuse to provide our office with a copy of the submitted plans. The City claims that the architect has some form of intellectual property protection over the plans. We disagree, and request the legal basis for the City's position. The plans are public documents submitted to a public agency. Our office submitted a proper PRA (footnote continued)

requires a full CDP. The Amended Plan does not address the concerns contained in our October Letter and presents additional issues. Our clients seek to ensure that the City of Malibu: a) knows with certainty the existing configuration and elevations of the Cohen Property; and b) ensures that appropriate permits, including a CDP, are obtained for the planned redevelopment.

**A. Ministerial Permit Sought Despite No Roof Height Elevations Submitted**

Our October Letter outlines that the original application for an administrative plan review neither revealed the heights of the structures located on the Cohen Property nor the heights of the proposed structures. The Amended Plan similarly lacks these height measurements. By not including the proper elevations of the as-built and proposed structures, the applicant seeks to conceal the significant differences between current, existing site conditions and proposed as-redeveloped conditions. If the City knew that the current height is under 18 feet and the proposed height is over 18 feet, the applicant could not redevelop the site through an administrative permit; at the very least, the applicant's plans require Site Plan Review or a full CDP.

For example, the maximum height for "[e]very residence and every other building or structure associated with a residential development, including satellite dish antenna...is 18 feet above natural or finished grade, including rooftop, parapet and deck walls and railings, whichever results in a lower building height, except for chimneys and rooftop antenna other than satellite dish antenna." (Emphasis added.)<sup>2</sup> Neither the City nor our clients can determine the roof height of the proposed structure because the applicant failed to provide elevations. We remain quite concerned that the owner of the Cohen Property may seek to use this ambiguity over elevations (or omission of elevations) to improperly raise the height of the structure immediately seaward of the 31946 Property. The City must know this information before determining the type of permit needed for the work and before issuing any permits.

**B. Ministerial Permit Sought Despite Increase in Allowable Square Footage**

The Amended Plan provides that the total square footage of the renovated structures is 4,350 square feet. This square footage exceeds the amount allowed on the Cohen Property. The Cohen Property is less than one-half acre in size, which means that the total development square footage may not exceed 17.7% of the lot area plus 1000 square feet.<sup>3</sup> The net area of the Cohen

---

request more than 10 days ago, and the City has not responded. The City has violated the PRA, for which we reserve our rights. Regardless, the City separately produced the plans to our office.

<sup>2</sup> LIP Section 3.6-E.1.

<sup>3</sup> LIP Section 3.6-K.

Property is 11,660 square feet. Accordingly, the total development square footage may not exceed 3,064 square feet.

From our search, no permit, variance, or other entitlement allows the Cohen Property to exceed 3,064 square feet. As a result, the LIP requires a CDP for the total development square footage depicted in the Amended Plan.<sup>4</sup>

**C. Ministerial Permit Sought Despite Unapproved Addition of Kitchen to Guest House**

We attach as Exhibit "A" plans approved in 1987 for the current guest house at the Cohen Property (the "Approved Guest House Plan"). The Approved Guest House Plan provided "No Kitchen Allowed". This approval is in line with the definition of a guest house in the Local Implementation Plan, which defines a guest house to be an "attached or detached living quarters on the same premises ... *containing no kitchen.*"<sup>5</sup> The addition of a kitchen would convert this structure to a "Second Unit,"<sup>6</sup> the creation of which would require a coastal development permit.<sup>7</sup>

**E. Potentially Inaccurate Baseline Condition**

The current improvements at the Cohen Property do not match existing permitting for the site. For example, the as-built structure contained in the Amended Plan shows the guest house detached from the main residence and including a kitchen. Under the Approved Guest House Plan, the guest house is attached to the main residence by a common wall and does not contain a kitchen. Other inaccuracies may also exist as to the main residence. These inaccuracies must be clarified and uncovered so a proper baseline can be understood and evaluated in connection with the proposed redevelopment.

**F. Unconfirmed Fixture Count**

As noted above, the as-built structure in the Amended Plan is inaccurate. These inaccuracies may lead to an overstressed septic system, which could present a community-wide

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<sup>4</sup> See, LIP Section 13.4.4 [providing that an increase in 10% of the total interior square footage of a property located "between the sea and the first public road paralleling the sea" requires a coastal development permit.

<sup>5</sup> LIP Section 2.1. (Emphasis added.)

<sup>6</sup> LIP Section 2.1.

<sup>7</sup> See, LIP Section 13.4.1 [providing that the exemption to improvements to existing single-family residences does not apply to "accessory self-contained residential units."]

health and safety risk. The City's inability to locate the completed confirmed fixture count for the Cohen Property magnifies this concern. A determination of the allowed fixtures on the Cohen Property is vital for proper calculation of septic requirements. In short, the City must have this information to evaluate the Amended Plan, and must demand that the applicant produce the same in a comprehensive, logical manner.

### **G. Amended Plan Indecipherable**

The Amended Plan contains a number of abbreviated terms and drawings that remain undefined within the Amended Plan. Such undefined terms and drawings create ambiguities in reviewing the redevelopment of the Cohen Property. For example, the Amended Plan shows the western portion of the proposed residence to extend past a dotted line. If this dotted line represents the setback requirement, then the LCP/LIP requires Site Plan Review prior to approval.<sup>8</sup>

These indecipherable plans also inhibit public involvement in the City's development process. The City should require resolution of these ambiguities prior to making any determination on the Amended Plan.

### **H. Potential Piecemeal Development**

As explained in our October Letter, the owner of the Cohen Property previously shared with our clients rough drawings for an expansive redevelopment of the Cohen Property. Undoubtedly, the applicant's "master plan" for the Cohen Property includes an expansive redevelopment of the entire site. Still, the plans submitted to date reflect a much smaller project scope. Undoubtedly, the applicant seeks to "piecemeal" to fruition the massive, expansive project through many small scale increments. Our clients have repeatedly requested detailed plans and elevations for **all** of the desired construction at the Cohen Property, but still have not received such materials to date. In any event, the redevelopment described to our clients expands well beyond that detailed in the Amended Plan. Our clients seek to ensure proper and coordinated permitting for all planned improvements, including public involvement in the process and the avoidance of piecemeal development.

We request that the City: a) know with certainty the existing configuration and elevations of the Cohen Property; and b) ensure that appropriate permits, including a CDP, are obtained for the planned redevelopment.

---

<sup>8</sup> Municipal Code, Section 17.62.040.8.

Bonnie Blue, et al.  
November 25, 2015  
Page 5

Please contact our office with questions or comments.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ernest J. Guadiana', with a long horizontal stroke extending to the right.

Ernest J. Guadiana  
Elkins Kalt Weintraub Reuben Gartside LLP

EJG

Encls.

cc: Christi Hogin, Esq.

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



FILE COPY

Date: August 13, 1987

TO: Carl Volante AIA  
P.O. Box 2446  
Malibu, CA 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 5-87-616 APPLICANT: Mr. and Mrs. McCarty

LOCATION: 31948 Pacific Coast Highway  
MALIBU

PROPOSED DEVELOPMENT: The addition of a 750 sq.ft. guest house, 24' high to an existing single family residence.

RATIONALE: The proposed development is consistent with the size and bulk standards of the certified Malibu Land Use Plan, proposes no kitchen facilities and is not located within an environmentally sensitive habitat area or will the project adversely impact public access.

This waiver will not become effective until reported to the Commission at their August 25-28, 1987, meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

*Charles Damm*

CHARLES DAMM  
South Coast District Director

by: *[Signature]*

cc: Commissioners/File

BP/nw  
3484A

# NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: WAIVER OF COASTAL PERMIT REQUIREMENTS FOR:  
the addition of a 750 sq.ft. guest house, 24' high to an  
existing single family residence.

LOCATION: 31948 Pacific Coast Highway

MALIBU

APPLICANT: MR. & MRS. MCCARTY

APPLICATION NUMBER: 5-87-616

DATE NOTICE POSTED: \_\_\_\_\_

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 AM AND 5 PM, WEEKDAYS.



CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE  
PO BOX 1450  
245 WEST BROADWAY, STE 380  
LONG BEACH, CA 90802  
(213) 590-5071

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



3484

Date: 8/10/87

TO: Carl Volante AIA  
Box 2446  
Malibu, Ca 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 87-616 APPLICANT: Mr & Mrs. McCarty

LOCATION: 31948 PCH, Malibu

PROPOSED DEVELOPMENT: The addition of a 950 sq ft guesthouse 24' high, to an existing single family residence

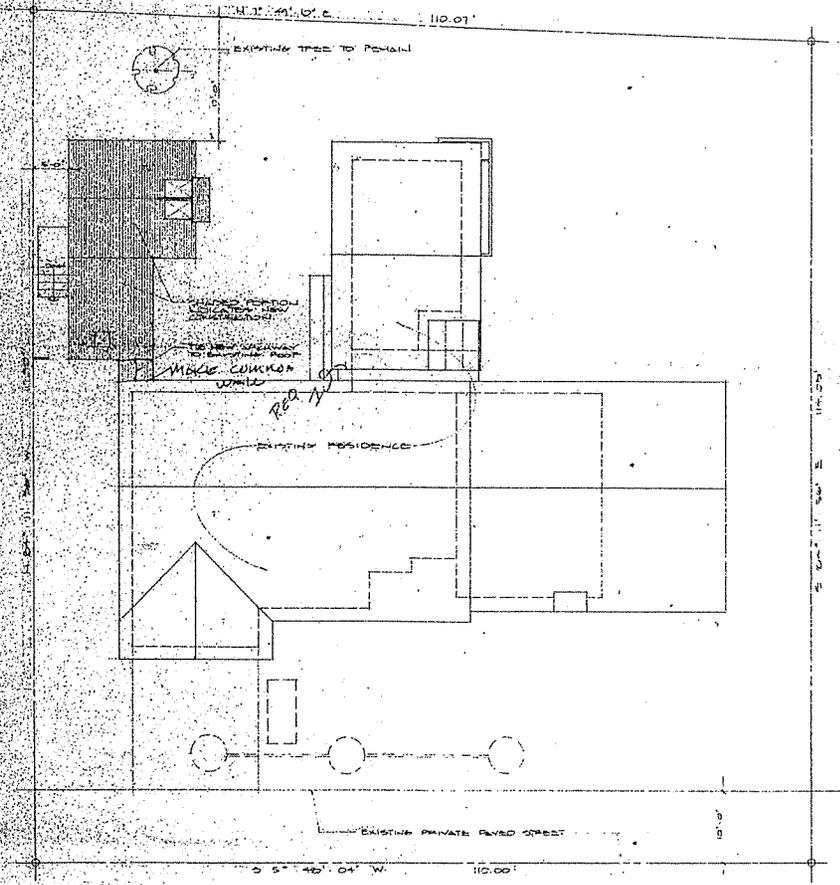
RATIONALE: The proposed dev. is consistent with the size and bulk standards of the Certified Malibu Land Use Plan, proposes no kitchen facilities and is not located within an environmentally sensitive habitat area or will the project adversely impact  
This waiver will not become effective until reported to the Commission at their public meeting and the site of the proposed development uses has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Tom Crandall  
TOM CRANDALL  
South Coast District Director

by: Bill Bond

cc: Commissioners/File

(0790A) 12/85



**SITE PLAN**

McCARTY RESIDENCE  
 2194B PACIFIC COAST HIGHWAY  
 MALIBU, CALIFORNIA 90265

V. OCANTE  
 ARCHITECT, AIA

A/C 87-083  
 APPROVED FOR THE  
 COUNTY OF CALIFORNIA  
 ARCHITECT'S SEAL  
 J. J. Jaramal  
 7-15-17

1000  
 1000  
 1000

**RECEIVED**

South Coast District Office  
 APPROVED: 5-87-616  
 Permit No.  
 By: Bill Parker  
 EFFECTIVE: 8/29/17  
 Date:

CALIFORNIA  
 COUNTY COMMISSIONER  
 SOUTH COAST DISTRICT



**Jamie Peltier**

---

**From:** Matthew Janousek  
**Sent:** Thursday, November 19, 2015 9:11 AM  
**To:** [wayne@studiobacket.com](mailto:wayne@studiobacket.com)  
**Cc:** Craig George; Carl Manisco; Jamie Peltier  
**Subject:** RE: 31948 Pacific Coast Highway (APR 15-089) - Env Health conformance review

Hello Wayne,

After further review of our records for this property, it appears that the residence is currently being served by a 1,200 gallon septic tank. We have on record a 1988 LA County DPH approval for installation of a 1,500 gallon tank, but apparently the 1,500 gallon tank was never installed. Please be advised that moving forward with this project, an additional condition of final approval through the Environmental Health department for APR 15-089 will include an upgrade from the existing 1,200 gallon tank to a 1,500 gallon tank, which is the minimum tank size required for a 5 bedroom residence.

Please let me know if you have any questions or require additional information.

Kind regards,  
Matt

---

**From:** Matthew Janousek  
**Sent:** Tuesday, November 03, 2015 5:28 PM  
**To:** [wayne@studiobacket.com](mailto:wayne@studiobacket.com)  
**Cc:** Carl Manisco; Karen Frey; Jose Coyotl  
**Subject:** 31948 Pacific Coast Highway (APR 15-089) - Env Health conformance review

Hello Mr. Chevalier,

Please find attached Environmental Health conformance review for your project at 31948 Pacific Coast Highway (APR 15-089).

Please do not hesitate to contact me if you have any questions.

Kind regards,

=====

**Matt Janousek**  
**Environmental Health Consultant**  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, California 90265  
Tel: 310.456.2489, x 307  
Fax: 310.317.1950  
[mjanousek@malibucity.org](mailto:mjanousek@malibucity.org)

**Kenneth A. Ehrlich**  
D: 310.746.4412  
F: 310.746.4462  
KEhrlich@elkinskalt.com

**ELKINS  
KALT  
WEINTRAUB  
REUBEN  
GARTSIDE LLP**

October 29, 2015

**VIA EMAIL AND U.S. MAIL**

Richard Mollica  
Senior Planner  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
Email: [RMollica@malibucity.org](mailto:RMollica@malibucity.org)

RECEIVED  
NOV 02 2015  
PLANNING DEPT.

Re: Proposed Redevelopment of 31948 Pacific Coast Highway, Malibu, CA  
90265 ("Cohen Property")

Dear Richard:

Our office represents the owners of the real property at 31946 Pacific Coast Highway, Malibu, CA ("31946 Property"). We have concerns over planned redevelopment of the Cohen Property referenced above. Overall, we want to ensure that the City of Malibu: a) knows with certainty the existing configuration and elevations of the Cohen Property, and b) ensures that appropriate permits are obtained for the planned redevelopment.

We enclose as Exhibit "A" documentation depicting the current as-built configuration of the Cohen Property. The documentation shows a 4-bedroom, 2-bath multi-structure residence on an approximately 11,660 square foot lot. Exhibit "A" shows the Cohen Property structure immediately seaward (south) of the 31946 Property as an east-west trending structure with a roof no higher than 14 feet. We believe that an on-site inspection of the Cohen Property will confirm this roof height for the subject structure.

**A. Ministerial Permit Sought Despite No Roof Height Elevations Submitted**

Concerns have arisen because, among other points, a recent permit application from the owner of the Cohen Property, photographic copies of which are attached as Exhibit "B", does not reveal elevations of the real property and structures proposed to be redeveloped. This is especially concerning as the Cohen Property owner recently sought ministerial, over-the-counter permitting for the requested construction despite the fact that work may actually require Site Plan Review or a full Coastal Development Permit.

For example, the maximum height for "[e]very residence and every other building or structure associated with a residential development, including satellite dish antenna...is 18 feet

Richard Mollica  
City of Malibu  
October 29, 2015  
Page 2

above natural or finished grade, including rooftop, parapet and deck walls and railings, whichever results in a lower building height, except for chimneys and rooftop antenna other than satellite dish antenna." (emphasis added.)<sup>1</sup> From the recent submittal by the owner of the Cohen Property, neither the City nor our clients can determine the roof height of the proposed structure because the applicant failed to provide elevations. See Exhibit "B". We fear that the owner of the Cohen Property may seek to use this ambiguity over elevations (or omission of elevations) to improperly raise the height of the structure immediately seaward of the 31946 Property. The City must know this information before determining the type of permit needed for the work and before issuing any permits.

#### **B. Potentially Inaccurate Baseline Condition**

We also fear that the current improvements at the Cohen Property may not match existing permitting for the site. For example, Exhibit "A" shows a 4-bedroom, 2-bath multi-structure residence and "No Kitchen Allowed" in one of the structures. The current configuration of the Cohen Property may include 5-bedrooms, at least 3 bathrooms, and kitchen improvements in the specific areas mandated for "no kitchens" according to existing plans and permitting. See Exhibit "B", p. 1, which clearly depicts a kitchen in the guest house. Our clients' overall concern on this point largely relates to the potential for the Cohen Property to overstress the septic system, which could present a community-wide health and safety risk, or present a fire hazard by housing a kitchen in an area not designed as such.

#### **C. Potential Piecemeal Development**

Some time ago, the owner of the Cohen Property shared with our clients rough drawings for an expansive redevelopment of the Cohen Property. Our clients have repeatedly requested detailed plans and elevations for all of the desired construction at the Cohen Property, but have not received such materials to date. In any event, the redevelopment described to our clients is well beyond that which has been requested from the City. Our clients seek to ensure proper and coordinated permitting for all planned improvements, including public involvement in the process and the avoidance of piecemeal development.

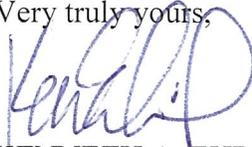
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<sup>1</sup> LIP Section 3.6-E.1.

Richard Mollica  
City of Malibu  
October 29, 2015  
Page 3

We appreciate the City's immediate attention to this matter.

Very truly yours,

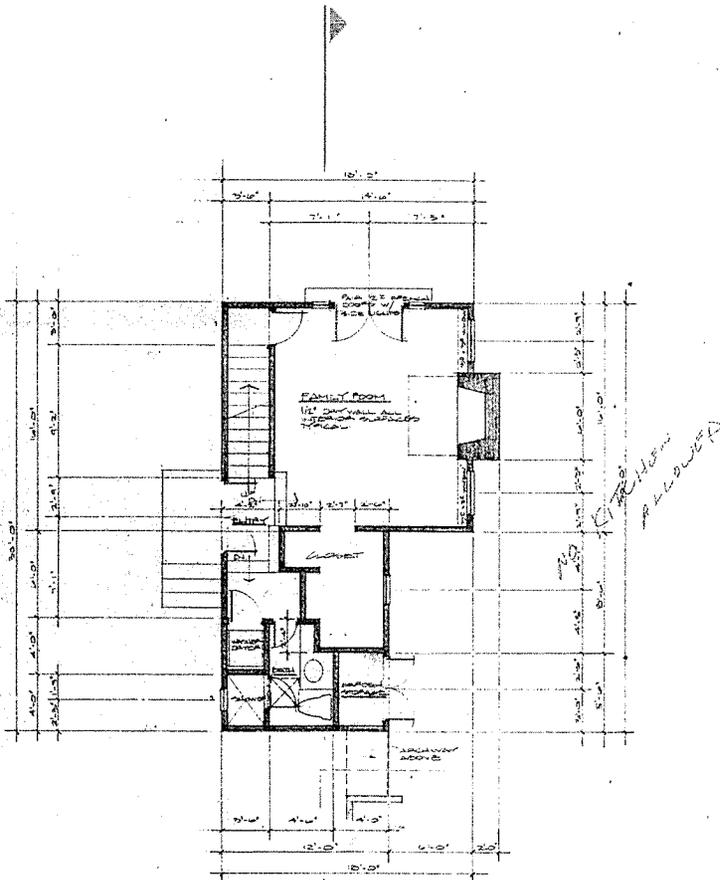
A handwritten signature in blue ink, appearing to read "Ken Ehrlich", written over a circular stamp or watermark.

KENNETH A. EHRLICH,  
a Professional Corporation of  
Elkins Kalt Weintraub Reuben Gartside LLP

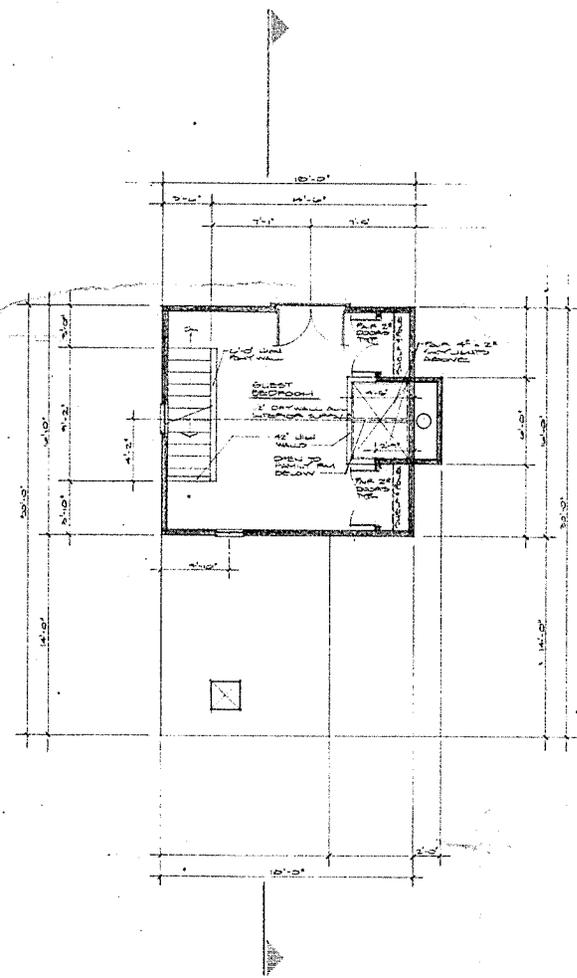
KAE:kae

cc w/encls.: Doug Cleavenger, City of Malibu ([DCleavenger@malibucity.org](mailto:DCleavenger@malibucity.org))

# **Exhibit A**



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



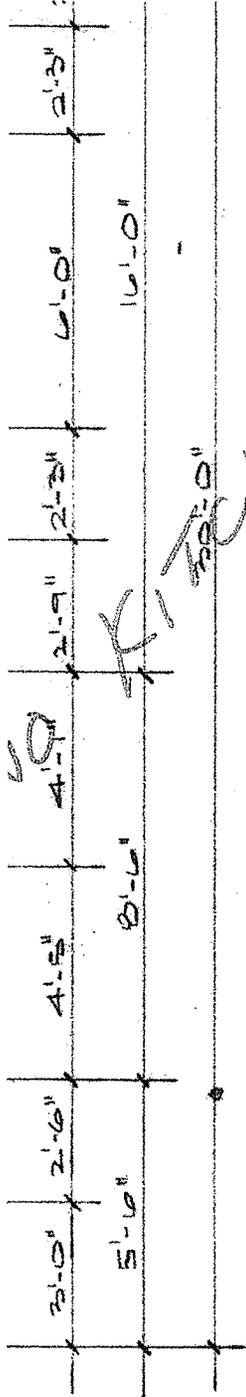
SECOND FLOOR PLAN  
1/4" = 1'-0"

MICHAEL M. VOLANTE  
ARCHITECT  
1000 CALIFORNIA  
AVENUE, SUITE 100  
MARIETTA, GA 30066

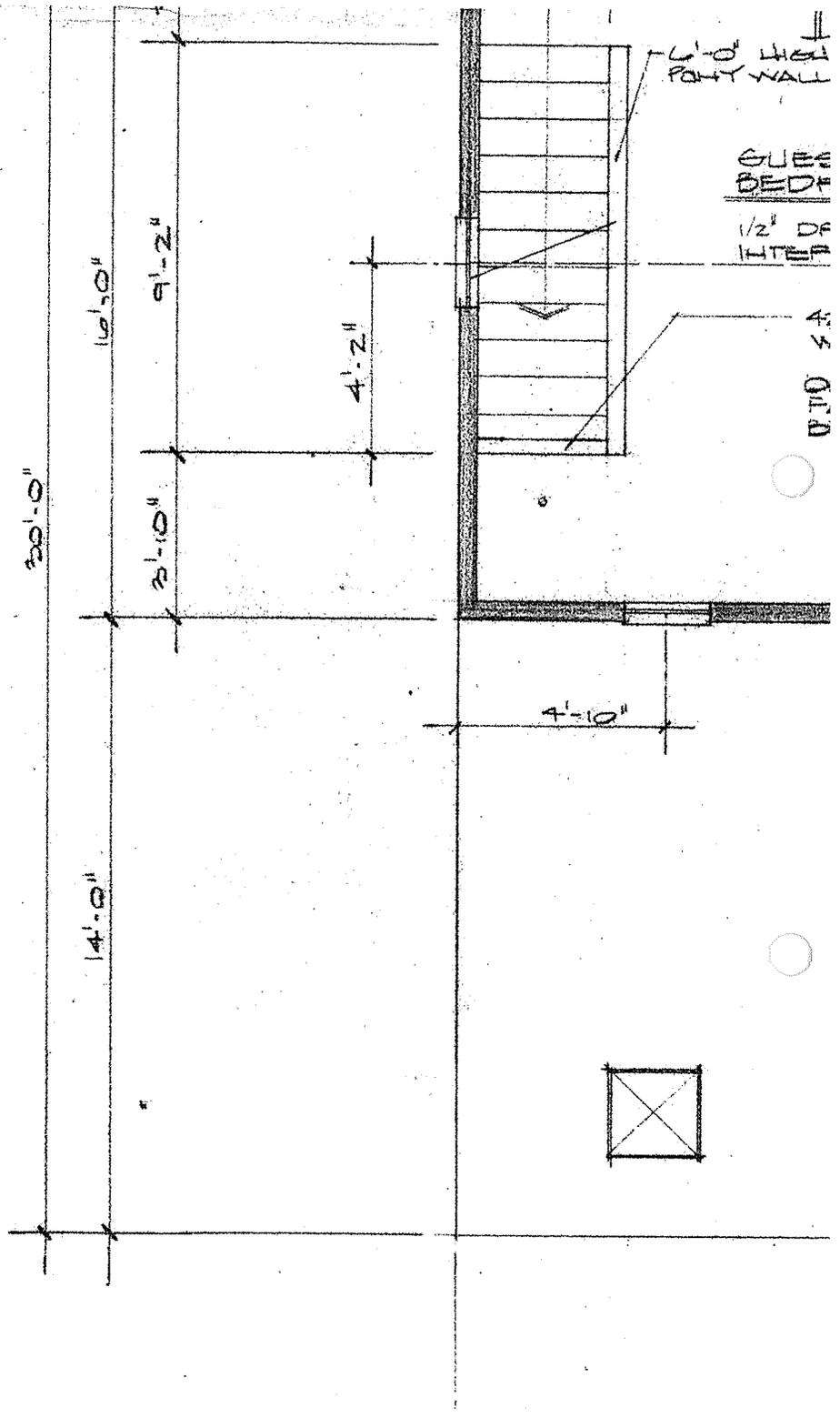
**VOLANTE**  
ARCHITECT AIA

Carl Volante AIA  
Box 2448  
Marietta, GA 30066  
404-495-1767

NOT TO BE USED FOR  
CONSTRUCTION  
WITHOUT THE ARCHITECT'S  
APPROVAL  
DATE: 1/18/08  
BY: [Signature]



*KITCHEN ALLOWED*



## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



FILE COPY

Date: August 13, 1987

TO: Carl Volante AIA  
P.O. Box 2446  
Malibu, CA 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 5-87-616 APPLICANT: Mr. and Mrs. McCarty

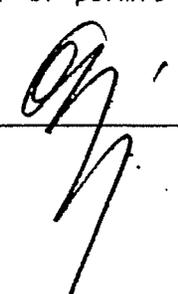
LOCATION: 31948 Pacific Coast Highway  
MALIBU

PROPOSED DEVELOPMENT: The addition of a 750 sq.ft. guest house, 24' high to an existing single family residence.

RATIONALE: The proposed development is consistent with the size and bulk standards of the certified Malibu Land Use Plan, proposes no kitchen facilities and is not located within an environmentally sensitive habitat area or will the project adversely impact public access.

This waiver will not become effective until reported to the Commission at their August 25-28, 1987, meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Damm  
CHARLES DAMM  
South Coast District Director

by: 

cc: Commissioners/File

BP/nw  
3484A

# NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING  
BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: WAIVER OF COASTAL PERMIT REQUIREMENTS FOR:  
the addition of a 750 sq.ft. guest house, 24' high to an  
existing single family residence.

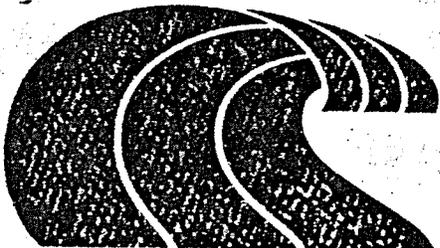
LOCATION: 31948 Pacific Coast Highway  
MALIBU

APPLICANT: MR. & MRS. MCCARTY

APPLICATION NUMBER: 5-87-616

DATE NOTICE POSTED: \_\_\_\_\_

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED  
BELOW BETWEEN 8 AM AND 5 PM, WEEKDAYS.



## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE  
PO BOX 1450  
245 WEST BROADWAY, STE 380  
LONG BEACH, CA 90802  
(213) 590-5071

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 WEST BROADWAY, SUITE 380  
LONG BEACH, CA 90802  
(213) 590-5071



3484

Date: 8/10/87

TO: Carl Volante AIA  
Box 2446  
Malibu, Ca 90265

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER # 87-666 APPLICANT: Mr & Mrs. McCarty

LOCATION: 31948 PCH, Malibu

PROPOSED DEVELOPMENT: The addition of a 950sq guesthouse  
24' high, to an existing single family residence

RATIONALE: The proposed dev. is consistent with the size and bulk  
standards of the Certified Malibu Land Use Plan, proposes no  
kitchen facilities and is not located within an environmentally  
sensitive habitat area or will the project adversely impact  
This waiver will not become effective until reported to the Commission at their public  
meeting and the site of the proposed development was  
has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Tom Crandall  
TOM CRANDALL  
South Coast District Director

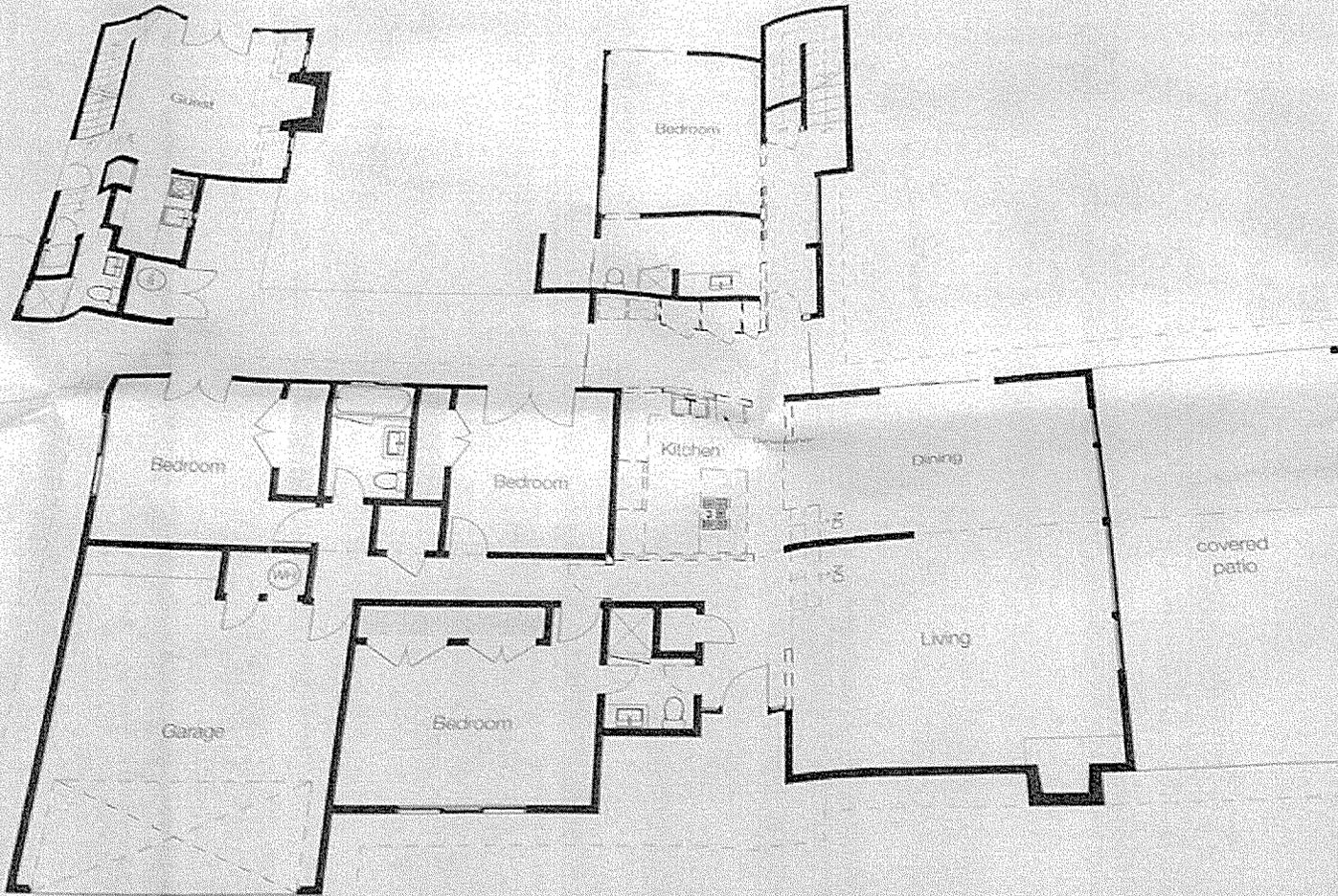
by: Bill Pond

cc: Commissioners/File

(0790A)12/85

# **Exhibit B**

RECEIVED  
APR 13 2007  
PLANNING DEPT



**Index of Drawing**

**General Information**

Project Name: [ ]  
Project Address: [ ]  
Project Date: [ ]

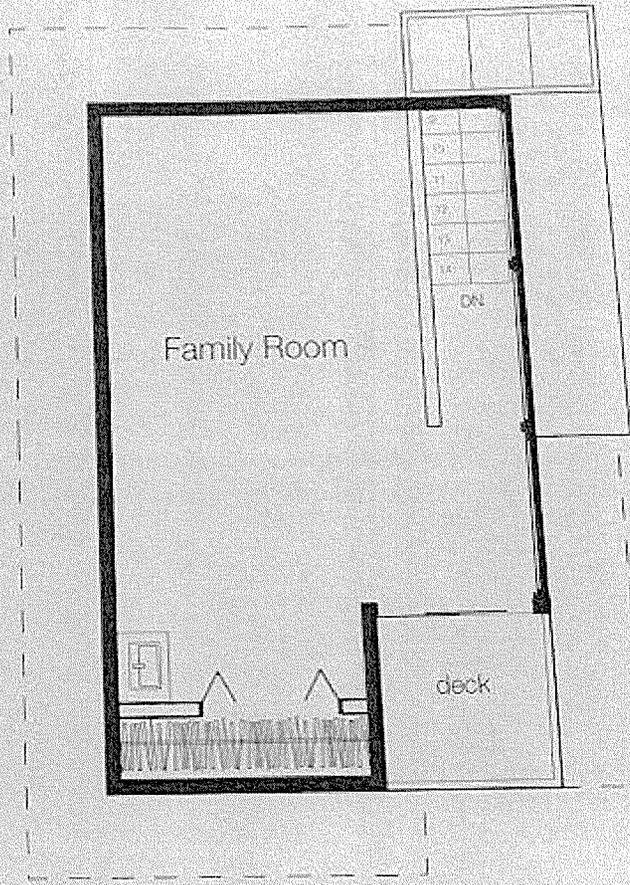
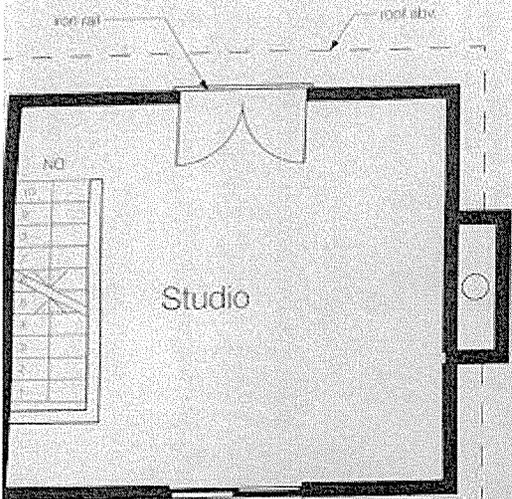
**Project Data**

Project Number: [ ]  
Project Name: [ ]  
Project Address: [ ]  
Project Date: [ ]

**Project Team**

Owner: [ ]  
Architect: [ ]  
Contractor: [ ]  
City Engineer: [ ]

CITY OF MALIBU  
PLANNING DEPARTMENT  
**APPROVED**  
DATE: 02-15-10  
SIGNATURE: [ ]  
PRINT NAME: [ ]



PLAN  
 PLANNING REVIEW  
 DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 THE APPROVAL  
 SHALL NOT BE  
 APPROVAL OF  
 STATE COUNCIL  
 1/20/2014





# City of Malibu

23825 Stuart Ranch Rd. · Malibu, California · 90265-4816  
Phone (310) 456-2489 · Fax (310) 456-7650 · [www.malibucity.org](http://www.malibucity.org)

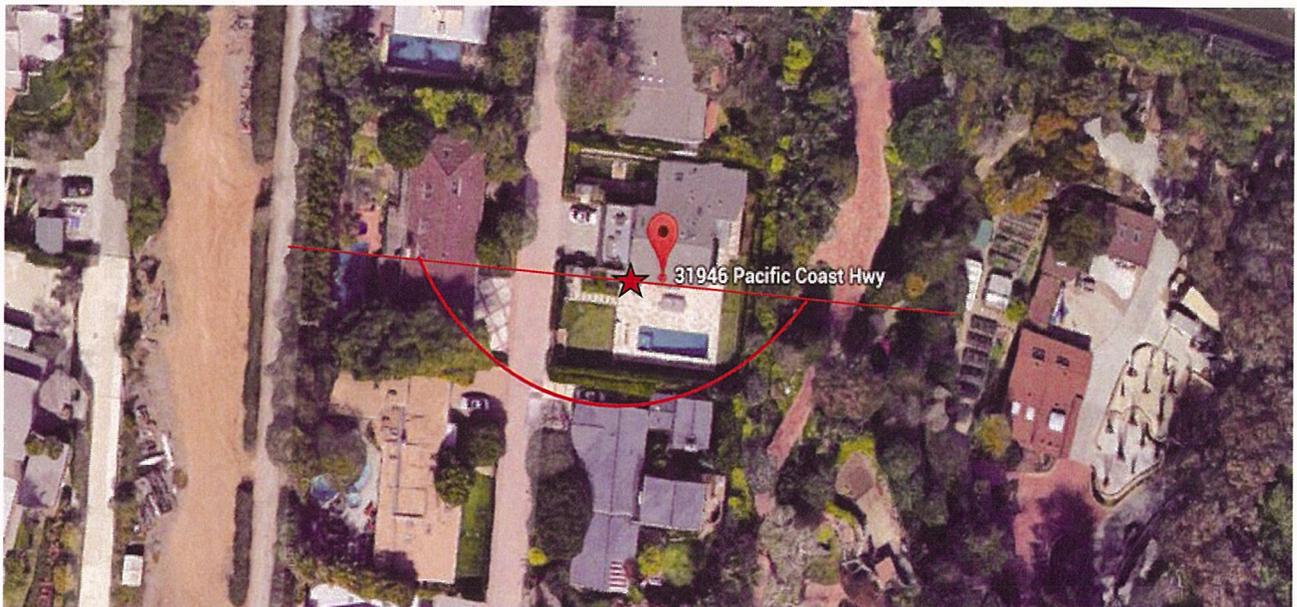
## PLANNING DEPARTMENT

### **PRIMARY VIEW DETERMINATION**

Primary View Determination: 31946 Pacific Coast Highway

On March 9, 2016, staff conducted a primary view determination at 31946 Pacific Coast Highway. Staff documented the primary view standing on the balcony adjacent to the living room, (primary living area), a location chosen by the property owner. The location of the primary view determination photographs were taken from is denoted by a red star in the aerial below.

On March 9, 2016, the view from this location on the property is as follows: The diagram below corresponds with the photographs from East to West. The nature of the view consists of the Pacific Ocean looking over existing development.



\* This is the general location of the view.







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 (fifteen days for tentative parcel maps) 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](http://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 Jamie Peltier, Planning Technician, at (310) 456-2489, extension 244.

Date: May 12, 2016

By: Bonnie Blue, Planning Director

# 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

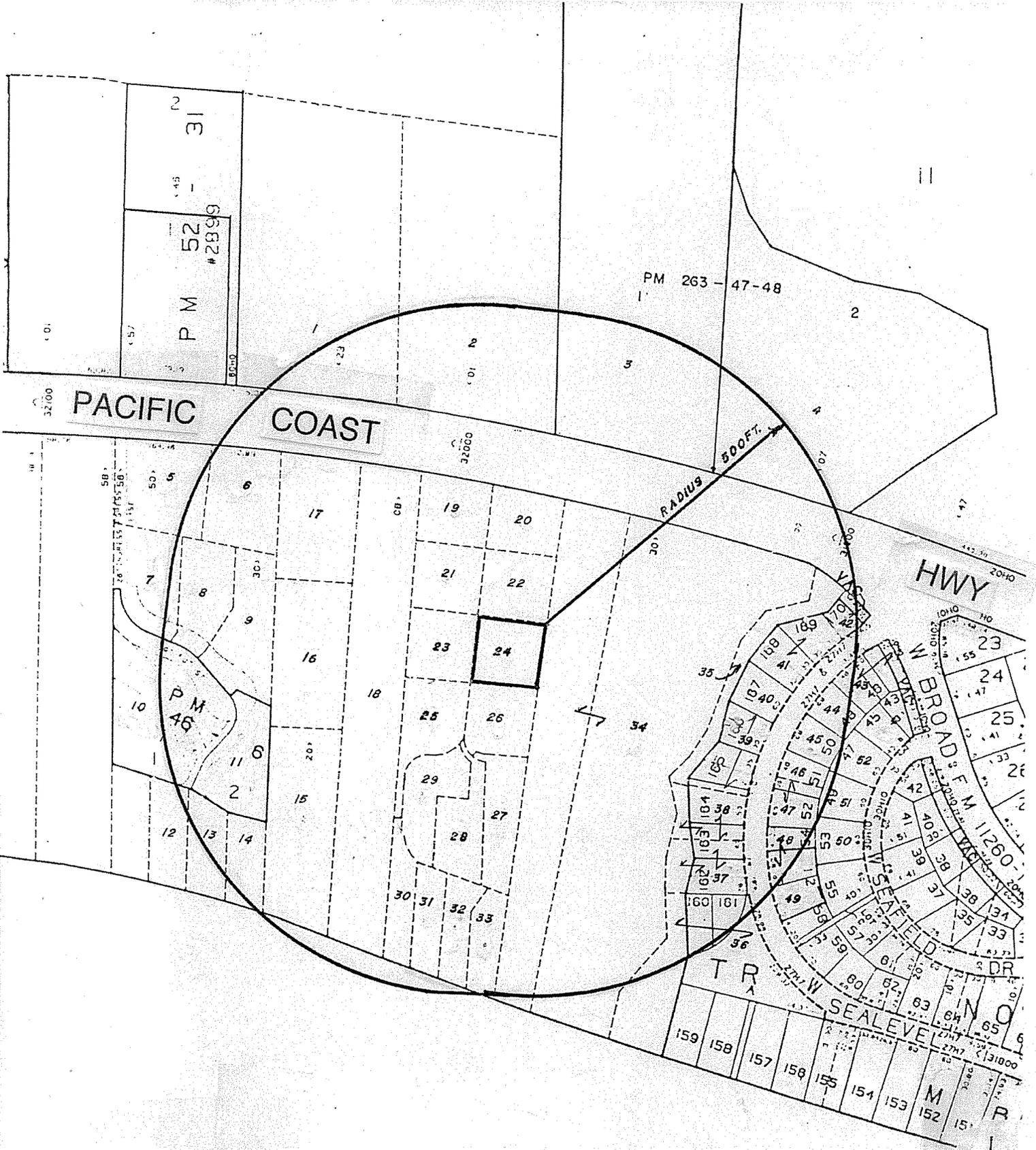
The Malibu Planning Commission will hold a public hearing on **MONDAY, June 6, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, for the project identified below.

**ADMINISTRATIVE PLAN REVIEW NO. 15-089 AND SITE PLAN REVIEW NOS. 16-004, 16-005, AND 16-007** - An application to modify an existing two-story single-family residence and guest house with an interior and exterior remodel, a second-story deck extension and an increase in roof height of the attached garage not to exceed 18 feet, including site plan reviews for a 50 percent reduction of the front yard setback, a 20 percent reduction of the side yard setback, and construction over 18 feet in height for the deck railing

LOCATION:	31948 Pacific Coast Highway
APN:	4473-012-020
ZONING:	Single-Family Medium (SFM)
APPLICANT:	Wayne Chevalier
OWNER:	Wayne and Jill Cohen
APPLICATION FILED:	October 21, 2015
CASE PLANNER:	Jamie Peltier Planning Technician (310) 456-2489, ext. 244 <a href="mailto:jpeltier@malibucity.org">jpeltier@malibucity.org</a>

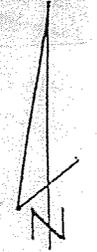
Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections Section 15301(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



1" = 200'



Planning Commission  
Meeting  
06-06-16  
**Item**  
**5.D.**

# Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner *RM*

Reviewed: Bonnie Blue, Planning Director *BB*

Date prepared: May 26, 2016 Meeting Date: June 6, 2016

Subject: Coastal Development Permit No. 11-046, Variance No. 16-011, and Site Plan Review Nos. 16-017 and 16-018 - An application for the construction of a new two-story single-family residence and associated development

Location: 6050 Murphy Way, not located within the appealable coastal zone

APN: 4467-004-028

Owner: C.A. Rasmussen Co. LLC

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**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 16-51 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 11-046 – An application for the construction of a new 10,605 square foot, two-story single-family residence with attached guesthouse and a subterranean garage, for total development square footage for the site of 10,887, alternative onsite wastewater system (AOWTS), new driveway, restoration of unpermitted environmentally sensitive habitat area (ESHA) retaining walls, pool, spa, pool equipment, landscaping, patio with barbeque area, grading, and associated development, including Variance (VAR) No. 16-011 to reduce the required (ESHA) buffer, Site Plan Review (SPR) No. 16-017 for a roof height of 28 feet, and SPR No. 16-018 to allow for remedial grading in the Rural Residential-Ten Acre (RR-10) zoning district located at 6050 Murphy Way (C.A. Rasmussen Co. LLC).

**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 subterranean garage, attached second residential unit, new AOWTS, retaining walls, pool and spa, hardscaping, including a driveway, and landscaping. Due to the onsite ESHA, the project was limited to a 10,000 square foot development area. The project also includes a variance to reduce the required ESHA buffer to allow for the required fuel modification zones. The project also includes two site plan review requests, one for the construction of a pitched roof that is 28 feet in height and a second to allow for 1,248 cubic yards of remedial grading.

**Surrounding Land Uses and Project Setting**

**Figure 1 – Aerial photograph of the subject property**



As outlined in Table 1, the surrounding land uses consist of single-family residential homes within the Rural Residential 10 acre lot size minimum (RR10) zoning district and a vacant parcel that is Escondido Canyon Park and is zoned Public Open Space (POS). The residentially developed lots along Murphy Way are developed with two-story homes.

<b>Table 1 – Surrounding Land Uses</b>				
<b>Direction</b>	<b>Address/ Parcel No.</b>	<b>Parcel Size</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	6000 Murphy Way	10.72 acres	RR10	Vacant
	6015 Murphy Way	1.53 acres	RR10	Residential
	6035 Murphy Way	3.92 acres	RR10	Residential
<b>East</b>	4460-002-902	89.73 acres	POS	Parkland
<b>South</b>	4467-004-037	11.54 acres	RR10	Vacant
<b>West</b>	4467-004-036	10.12 acres	RR10	Vacant

The project site is no located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. However, the subject parcel does contain ESHA based on the LCP ESHA and Marine Resources Map.

During the summer of 2012 a Geotechnical Exploratory Permit was issued for a seismic trench. During the course of testing, onsite ESHA was removed without the benefit of permit. However, through the use of aerial photographs and the City’s ESHA maps, the City Biologist and planning staff was able to determine the limits of ESHA and the amount of ESHA disturbed; the project resolution includes conditions of approval to remediate the ESHA that was disturbed. In addition, the project has been sited in accordance with the LCP’s ESHA requirements.

The property abuts the Debutts Terrace Trail which runs along Murphy Way adjacent to the street right-of-way. The only development that will take place in the street right-of-way is the construction of the drive apron. The proposed building pad was part of a previous CDP approval, in addition, when looking from the south towards the north, the property is view among a back drop of developed properties at a higher elevation, therefore the site does not meet the definition of a primary ridgeline. Furthermore, the site does not qualify as a secondary ridgeline because the building pad does not have an elevation drop of more than 10 feet in 100 feet horizontally on either side.

<b>Table 2 – Property Data</b>	
Lot Depth	735 ft.
Lot Width	780 ft.
Gross Lot Area	531,183 sq. ft. (12.19 acres)
Area of Street Easements	0 sq. ft.
Area of 1 to 1 Slopes	0 sq. ft.
Net Lot Area <sup>1</sup>	531,183 sq. ft. (12.19 acres)

***Project Description***

The proposed project includes the following work:

- Construction of a new 10,665 square foot, two-story, single-family residence
  - 6,902 square foot first floor;
  - 3,093 square foot second floor;
  - 1,565 square foot subterranean garage (283 square feet are considered TDSF<sup>2</sup>)
  - Covered decks and entry, 852 square feet (included in TDSF);
- Landscaping;

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<sup>1</sup> Net Lot Area = Gross Lot Area minus the area of street easements and 1 to 1 slopes.

<sup>2</sup> TDSF = Total Development Square footage.

- AOWTS;
- ESHA restoration and mitigation;
- Driveway and hardscape;
- Planters with landscaping;
- Swimming Pool;
- Spa;
- Mechanical equipment area;
- Outdoor barbeque area; and
- Retaining walls up to six feet in height.

The following discretionary requests are included:

1. VAR No. 16-011 to reduce the required scrub ESHA buffer;
2. SPR No. 16-017 for construction in excess of 18 feet in height to allow for a pitched roof that is 28 feet in height; and
3. SPR No. 16-018 to allow for 1,248 cubic yards of remedial grading.

### ***LCP Analysis***

The LCP consists of the Land Use Plan (LUP) and a Local Implementation Plan (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, ESHA, and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the 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 Specialist, 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 reviews.

### 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.

<b>Table 3 – LCP Zoning Conformance</b>			
<b>Development Requirement</b>	<b>Allowed</b>	<b>Proposed</b>	<b>Comments</b>
<b>SETBACKS</b>			
Front yard setback	65 ft.	174 ft.	Complies
Rear yard setback	110 ft.	340 ft.	Complies
Side yard setback (min. 25% Total)	195 ft.	733 ft.	Complies
Side yard setback (min. 10%)	78 ft.	153 ft.	Complies
<b>CONSTRUCTION ON SLOPES</b>	3:1 or flatter	3:1 or flatter	Complies
<i>HEIGHT</i>	<i>18 ft.</i>	<i>28 ft.</i>	<i>Site Plan Review</i>
<b>TOTAL DEVELOPMENT SQUARE FOOTAGE</b>	11,172 sq. ft.	11,129 sq. ft.	Complies
Two-Thirds Calculation – Main Residence	5,007 sq. ft.	3,261 sq. ft.	Complies
Second Unit	900 sq. ft.	900 sq. ft.	Complies
Impermeable Coverage	25,000 sq. ft.	12,960 sq. ft.	Complies
<b>PARKING SPACES</b>	2 enclosed 2 unenclosed	3 enclosed 2 unenclosed	Complies
Retaining Walls	6 ft.	6 ft.	Complies
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

<b>Table 3 – LCP Zoning Conformance</b>			
<b>Development Requirement</b>	<b>Allowed</b>	<b>Proposed</b>	<b>Comments</b>
Rear	6 feet	6 feet	Complies

The proposed main residence and accessory development as demonstrated in the above table will comply with the applicable non-beachfront residential development standards with the inclusion of the associated site plan reviews for remedial grading and height. The project also includes a variance to allow for the reduction of the required ESHA buffer due to the size of the required fuel modification zone. In addition, since the project does impact ESHA, the project has been limited to a 10,000 square foot development area. 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 3,427 cubic yards of grading. Of that, 516 cubic yards meet the definition of non-exempt grading. The majority of the grading is remedial grading and safety grading for access to the site. A site plan review has been included as part of the project to approve the 1,248 cubic yards of remedial grading that is required for stabilization of the site. The proposed remedial grading has been reviewed and conditionally approved by the City geotechnical staff. 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 4.

<b>Table 4 – LCP Grading Conformance</b>						
	<b>Exempt**</b>			<b>Non-Exempt</b>	<b>Remedial</b>	<b>Total</b>
	<b>R&amp;R*</b>	<b>Understructure</b>	<b>Safety***</b>			
<b>Cut</b>	0	685	663	468	1,248	3,064
<b>Fill</b>	0	172	143	48	0	363
<b>Total</b>	0	857	806	516	1,248	3,427
<b>Import</b>	0	0	0	0	0	0
<b>Export</b>	0	513	520	420	1,248	2,701

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. According to the City's Cultural Resources Map and a site evaluation completed by PAST, Inc. in November of 2003, the subject site has a low potential of containing cultural resources and it is not expected that the subject project would impact any archaeological resources.

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 Specialist and found to meet the minimum requirements of the Malibu Plumbing Code, the Malibu Municipal Code (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. 16-51 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 Specialist, City geotechnical staff, the City Public Works Department, and the LACFD. 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 the two site plan reviews, 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, therefore this finding is not applicable.

*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 single-family development. In addition, it would not allow for the restoration of the ESHA that was cleared from the site without the benefit of permit as part of the geologic testing for the subject application. The no project alternative would not accomplish any of the project objectives.
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 residence; however, given the constraints on the lot, that development would still require a variance to reduce the required ESHA buffer. Given the topography of the site (steep slopes) and geologic conditions, the location of the building pad is limited. The site plan review for remedial grading would still be required to remediate the areas on the property affected by past landslide activity. Given that the impacts on the site would be the same as the proposed project and remedial grading would still be required, 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 and guest house with associated development that includes a swimming pool, a subterranean garage, hardscaping and landscaping, and remedial grading. The proposed design results in development that is set back from Murphy Way and is not visible from PCH. Furthermore, the proposed development will not impact views from surrounding trails because of landscaping

and existing development along Murphy Way. The proposed remedial grading will improve onsite stability. The project as conditioned will comply with all applicable requirements of state and local law. The project will not result in potentially significant impacts on the physical environment.

*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.*

The project site does contain ESHA, and the required fuel modification zones will extend into the required ESHA Buffer. The proposed project was reviewed by the City Biologist and it was determined that the proposed project is exempt from review by the Environmental Review Board (ERB) because pursuant to LIP Section 4.4.4(D), new structures and landscaping proposed within the permitted graded pad or permitted development area if there is no graded pad, authorized in a previously approved coastal development permit do not need to be reviewed by the ERB. The California Coastal Commission (CCC) issued CDP No. 5-90-1068 to allow for the subdivision of the subject parcel into four lots and 16,439 cubic yards of grading to create building pads. The proposed development is taking place in an area previously approved for a building pad.

**B. Variance for the reduction in the required Scrub ESHA Buffer (LIP – Section 13.26.5)**

The applicant is requesting a variance from LIP Section 4.6.1(F) which prohibits development within 100 feet of the outermost edge of the ESHA and prohibits fuel modification within ESHA. While the structure is not located in scrub ESHA, the required fuel modification zones will encroach into ESHA located on the subject property. Because of this, the project is restricted to a 10,000 square foot development area.

Pursuant to Malibu LIP Section 13.26.5 Variance Findings, 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 all of the following findings of fact. Staff can substantiate and support the proposed variance for the reduction in the required ESHA buffer 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.*

ESHA vegetation is present on the subject parcel. The applicant has researched various alternatives that would allow development of the subject lot comparable to neighboring properties. The current design places development within a previously approved

building pad and utilizes an existing access road which will be improved as part of the subject CDP. Building pads were approved as part of CCC issued CDP No. 5-90-1068. Due to the topography and geological constraints of the subject parcel, it is not possible to locate the development and its associated fuel modification zones in a manner that would meet the required scrub ESHA setback. The proposed siting of the proposed residence creates the least amount of impact to ESHA and the site. If the proposed structure were to be moved to another location on the project site, additional grading for landform alteration would be required to create a new building pad and access driveway. Granting of this variance would allow for development similar to development on other parcels in the area while still minimizing impacts to ESHA.

*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 project will meet all applicable building and engineering safety codes and will not be detrimental to other adjacent properties or improvements. The proposed variance will allow for the construction of a single-family residence and associated development in an area that has been determined to be appropriate for such use, and will not be detrimental to the public's interest, safety, health or welfare in that all required permits are required to be secured as a condition of this CDP. As stated previously, the proposed project has been reviewed and approved by the LACFD, the City Public Works Department, City Environmental Health Specialist, City Biologist, and the City Geologist. The project, as proposed or conditioned, was found to be consistent with applicable City goals and policies.

*Finding B3. 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 similarly. Since the applicant is proposing to develop a single-family residence consistent with the use allowed by the zoning district, granting the variance does not constitute a special privilege to the property owner. Neighboring development also abuts the surrounding ESHA and their associated fuel modification zones encroach into ESHA.

*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 is not contrary to or in conflict with the general purposes or intent of the LCP in that granting the variance will allow for construction of a single-family residence in the RR-10 zoning district.

*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.*

Development on the subject parcel will result in development that requires the reduction of scrub ESHA buffer setback; however, the development will be located on a previously approved building pad and only the fuel modification zones encroach into ESHA. The granting of this variance will allow for the approval of a residence, as well as associated grading, landscaping, and an addition to that residence. Additionally, the proposed development does not exceed the allowable 10,000 square foot development envelope. Given that the project will minimize additional site disturbance, the proposed project will have the least amount of impacts to the ESHA.

*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 includes a single-family residence, which is an allowed use in the RR-10 zoning district in which the project is located. The proposed variance to allow for a reduction in the required scrub ESHA setback 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 the construction of a residence that is compatible with the surrounding neighborhood. Furthermore, with the implementation of the geotechnical standards specified by the applicant's geotechnical consultant, the proposed residence can be constructed in a way that will not result in instability of the site. Given the topography and shape of the subject parcel, the existing building pad that was previously improved provides the best location for development. 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. All required permits for the proposed development will be secured.

*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 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. 16-017 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 and found consistent with 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 southern side of Murphy Way. Story poles were installed in April 2016 to demonstrate that the project is compatible with the rural nature of the surrounding development (story pole photos, Attachment 4). The residences surrounding the subject parcel are developed as two-story residential structures with accessory development. The larger lots share setbacks similar to those proposed in the project, while the smaller lots located to the north of the property feature much smaller setbacks. In addition, the site's topography descends from Murphy Way. Similar to the neighboring development, the proposed development will be shielded from views by the slope located on the subject property that exists between the building pad and Murphy Way. This will allow structures to the north of the subject property to look over the proposed development towards the ocean to the south. 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 proposed development is located on a site that descends from Murphy Way and does not meet the definition of a primary or secondary ridgeline. Because of the slope on the existing property, the site of development is shielded from view, so bluewater views are not expected to be blocked by the subject project. 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 two site plan reviews and the variance, 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 residential 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. In addition, the project resolution contains materials and lighting conditions to which the project must comply with.

*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. No surrounding property owners have contacted staff since the placement of the story poles or the mailing of the courtesy notice. 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. Site Plan Review for Remedial Grading (LIP Section 13.27)**

The LCP requires that the City make findings in the consideration and approval of a SPR for remedial grading. The project includes SPR No. 16-018 because it proposes remedial grading to recompact soil that was affected by past landslide activity. Based on the

evidence contained within the record, Planning Department staff recommends the approval of SPR No. 16-018.

*Finding D1. The project is consistent with policies and provisions of the Malibu LCP.*

The project has been reviewed for all relevant policies and provisions of the Malibu LCP. Based on submitted reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the Malibu LCP. Furthermore, the geotechnical reports that recommend remedial grading were reviewed by the City's geotechnical staff and it was determined that the proposed remedial grading was required and complied with the City's geotechnical guidelines.

*Finding D2. The project does not adversely affect neighborhood character.*

The project is compatible with other development in the adjacent area in that the neighborhood is primarily residentially developed. The proposed remedial grading will stabilize onsite soil conditions as well as add to the stability of surrounding properties. In addition, the area of landslide debris will be restored, with no structures being developed in the areas where remedial grading is taking place. It is not expected that the project will adversely affect neighborhood character.

*Finding D3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.*

This project consists of the construction of a new single-family residence and associated development. As part of the site preparation there is an area on the property that contains landslide debris. The area in which the remedial grading will take place will not be used for development but will be restored with groundcover; and therefore, the remedial grading will not impact public views.

*Finding D4. The proposed project complies with all applicable requirements of state and local law.*

The proposed project has received LCP conformance review from the City Biologist, City geotechnical staff, the City Public Works Department, and the LACFD. The project must also be approved by the City of Malibu Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

#### **E. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)**

As discussed previously in Section A of this document, scrub exists on a property directly adjacent to the subject parcel. While the proposed residence and accessory structures are not located within ESHA, the required fuel modification zones are located within the required the ESHA buffer and mapped ESHA.

A Biological Assessment for the project site was completed by Nelson and Associates during November 2014. The Biological Assessment states that there were no special-status plant or wildlife species present on the site. In addition, the Biological Assessment states that the proposed development will be located on a previously approved building pad and area where grading was approved as part of a CCC issued CDP and only the required fuel medication zones will intrude into the mapped ESHA areas. Given this, the proposed site of development is the best location to minimize potential impacts to existing ESHA to the maximum extent feasible.

Pursuant to LIP Section 4.7.1, the proposed project development envelope is limited to 10,000 square feet as the adjacent ESHA cannot be fully avoided. Furthermore, pursuant to LIP Section 4.8.1 the applicant will be required to complete habitat impact mitigation measures for areas disturbed by the project's fuel modification zones. Pursuant to LIP Section 4.7.6(C), the supplemental ESHA findings can be made as follows.

*Finding E1. Application of the ESHA overlay ordinance would not allow construction of a residence on an undeveloped parcel.*

The property contains scrub ESHA and given the topography and geological of the property the site of development is limited and the development restrictions that apply to ESHA would not permit the construction of a residence on this parcel. This is because it is not possible to site any structure on the property without having the necessary fuel modification zones encroach into the onsite ESHA.

*Finding E2. The project is consistent with all provisions of the certified LCP with the exception of the ESHA overlay ordinance and it complies with the provisions of Section 4.7 of the Malibu LIP.*

The proposed single-family residence is consistent with the property's RR-10 zoning designation. In addition, the proposed structure is outside the required 100-foot ESHA buffer.

*Finding E3. The project is consistent with all provisions of the certified LCP with the exception of the ESHA overlay ordinance and it complies with the provisions of Section 4.7 of the Malibu LIP.*

As stated in Finding A1, the proposed project is consistent with all provisions of Malibu's certified LCP, with the exception of the ESHA setbacks. Section 4.7 of the LIP provides for reasonable, economically viable use of properties that could otherwise not be developed due to ESHA constraints. The proposed new residence is consistent with Sections 4.7.1 of the LIP, which limits development area to a 10,000 square foot development envelope. In addition, Condition No. 50 of Resolution No. 16-51 requires mitigation for the ESHA disturbance.

## **F. 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.

## **G. 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 in the vicinity of PCH and LUP mapped trails, which are LUP-identified scenic areas. The subject parcel is located adjacent to developed parcels that share a similar topography and is not visible from PCH. The site's topography descends from Murphy Way which contains the Debutts Terrace Trail and a ravine separates the development from the Escondido Falls Trail to the east. Since the project is located adjacent to scenic resources, the findings set forth in LIP Section 6.4 are enumerated herein.

*Finding G1. 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 Debutts Terrace Trail since it looks down on the site. Because of the topography of the area and building pad's distance from the Escondido Falls Trail, the project is not expected to have visual impacts on the trail. However, views of the coastline, beach, and ocean are not obstructed by the proposed development based on review of the story poles. In addition, the subject property is not visible from PCH because of the topography and surrounding development in the project area. Therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

*Finding G2. 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 G1, as conditioned, the project will not have significant adverse scenic or visual impacts and has been conditioned with lighting limitations as well as color restrictions to blend into the surrounding environment.

*Finding G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

The project has been conditioned to include limitations on lighting and colors of the materials used to prevent any visual impacts to surrounding areas and properties. As

discussed in Finding A3 the project is the least environmentally damaging feasible alternative.

*Finding G4. 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 G1, the project, as conditioned, will result in a less than significant impact on scenic and visual resources.

*Finding G5. 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 G1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources, and ESHA impacts have been minimized.

#### **H. 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.

#### **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 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. As stated earlier, the subject project includes remedial grading to stabilize landslide debris. However, no development will occur in the location where the remedial grading will take place. The site of construction was chosen because it was located on stable materials suitable for development. 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 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.*

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 the following consulting geologists:

- Mountain Geology, Inc. dated June 25, 2015, April 25, 2013, and January 26, 2011 and,
- Calwest Geotechnical dated June 6, 2013 and February 7, 2011.

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 September 2, 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 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 stated in Finding I1, 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 I3. 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 14. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.*

As stated in Finding 11, 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 15. 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 11, no adverse impacts to sensitive resources are anticipated.

#### **J. Shoreline and Bluff Development (LIP Chapter 10)**

The project site is located on the inland side of Pacific Coast Highway and is not located along the shoreline or on a bluff. Therefore, LIP Chapter 10 is not applicable.

#### **K. Public Access (LIP Chapter 12)**

The subject parcel is not located between the first road and the sea as it is located on the inland side of Pacific Coast Highway. The parcel does not contain any mapped trails, however, the Debutts Terrace Trail runs along the right-of-way for Murphy Way adjacent to the subject parcel. The proposed development is set back from the street and only the existing driveway will be improved which is located in the vicinity of the trail. No physical barriers such as fences, walls or gates will be located in the area of the trail; therefore, trail access is not blocked. In addition, mapped trail alignment currently exists to the south of the subject parcel which would connect the Debutts Terrace Trail to the Escondido Falls trail. Due to the existence of mapped trails surrounding the subject property, access on the subject property is not required; furthermore, the proposed development is not expected to affect the surrounding network of trails. Therefore, complies with the provisions of Chapter 12 and no findings are required.

#### **L. 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 a 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 May 12, 2016 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 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. 16-51. 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. 16-51
2. Project Plans
3. Department Review Sheets
4. Site and Story Pole Photos
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 16-51

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. 11-046 – AN APPLICATION FOR THE CONSTRUCTION OF A NEW 10,605 SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED GUESTHOUSE AND A SUBTERRANEAN GARAGE, FOR TOTAL DEVELOPMENT SQUARE FOOTAGE FOR THE SITE OF 10,887, ALTERNATIVE ONSITE WASTEWATER SYSTEM (AOWTS), NEW DRIVEWAY, RESTORATION OF UNPERMITTED ENVIRONMENTALLY SENSITIVE HABITAT AREA, RETAINING WALLS, POOL, SPA, POOL EQUIPMENT, LANDSCAPING, PATIO WITH BARBEQUE AREA, GRADING, AND ASSOCIATED DEVELOPMENT, INCLUDING VARIANCE NO. 16-011 TO REDUCE THE REQUIRED ENVIRONMENTALLY SENSITIVE HABITAT AREA BUFFER, SITE PLAN REVIEW NO. 16-017 FOR A ROOF HEIGHT OF 28 FEET, AND SITE PLAN REVIEW NO. 16-018 TO ALLOW FOR REMEDIAL GRADING IN THE RURAL RESIDENTIAL-TEN ACRE ZONING DISTRICT LOCATED AT 6050 MURPHY WAY (C.A. RASMUSSEN CO. LLC).

The Planning Commission of the City Of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 13, 2011, an application for Coastal Development Permit (CDP) No. 11-046, Variance (VAR) No. 16-011, and Site Plan Review (SPR) Nos. 16-017 and 16-018 was submitted to the Planning Department by applicant, Eric Rasmussen, on behalf of the property owner C.A. Rasmussen. The application was routed to the City geotechnical staff, City Environmental Health Specialist, City Biologist, the City Public Works Department, and the Los Angeles County Fire Department (LACFD) for review.

B. On April 12, 2016, a Notice of Coastal Development Permit Application was posted on the subject property.

C. On March 22, 2016, story poles were placed onsite to demonstrate the project mass and bulk.

D. On May 3, 2016, a courtesy notice discussing the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On May 11, 2016, 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.

F. On June 6, 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. 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. 11-046 to allow for the construction of a new 10,605 square foot, two-story single-family residence with attached guesthouse and a 1,565 square foot subterranean garage, for total development square footage for the site of 10,887, environmentally sensitive habitat area (ESHA) restoration, alternative onsite wastewater system, new driveway, retaining walls, pool, spa, pool equipment, landscaping, patio with barbeque area, grading, and associated development, including VAR No. 16-011 to reduce the required ESHA buffer, SPR No. 16-017 for a roof height of 28 feet, and SPR No. 16-018 to allow for remedial grading, located in the Rural Residential 10-acre lot size minimum (RR10) zoning district at 6050 Murphy Way.

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 reviews, 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 Specialist, City geotechnical staff, the City Public Works Department and LACFD. 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 the two site plan reviews, 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 site does contain ESHA, and the required fuel modification zones will extend into the required ESHA Buffer. The proposed project was reviewed by the City Biologist and it was determined that the proposed project is exempt from review by the Environmental Review Board (ERB) because pursuant to LIP Section 4.4.4(D), new structures and landscaping proposed within the permitted graded pad or permitted development area if there is no graded pad, authorized in a previously approved coastal development permit do not need to be reviewed by the ERB. The California Coastal

Commission (CCC) issued CDP No. 5-90-1068 to allow for the subdivision of the subject parcel into four lots and 16,439 cubic yards of grading to create building pads. The proposed development is taking place in an area previously approved for a building pad.

**B. Variance for the reduction in the required Scrub ESHA Buffer (LIP – Section 13.26.5)**

1. ESHA vegetation is present on the subject parcel. The applicant has researched various alternatives that would allow development of the subject lot comparable to neighboring properties. The current design places development within a previously approved building pad and utilizes an existing access road which will be improved as part of the subject CDP. Building pads were approved as part of CCC issued CDP No. 5-90-1068. Due to the topography and geological constraints of the subject parcel, it is not possible to locate the development and its associated fuel modification zones in a manner that would meet the required scrub ESHA setback. The proposed siting of the proposed residence creates the least amount of impact to ESHA and the site. If the proposed structure were to be moved to another location on the project site, additional grading for landform alteration would be required to create a new building pad and access driveway. Granting of this variance would allow for development similar to development on other parcels in the area while still minimizing impacts to ESHA.

2. The project will meet all applicable building and engineering safety codes and will not be detrimental to other adjacent properties or improvements. The proposed variance will allow for the construction of a single-family residence and associated development in an area that has been determined to be appropriate for such use, and will not be detrimental to the public's interest, safety, health or welfare in that all required permits are required to be secured as a condition of this CDP. As stated previously, the proposed project has been reviewed and approved by the LACFD, the City Public Works Department, City Environmental Health Specialist, City Biologist, and the City Geologist. The project, as proposed or conditioned, was found to be consistent with applicable City goals and policies.

3. 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 similarly. Since the applicant is proposing to develop a single-family residence consistent with the use allowed by the zoning district, granting the variance does not constitute a special privilege to the property owner. Neighboring development also abuts the surrounding ESHA and their associated fuel modification zones encroach into ESHA.

4. 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 for construction of a single-family residence in the RR-10 zoning district.

5. Development on the subject parcel will result in development that requires the reduction of scrub ESHA buffer setback; however, the development will be located on a previously approved building pad and only the fuel modification zones encroach into ESHA. The granting of this variance will allow for the approval of a residence, as well as associated grading, landscaping, and an addition to that residence. Additionally, the proposed development does not exceed the allowable 10,000 square foot development envelope. Given that the project will minimize additional site disturbance, the proposed project will have the least amount of impacts to the ESHA.

6. The proposed project includes a single-family residence, which is an allowed use in the RR-10 zoning district in which the project is located. The proposed variance to allow for a reduction in the required scrub ESHA setback does not authorize a use or activity that is not expressly authorized by

the zoning regulations for the subject property.

7. The granting of the variance will allow for the construction of a residence that is compatible with the surrounding neighborhood. Furthermore, with the implementation of the geotechnical standards specified by the applicant's geotechnical consultant, the proposed residence can be constructed in a way that will not result in instability of the site. Given the topography and shape of the subject parcel, the existing building pad that was previously improved provides the best location for development. Therefore, the subject site is physically suitable for the proposed variance.

8. 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. All required permits for the proposed development will be secured.

### **C. Site Plan Review for Construction in Excess of 18 Feet in Height (LIP Section 13.27.5)**

1. The applicant has proposed to build a new two-story single-family residence that will be 28 feet above existing grade at its highest point with a pitched roof. As discussed herein, the project has been reviewed for all relevant policies and provisions of the LCP.

2. The project site is located along the southern side of Murphy Way. Story poles were installed in April 2016 to demonstrate that the project is compatible with the rural nature of the surrounding development (story pole photos, Attachment 4). The residences surrounding the subject parcel are developed as two-story residential structures with accessory development. The larger lots share setbacks similar to those proposed in the project, while the smaller lots located to the north of the property feature much smaller setbacks. In addition, the site's topography descends from Murphy Way. Similar to the neighboring development, the proposed development will be shielded from views by the slope located on the subject property that exists between the building pad and Murphy Way. This will allow structures to the north of the subject property to look over the proposed development towards the ocean to the south. The project complies with all development standards. Therefore, the project is not anticipated to adversely affect neighborhood character.

3. The proposed development is located on a site that descends from Murphy Way and does not meet the definition of a primary or secondary ridgeline. Because of the slope on the existing property, the site of development is shielded from view, so bluewater views are not expected to be blocked by the subject project. 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.

4. 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.

5. As discussed previously, the proposed project, with the inclusion of the two site plan reviews and the variance, 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 residential 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. In addition, the project resolution contains materials and lighting conditions to which the project must comply with.

6. 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. No surrounding property owners have contacted staff since the placement of the story poles or the mailing of the courtesy notice. 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. Site Plan Review for Remedial Grading (LIP Section 13.27)**

1. The project includes 1,248 cubic yards of remedial grading and has been reviewed for all relevant policies and provisions of the Malibu LCP. Based on submitted reports, visual impact analysis, and detailed site investigations, the project is consistent with all policies and provisions of the Malibu LCP. Furthermore, the geotechnical reports that recommend remedial grading were reviewed by the City's geotechnical staff and it was determined that the proposed remedial grading was required and complied with the City's geotechnical guidelines.

2. The project is compatible with other development in the adjacent area in that the neighborhood is primarily residentially developed. The proposed remedial grading will stabilize onsite soil conditions as well as add to the stability of surrounding properties. In addition, the area of landslide debris will be restored, with no structures being developed in the areas where remedial grading is taking place. It is not expected that the project will adversely affect neighborhood character.

3. This project consists of the construction of a new single-family residence and associated development. As part of the site preparation there is an area on the property that contains landslide debris. The area in which the remedial grading will take place will not be used for development but will be restored with groundcover; and therefore, the remedial grading will not impact public views.

4. The proposed project has received LCP conformance review from the City Biologist, City geotechnical staff, and the City Public Works Department. The project must also be approved by the City of Malibu Building Safety Division, prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

**E. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)**

1. A Biological Assessment for the project site was completed by Nelson and Associates during November 2014. The Biological Assessment states that there were no special-status plant or wildlife species present on the site. In addition, the Biological Assessment states that the proposed development will be located on a previously approved building pad and area where grading was approved as part of a CCC issued CDP and only the required fuel medication zones will intrude into the mapped ESHA areas. The property contains scrub ESHA and given the topography and geological of the property the site of development is limited and the development restrictions that apply to ESHA would not permit the construction of a residence on this parcel. This is because it is not possible to site any structure on the property without having the necessary fuel modification zones encroach into the onsite ESHA.

2. The proposed single-family residence is consistent with the property's RR-10 zoning designation. In addition, the proposed structure is outside the required 100-foot ESHA buffer.

3. The proposed project is consistent with all provisions of Malibu's certified LCP, with the exception of the ESHA setbacks. Section 4.7 of the LIP provides for reasonable, economically viable use

of properties that could otherwise not be developed due to ESHA constraints. The proposed new residence is consistent with Sections 4.7.1 of the LIP, which limits development area to a 10,000 square foot development envelope. In addition, conditions requiring mitigation for the ESHA disturbance have been included in this resolution.

### **G. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)**

1. There is no feasible development site location on the proposed project site where development would not have potential to be visible from Debutts Terrace Trail since it looks down on the site. Because of the topography of the area and building pad's distance from the Escondido Falls Trail, the project is not expected to have visual impacts on the trail. However, views of the coastline, beach, and ocean are not obstructed by the proposed development based on review of the story poles. In addition, the subject property is not visible from PCH because of the topography and surrounding development in the project area. Therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

2. The project will not have significant adverse impacts on scenic or visual impacts.

3. The project, as designed, constructed, and conditioned, is the least environmentally damaging alternative.

4. The project is not expected to have any significant adverse impacts on scenic and visual resources, and ESHA impacts have been minimized.

### **H. Hazards (LIP Chapter 9)**

1. 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. 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 September 2, 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.

2. 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.

3. The project, as designed, constructed, and conditioned, is the least environmentally damaging alternative.

4. 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.

5. The project, as designed, constructed, and conditioned, is not expected to have adverse impacts to sensitive resources.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 11-046, VAR No. 16-011 and SPR Nos. 16-017 and 16-018, 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 10,887 square foot, two-story, single-family residence
    - i. 6,902 square foot first floor;
    - ii. 3,093 square foot second floor;
    - iii. 1,565 square foot subterranean garage (283 square feet are considered TDSF)
    - iv. Covered decks and entry, 852 square feet (included in TDSF)
  - b. AOWTS;
  - c. ESHA mitigation;
  - d. Landscaping;
  - e. Driveway and hardscape;
  - f. Planters with landscaping;
  - g. Swimming Pool;
  - h. Spa;
  - i. Mechanical equipment area;
  - j. Outdoor barbeque area;
  - k. Retaining walls up to six feet in height;
  - l. VAR No. 16-011 to reduce the required scrub ESHA buffer;
  - m. SPR No. 16-017 for construction in excess of 18 feet in height to allow for a pitched roof that is 28 feet in height; and
  - n. SPR No. 16-018 to allow for 1,248 cubic yards of remedial grading.
3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **March 23, 2016**. 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 May 16, 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 Specialist, 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.

### *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 M.M.C. 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.

### *Geology*

14. 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.
15. 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*

16. Grading permits shall not be issued between November 1 and March 31 each year pursuant to LIP Section 17.2.1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that is located within or adjacent to ESHA or includes grading on slopes greater than 4 to 1. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources
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. A note shall be placed on the plans addressing this condition.
18. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
  - a. Public Works Department General Notes
  - b. 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).
  - c. 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.
  - d. 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.
  - e. If the property contains trees that are to be protected they shall be highlighted on the grading plan.
  - f. 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.
  - g. Private storm drain systems shall be shown on the grading plan. Systems with a greater than 12-inch diameter shall also have a plan and profile for the system included with the

- grading plan.
- h. 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.
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-construction 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. 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:
    - a. 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.
    - b. Prohibits the discharge of trash.
    - c. 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).
    - d. Elimination of non-storm water discharges.
  21. A 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	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/ or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Check Dam
Additional Controls	Wind Erosion Controls
	Stabilized Construction Entrance/ Exit
	Stabilized Construction Roadway
	Entrance/ Exit Tire Wash
Non-Stormwater	Vehicle and Equipment Washing

Management	
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control

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.

22. 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:
  - a. Site Design Best Management Practices (BMP’s)
  - b. Source Control BMP’s
  - c. 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.
  - d. Drainage Improvements
  - e. A plan for the maintenance and monitoring of the proposed treatment BMP’s for the expected life of the structure.
  - f. 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.
  - g. 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 signed 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.
  
21. A state construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.
  
22. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and shall be developed and certified by a Qualified SWPP Developer (QWD). All structural

BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

- a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
- b. Methods used to protect native vegetation and trees.
- c. Sediment/Erosion Control.
- d. Controls to prevent tracking on and off the site.
- e. Non-storm water controls.
- f. Material management (delivery and storage).
- g. Spill prevention and control.
- h. Waste management.
- i. Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
- j. Landowner must sign the following statement on the ESCP:  
“I certify that this document and all attachment were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grant and/or other permits or other sanctions provided by law.”

25. The developer’s consulting engineer shall sign the final plans prior to the issuance of permits.

#### *Construction/Framing*

26. A construction staging plan shall be submitted for review and approval by the Planning Department and Building Safety Division prior to permit issuance.
27. 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.
28. 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.
29. 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.

30. 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*

31. 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.
32. Night lighting for sports courts or other private recreational facilities shall be prohibited.
33. 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.
34. 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*

35. 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.
36. 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*

37. 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.
38. 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).
39. 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 Specialist with the designer's wet signature, professional registration number and stamp.
40. 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.
41. 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. H2O Traffic Rated Slab: Submit plans and structural calculations for review and approval by the Building Safety Division prior to Environmental Health final approval.
42. 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.
43. Proof of ownership of subject property shall be submitted to the City Environmental Health Specialist.
44. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Specialist. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.
45. 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 Specialist.

46. 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 Specialist and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.
47. The City geotechnical staff and Geotechnical Engineer's final approval shall be submitted to the City Environmental Health Specialist.
48. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit.

*Biology/Landscaping*

49. The Maximum Applied Water Allowance (MAWA) for this project totals 469,970 gallons per year. The Estimated Applied Water Use (EAWU) totals 326,540 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.
50. Pursuant to LIP Section 4.8.1, all new development shall include mitigation for unavoidable impacts to ESHA from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. The proposed project will result in 24,000 sf (0.55) acres of permanent impacts (Development footprint and/or Fuel Modification Zones A and/or B) to ESHA and 72,000 sf (1.65 acres) of partial impacts (Fuel Modification Zone C). One of the following three Habitat Impact Mitigation methods shall be required: (1) habitat restoration; (2) habitat conservation; or (3) in-lieu fee for habitat conservation. The CDP shall include conditions setting forth the requirements for habitat mitigation. Prior to grading permit issuance the applicant shall provide either a detailed restoration plan, a habitat conservation plan, or evidence of payment of in lieu fees to the Santa Monica Mountains Conservancy.
51. Prior to Final Plan Check Approval, please provide landscape water use approval from the Los Angeles County Waterworks District No. 29.
52. 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.
53. Invasive plant species, as determined by the City of Malibu, are prohibited.
54. 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).
55. No non-native plant species shall be approved greater than 50 feet from the residential structure.

56. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.
57. 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.
58. 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.
59. 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.
60. Necessary boundary fencing 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.
61. 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*

62. 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.

#### *Swimming Pool / Spa / Water Feature*

63. On-site noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).
64. Pool and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).
65. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.
66. 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:

- a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
- b. There are sufficient BMPs in place to prevent soil erosion; and
- c. 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.

67. 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.
68. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

#### *Fencing and Walls*

69. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.
70. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.
71. Necessary boundary fencing 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.
72. Fencing or walls shall be prohibited within ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited in any wildlife corridor.

#### *Deed Restrictions*

73. 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.
74. 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**

75. 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.
76. 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.
77. 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*

78. This coastal development permit shall run with the land and bind all future owners of the property.
79. 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. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of June 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](http://www.malibucity.org), in person at City Hall, or by calling (310) 456-2489, ext. 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-51 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 6<sup>th</sup> day of June 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KATHLEEN STECKO, Recording Secretary

**City of Malibu**

23813 Street Ranch Road • Malibu, California 90263-4881 (310) 456-2109 • Fax (310) 417-0920 • www.ci.malibu.ca.us

**GENERAL NOTES**

- All work shown on these plans shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (SSPWC) "Green Book".
- Contractor shall comply with all applicable Division of Industrial Relations (Cal-OSHA) safety standards. If represented by the Inspector, the Contractor shall provide proof of a permit from said Division.
- Contractor shall read the Public Works Inspector at (310) 456-2109, ext. 233 for Pre-Construction Meeting prior to the commencement of any construction or grading operations. Contractor shall notify the City Public Works Inspector 48 hours prior to commencing any construction and 24 hours in advance of specific inspection needs during the course of the work.
- No improvements are prepared within the Public Right-of-Way.
- Storage of any construction materials, construction trailer, and/or parking and any work within the City public right of way shall require a City Encroachment Permit. Call the Public Works Inspector at (310) 456-2109, ext. 233 to apply for a permit.
- Storage of any construction materials, construction trailer, and/or parking and any work within the Caltrans public right of way shall require a Caltrans Encroachment Permit. Submit a copy of the Caltrans Encroachment Permit to the Public Works Department.
- All work shall be performed during City working hours and in compliance with these plans.
- Contractor shall verify all conditions and dimensions and shall report any discrepancies to the Engineer prior to the commencement of any work.
- Contractor shall locate, protect, and save any and all survey monuments that will be or may be damaged or destroyed by their operations. Once found, the Contractor shall immediately notify the developer's representative and the Public Works Inspector. The supervising Civil Engineer shall read all said monuments per the requirements of the Professional Land Surveyor's Act.
- The Contractor shall be responsible for protecting all public and private property hereafter as it may be affected by these operations.
- Misplaced traffic signs are not to be removed without prior notification and approval of the City Engineer. All materials, including but not limited to signs, shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook" (the "WATCFH Manual"), published by the Building Dept., Inc., a Traffic Control Plan prepared by the contractor and the Public Works Inspector shall be maintained at all times.
- Dust control shall be maintained at all times.
- Erosion Control Plans shall be provided for all projects. Grading and clearing to be completed from November 1 to March 31 for all developments within or adjacent to ESMA and/or including grading on slopes greater than 4:1.
- All underground utilities and service laterals shall be identified prior to construction of curbs, galleys, sidewalks, and parking unless otherwise permitted by the City Engineer.
- The Developer shall comply with NPDES requirements. The Storm Water Pollution Prevention Plan (SWPPP) shall be available at the construction site at all times and shall be kept updated.
- All recommendations made by the Geotechnical/Soils Engineer (and Engineering Geologist when employed, and contained in the reports referenced herein, as approved or conditioned by the City, shall be considered a part of the Grading Plan.
- All storm drain pipe within the public right-of-way and easements shall be reinforced concrete pipe (RCP).
- Terrace drains, downspout drains, and down drains shall be constructed of 12" P.C.C. reinforced with 6"x6" #12 W.P.M. and shall be all horizontal or horizontal concrete sections. Concrete color shall be "Omanka Tan" or approved equivalent.
- Final Disposed Area (FIDA) (including grading, starting, and landscaping work) Total Existing Impervious Surface Area: 8 sq. ft. Total Proposed Impervious Surface Area: 161,540 sq. ft. Flood Zone on FIDA: \_\_\_\_\_ Base Flood Elevation: \_\_\_\_\_
- All slopes on private property adjoining streets, drainage channels, or other public facilities shall be graded no steeper than 3:1 for one and 2:1 elsewhere specifically approved by the City Engineer on recommendation of the project's geotechnical consultant.
- All catch basins and drainage inlets shall be installed with the City of Malibu storm drain tags.

**RAINFALL QUANTITIES CALCULATIONS:**

TYPE	AREA	PERCENT	DEPTH	AREA	DEPTH	REMOVAL	TOTAL
Imperv	0	85	0.001	137,308	0.00085	116,612	116,612
Permeable	0	15	0.001	24,232	0.00015	3,635	120,247
Imperv	0	513	0.001	513	0.000513	263	263

**RAINFALL QUANTITIES BREAKDOWN NOTE:**

The following quantities are provided as a courtesy and convenience to the user client. These quantities are approximate and have been calculated based on the difference between existing ground elevations and proposed rough grade elevations. These quantities should be verified for grading and site plan purposes only. The calculations do not consider the various factors that could have a considerable effect on the actual amount of earth materials that are to be displaced, including, but not limited to, existing, proposed, or any other condition not anticipated. For this reason, it is the responsibility of the contractor to consult the project geotechnical and geologic engineers to determine for himself the grading quantities that will be required to complete the project.

**GRADING GENERAL NOTES:**

**MALIBU DEVELOPMENT STANDARDS (CUTS and FILLS) (311) 3111-A Malibu CCP 2-11**

- Cur material may only be imported on an appropriate landfill or as is permitted to accept material.
- INITIAL INSPECTION:** When the site has been cleared of vegetation and unapproved fill and it has been surveyed, hatched or otherwise prepared for fill, its fill shall have been placed prior to this inspection.
- FINAL INSPECTION:** After the excavation is started and before the depth of excavation reaches 10 feet.
- Final Inspection:** When approximate final elevations have been established, drainage terraces, curbs and other drainage devices necessary for the protection of the building plus from flooding are installed; terraces installed at the top of slopes; Submit the required "Rough Grading Report". Foundations shall not be excavated until the Building Official has approved Rough Grading.
- Final Inspection:** When grading has been completed, all drainage devices necessary to drain the building and are installed, slope grading established and all irrigation systems installed. Submit the required "As-Built Grading Plan" and "Statement of Completion".
- Submittal Instructions:** Provide continuous inspection during subsurface excavation and installation. Continuous inspection by the Soils Engineer or his responsible representative shall be provided during all subsurface installations. (3111-2)
- Fill Inspection:**
  - After the fill placement is started and before the vertical height of the lift exceeds 10 ft. (3111-2)
  - During preparation of natural ground and placement and compaction of fill.
  - The soil moisture shall be present during the entire fill placement and compaction of fill. This soil will contain a vertical height of 30 ft. or result in a slope surface except that authorized by contract. (3111-2)
- Process Drains Inspection:** After forms and pipe are in place and before any concrete is poured.
- Final Check:** When all rough grading has been completed and erosion protection has been installed, the Grading Engineer shall submit the final completion report prior to the approval of rough grade.

**COMPACTION TESTING REQUIREMENTS:**

- Fill shall be compacted (as determined by A.S.T.M. Soil Compaction Test D1557 - Lastest Version) throughout their full extent to (3111-4).
- A minimum relative compaction of 90% of maximum dry density within 40 ft. below finished grade.
- 95% of maximum dry density deeper than 40 ft. below finished grade.
- Field density shall be determined by Sand-Cone Method, A.S.T.M. D1556 - Latest Version. In flow-ground cohesive soils, field density may be determined by the Drive Cylinder Method, A.S.T.M. D-2937 - Latest Version, provided that less than 25% of the required density tests, uniformly distributed, are by the Sand Cone Method. The method of determining field density shall be shown in the compaction report. Other methods may be used if recommended by the Soils Engineer and approved in advance by the Building Official. (3111-4)
- Efficient tests of soil properties, including soil type and shear strength, shall be made during the grading operations to verify compliance with design criteria. The results of such testing shall be furnished to the Building Official upon completion of grading operations, or when necessitated by field conditions upon request of the Building Official. (3111-4) One field density test to be made as follows:
  - One test for each two feet vertical lift.
  - One test for each 1,000 cubic yards of material placed.
  - One test will be made at point approximately one foot below the fill slope surface on the basis of one test for each 1,000 square feet of fill surface but not less than one test for each 100 feet of vertical slope angle.

**GENERAL NOTES:**

- Any modifications or changes in approved grading plans must be approved by the Building Official.
- A copy of the grading permit and approved grading plan must be in the possession of a responsible person and available at all times.
- This plan has been checked on the assumption that the fill shown will not be compacted. Upon the following notes on the plan stating: "Fills are uncompact and not suitable for the support of structures. All foundations for future buildings are to be extended through the fill into natural ground." If the fills are to be compacted, comply with construction numbers 9A, 9B & 9C.
- Engineer must set grade stakes for all drainage ditches and the contractor shall obtain inspection before pouring.
- All storm drain work 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.
- Provisions shall be made for conveyance drainage at all times.
- Secure permission from City Engineer, State Highway Department for construction, traffic and/or discharge of drainage within street right-of-way.
- 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 and their placement must be installed no later than November 1 and maintained in operable condition until April 15. (3111-3)
- The Grading Contractor shall submit a written statement verifying that the work done under this division 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. (3111-3)
- The Design Engineer verifies that this grading plan was prepared under any supervision in accordance with Section 3112 of the Malibu Building Code. All soils engineer and engineering geology recommendations were incorporated in the plan. (Must be signed and dated by the Design Engineer)
- All recommendations included in the consultant's soil and geology reports must be complied with and are a part of the grading specifications.
- Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the City Building Department.
- The grading geologist must approve rough grading by final report. Final report must include an as-built geologic map.
- Grading shall not be started without first notifying the Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: owner, Grading Contractor, Design Civil Engineer, Soils Engineer, Geologist, Grading Inspector, and when required, the Archaeologist and Paleontologist. The required inspection for grading will be scheduled at this meeting.
- Fill shall be hatched into compact material per City of Malibu Standard or Soils Engineer's directions.
- All existing fill shall be approved by the Building Official or removed prior to placing additional fill.

**ADDITIONAL GRADING GENERAL NOTES:**

- The Building Official shall approve stock piling of excess material prior to excavation.
- The Field Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying reference stake, set at the center of each pad reflecting the pad elevation for practice permits and a blue top with witness stake set at the drainage grade high point reflecting the high point elevation for Preliminary Permit.
- All rough backfills shall be tested and approved by the Soils Engineer.
- The Engineering Geologist and Soils Engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence of subsurface water or springs. If found, subsurface water will be detected and controlled prior to the placement of fill in such respective canyons.
- Subsidence studies shall be completed at the beginning of the subsurface construction and survey for location. The as graded plan shall show all subsidence locations and elevations.
- All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problems exist. Should inspection disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended recommendations to the Building Official for approval.
- When subject to distressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soils Engineer, the Soils Engineer shall submit design, location, and calculations to the Building Official prior to construction. The Engineering Geologist and Soils Engineer shall inspect and control the construction of the retaining and earth to the stability of the slope and adjacent structures upon completion.
- When cut pads are brought to near grade, the Engineering Geologist shall determine if the subsurface is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soils Engineer, a compacted fill blanket will be placed.
- The compaction report and approved plan the Soils Engineer shall indicate the type of field testing performed. Each test shall be identified with the method of obtaining the test data density, whether sand cone or nuclear gauge, and shall be so named for each test.
- Export soil must be transported to a legal dump or to a permitted site shown clearly on approved plans.
- The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plan.
- 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 otherwise submitted for review.
- All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and installed, however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.
- Roof gutters shall be installed to prevent roof drainage from falling on manufactured slabs. Gutters shall be connected to non-erecting piping or other other method acceptable to the Building Official.
- No excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and to the responsibility of the permittee and/or owner.

**MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE FOR A RESIDENTIAL PARCEL:**

The following calculation should be used when determining the maximum amount of impermeable coverage allowed for residential properties in the City of Malibu. Impermeable coverage is anything that water cannot "permeate" through, that includes, but is limited to building footprints, driveways, walkways, paved courts, patios, decks, surrounding pools, etc. including pools and spas are not counted in impermeable coverage calculations.

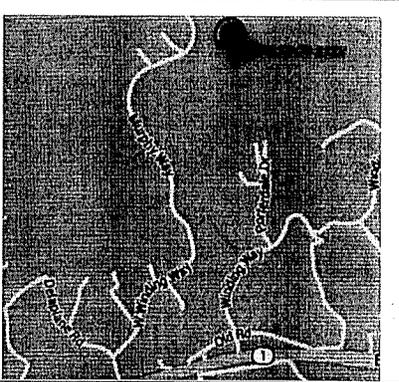
**PERCENTAGES:**

- up to 1/4 acre: 43% of net area
- 1/4 acre to 1/2 acre: 25% of the net area
- 1/2 acre or more: 20% of the net area up to a maximum of 23,000 square feet per parcel.

**EXAMPLES:**

- 1/2 acre or more: 31182.44 sq. ft. (net area) x 20% = 19316.88
- 19316.88 x 1.25 = 24146.10 (sq. ft.)

Total maximum allowable coverage is 23,000 square feet



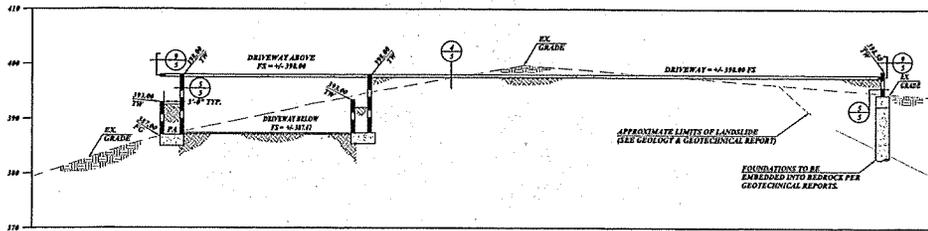
**VICINITY MAP**

<b>LIST OF CONSULTANTS:</b>	<b>CIVIL/STRUCTURAL:</b> GEOWORKS, INC. 2114 COCHRAN ST., SIMI VALLEY, CA, 91361 (818) 366-2144	<b>GEOTECHNICAL:</b> CAL WEST GEOTECHNICAL 837 PIERCE COURT, #17 THOUSAND OAKS, CA, 91320 (818) 522-5111 (818) 365-3222	<b>ARCHITECT:</b> LGS ARCHITECTS, INC. 1218 RED HILL AVE., STE. 172 IRVINE, CA 92614 (949) 753-3814 (949) 753-5746
<b>PREPARED BY:</b>	CAL KRAMERSON COMPANY, LLC 2218 SLATS WAY, SUITE F SIMI VALLEY, CA, 91361		
<b>DATE:</b>	08/25/15		
<b>PROJECT:</b>	CITY OF MALIBU COVER SHEET 6050 MURPHY WAY		
<b>SHEET INDEX:</b>	SHEET 1 COVER SHEET SHEET 2 OVERALL SITE PLAN SHEET 3 GRADING AND DRAINAGE PLAN SHEET 4 SECTIONS SHEET 5 DETAILS SHEET 6 UNCERTIFIED REMOVAL EXHIBIT		
<b>JOB No.:</b>	GWL1504 DATE: 08/25/15		

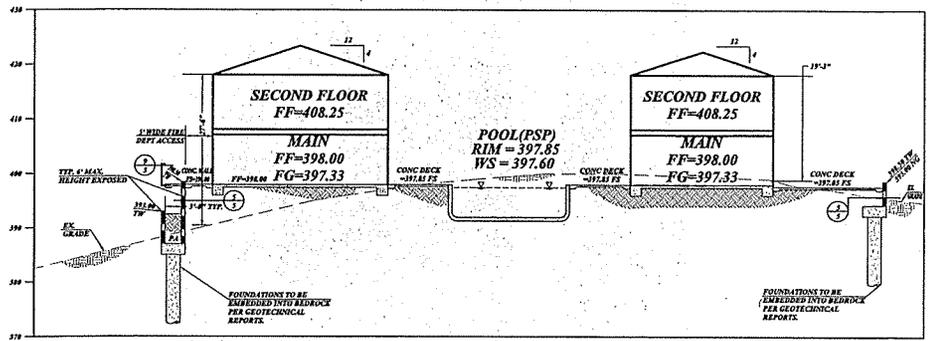
ATTACHMENT 2



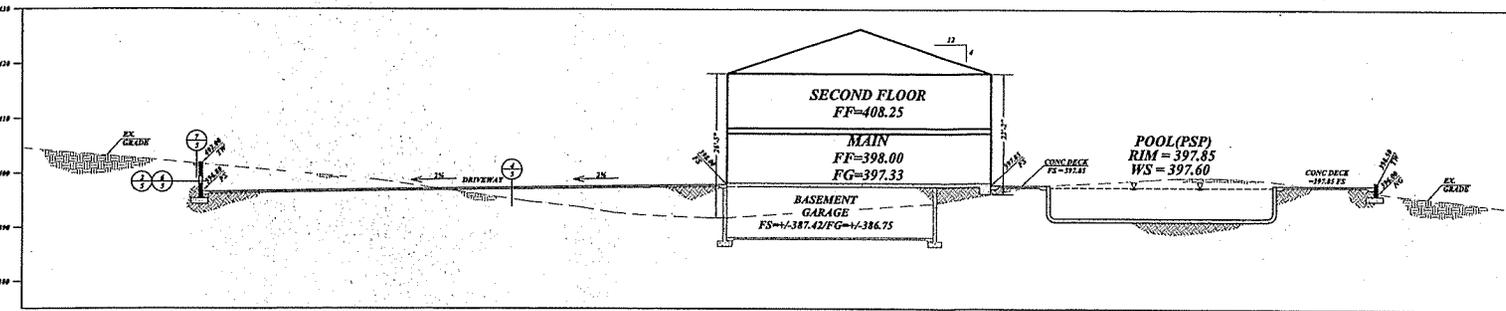




SECTION 1  
1" = 10'



SECTION 2  
1" = 10'



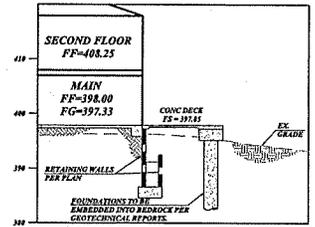
SECTION 4  
1" = 10'

NOTES:

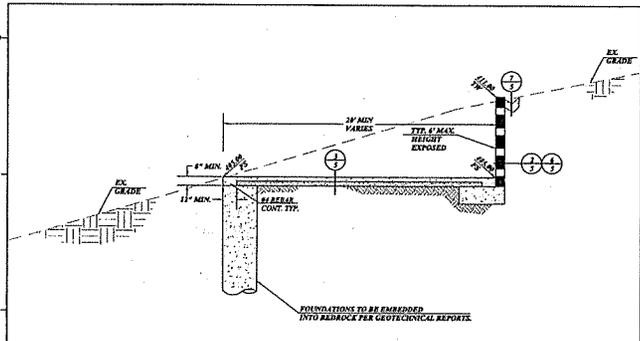
1. THE BUILDING GARAGE, BASEMENT, ACCESSORY STRUCTURE, RETAINING WALLS AND POOL ARE PER A SEPARATE PERMIT. SEE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR THE STRUCTURAL DESIGN.
2. OWNER AND/OR CONTRACTOR SHALL VERIFY THAT THE ARCHITECTURAL LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES ARE EQUIVALENT TO THE LAYOUT AND DIMENSIONS OF THE PROPOSED STRUCTURES THAT OUR SHOWN ON THIS GRADING PLAN BEFORE GRADING COMMENCEMENT.
3. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON OVEREXCAVATION AND RECOMPACTION.
4. ALL FINISH GRADES TO HAVE A MINIMUM 1% DRAINAGE SLOPE AWAY FROM BUILDING FOR 10' OR TO A DRAINAGE DITCH. ALL OTHER FINISH GRADES DRAINAGE SHALL BE A MINIMUM 1% DRAINAGE TO AREA DRAINS PER PLAN.
5. ALL FINISH SURFACES TO HAVE A MINIMUM 1% DRAINAGE TO AREA DRAINS PER PLAN.
6. ALL DRAINAGE PIPE TO BE 4" P.V.C. SIZE AS SHOWN @ 1% MINIMUM SLOPE. SURFACES TO BE PLACED DURING CONSTRUCTION UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER TO DOCUMENT LOCATION OF ALL SUBMANS AND OUTLETS.
7. ALL DOWNSPOUTS TO BE INTO SUBSURFACE DRAINAGE SYSTEM PER PLAN.
8. RAIN DRAIN DOWN SPOUTS PER THE ARCHITECTURAL DRAWINGS ARE TO BE INTO SUBSURFACE DRAINAGE SYSTEM PER THIS PLAN.

LEGEND:

CONC. PATIO	4" MINIMUM CONCRETE OVER 1" SAND, #4 REBAR AT 18" O.C. EACH WAY.
DN	DOWN
EO	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING SURFACE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOW LINE
IP	INCH POINT
INTK	INTER
LANDSCAPE WALL	NO PERMIT REQUIRED
NATURAL GRADE	
PROPERTY LINE	
RETAINING WALL	PER SEPARATE PERMIT
R/W	RIGHT OF WAY
TU	TOP OF CURB
TF	TOP OF WALL
WS	WATER SURFACE



SECTION 2.1  
1" = 10'



DRIVEWAY - SECTION 3  
1" = 6'

PREPARED FOR:

CITY OF MALIBU  
6050 MURPHY WAY  
MALIBU, CA 90263

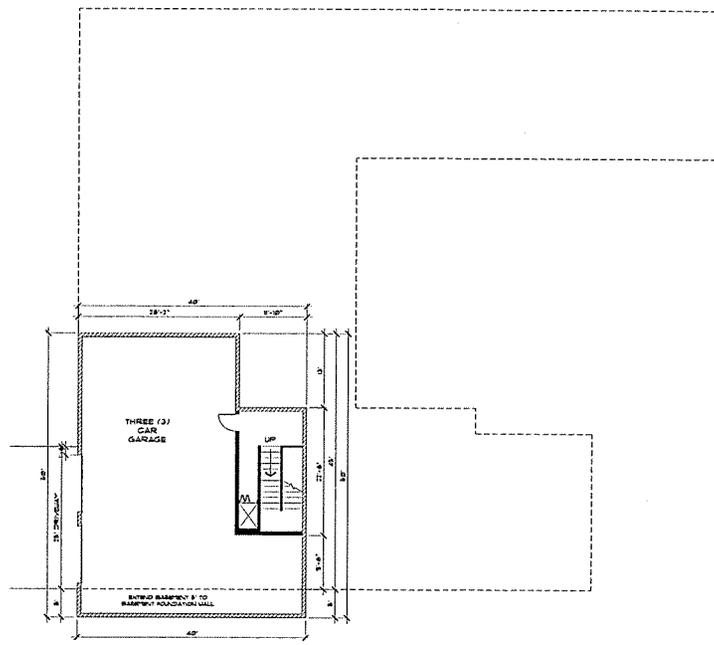
PREPARED BY:

GeoWIS  
1100 Colburne Rd.  
P.O. Box 100  
Petaluma, CA 94951  
(707) 762-7100

CITY OF MALIBU  
SECTIONS  
6050 MURPHY WAY  
SHEET 4 OF 6 JOB No.-GPT1136 DATE: 08/25/15



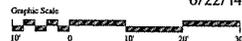


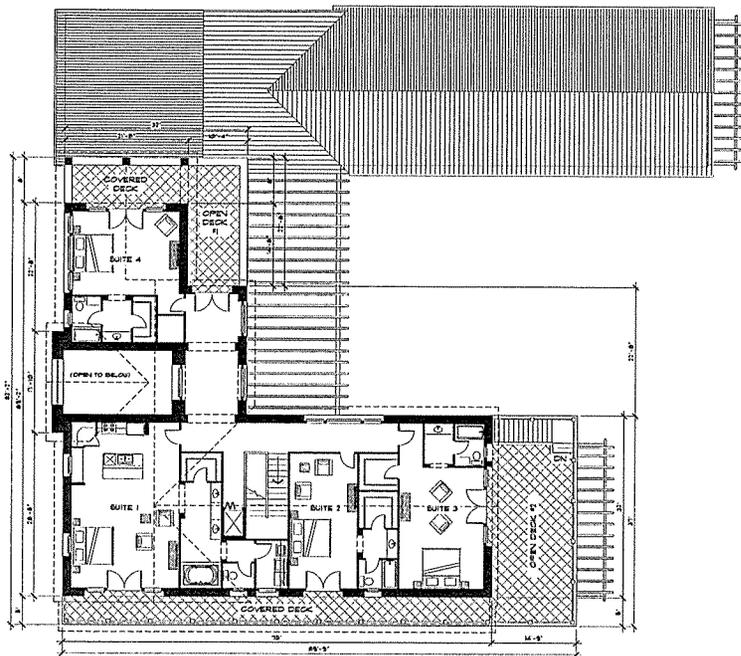


LOWER FLOOR PLAN

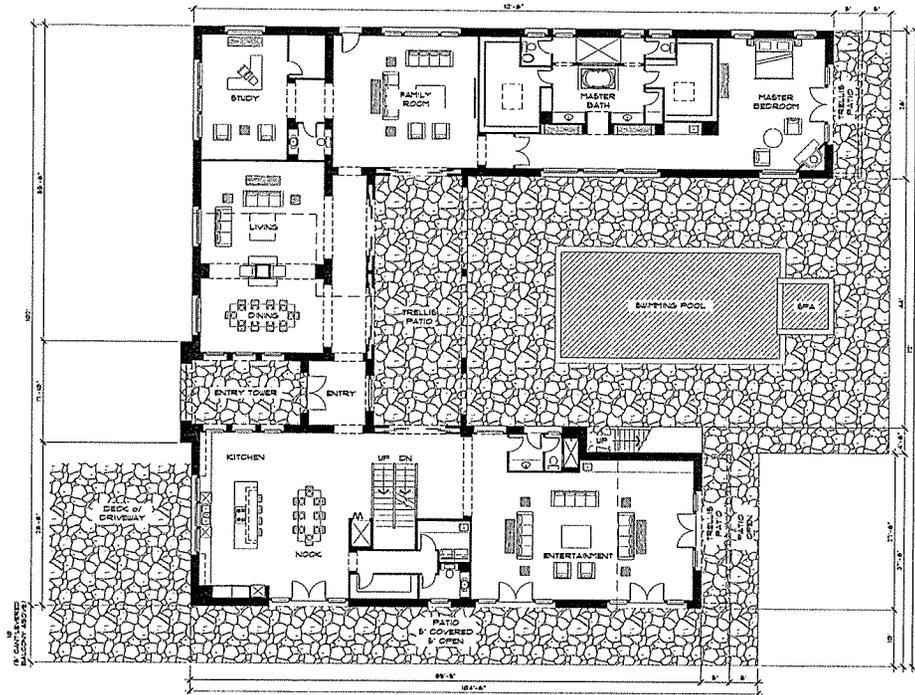
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 Malibu, California  
 C. A. RASMUSSEN COMPANY, LLC

  
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 (818) 752-2000  
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UPPER FLOOR PLAN

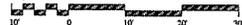


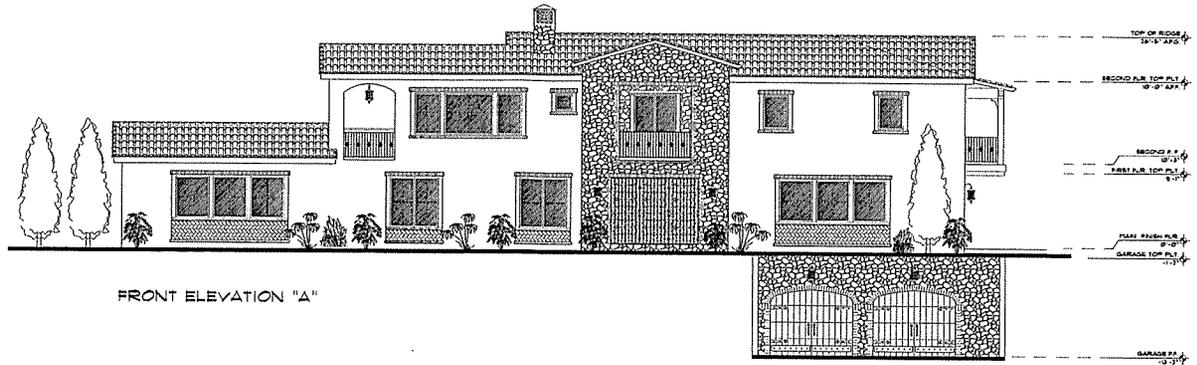
MAIN FLOOR PLAN

BUILDING AREA FOOTAGES:		ROOM AREA FOOTAGES:	
MAIN FLOOR CONDITIONED SPACE (MAIN BUILDING):	8,521 SQ.FT.	MAIN FLOOR ROOF OVERHANG AREA (2" CHALKS):	33 SQ.FT.
MAIN FLOOR UNCONDITIONED SPACE (TOWNSHIP EXTERIOR RUNNY) (COVID PATIO):	338 SQ.FT.	UPPER FLOOR ROOF OVERHANG AREA (2" CHALKS):	738 SQ.FT.
UPPER FLOOR UNCONDITIONED SPACE (COVERED PATIO):	448 SQ.FT.	UPPER FLOOR ROOF OVERHANG AREA (MORE THAN 8" SUITE 4 COVID DECK & ENTRY TOWER):	258 SQ.FT.
UPPER FLOOR UNCONDITIONED SPACE (DECK):	3,053 SQ.FT.	TOTAL ROOF OVERHANG AREA:	1,029 SQ.FT.
LOWER FLOOR UNCONDITIONED SPACE (GARAGE):	1,949 SQ.FT.	MAIN FLOOR AREA:	2,181 SQ.FT.
LOWER FLOOR UNCONDITIONED SPACE (GARAGE):	1,849 SQ.FT.	UPPER FLOOR AREA:	3,571 SQ.FT.
TOTAL UNCONDITIONED SPACE:	4,840 SQ.FT.	ROOF OVERHANG AREA:	1,029 SQ.FT.
TOTAL UNCONDITIONED SPACE:	4,840 SQ.FT.	TOTAL ROOM AREA:	1,833 SQ.FT.

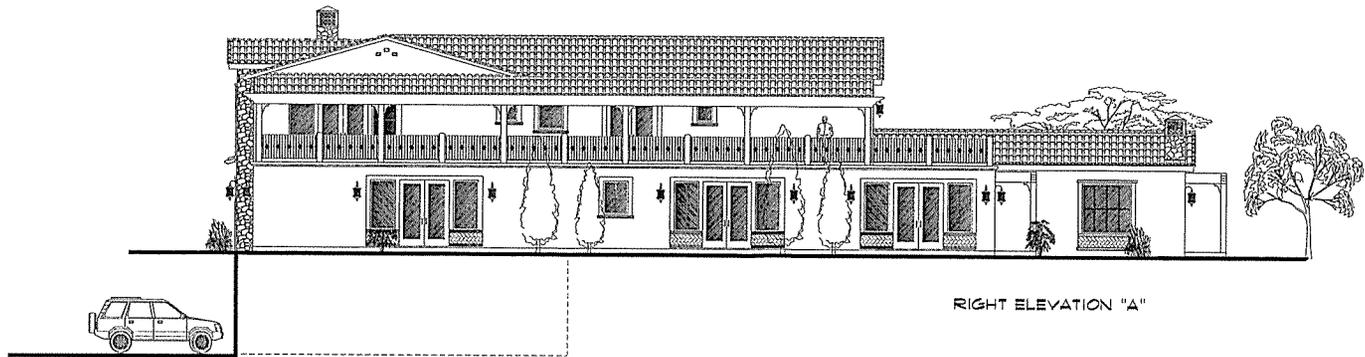
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 310.753.2030  
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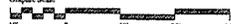
FRONT ELEVATION "A"

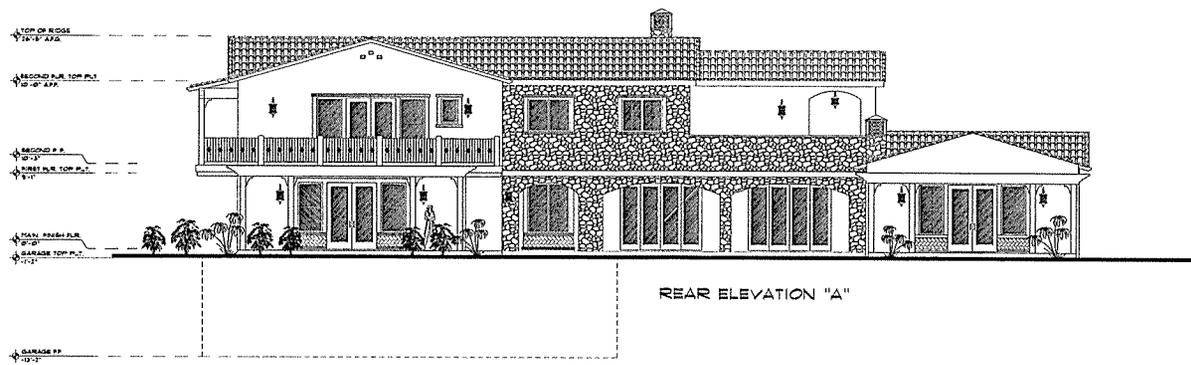


RIGHT ELEVATION "A"

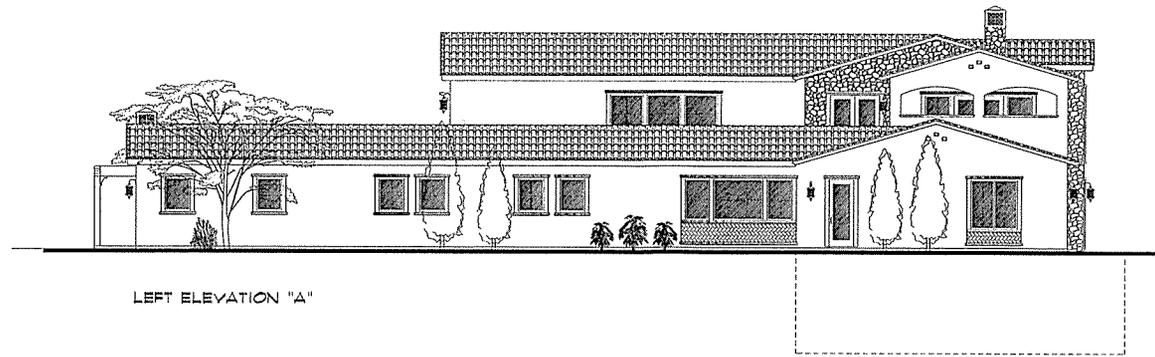
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 818 211-2593  
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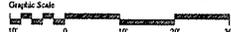
REAR ELEVATION "A"

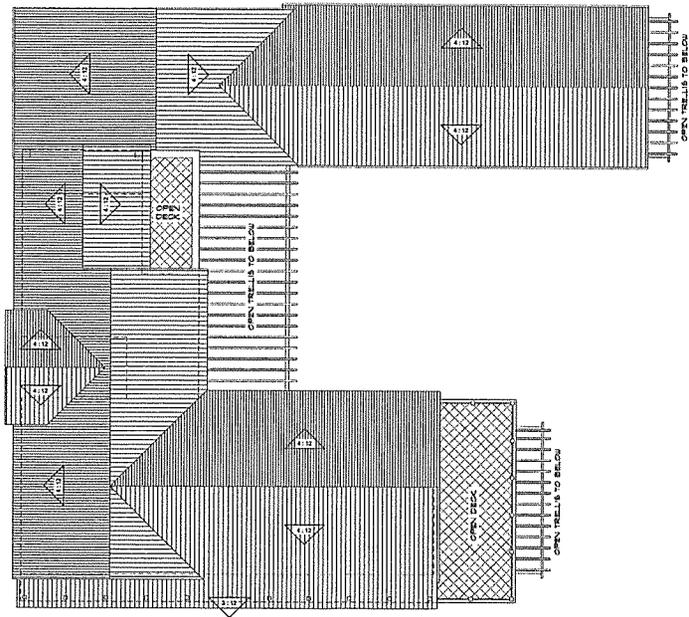


LEFT ELEVATION "A"

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ROOF PLAN

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 (818) 222-2299  
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# City of Malibu

## MEMORANDUM

To: Planning Department

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

Date: April 14, 2016

Re: Proposed Conditions of Approval for 6050 Murphy Way CDP 11-046 Updated.

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. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
  - Is located within or adjacent to ESHA, or
  - Includes grading on slopes greater than 4:1
  - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources
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 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 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.
  
4. 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.

## **STORMWATER**

5. 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.

6. A 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	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/ or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Check Dam
Additional Controls	Wind Erosion Controls
	Stabilized Construction Entrance/ Exit
	Stabilized Construction Roadway
	Entrance/ Exit Tire Wash
Non-Stormwater Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control

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.

7. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion



and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

- Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
- Methods used to protect native vegetation and trees.
- Sediment/Erosion Control.
- Controls to prevent tracking on and off the site.
- Non-storm water controls.
- Material management (delivery and storage).
- Spill Prevention and Control.
- Waste Management
- Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
- Landowner must sign the following statement on the ESCP:

“I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grand and/or other permits or other sanctions provided by law.”

8. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.
9. 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 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.



10. 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 signed 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.

## MISCELLANEOUS

11. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

12. 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:

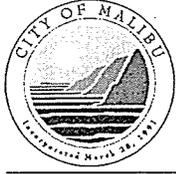
- The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
- There are sufficient BMPs in place to prevent soil erosion; and
- The discharge does not reach into the MS4 or to the ASBS (including tributaries)

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.





# City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861  
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

## GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>		Review Log #:	3305
Date:	September 2, 2015	Planning #:	CDP 11-046
Site Address:	6050 Murphy Way	BPC/GPC #:	
Lot/Tract/PM #:	n/a	Planner:	Richard Mollica
Applicant/Contact:	Erik Rasmussen, <a href="mailto:erik@rasmussencolc.com">erik@rasmussencolc.com</a>		
Contact Phone #:	818-518-6932	Fax #:	
Project Type:	New single-family residential development		

<u>Submittal Information</u>	
Consultant(s) / Report Date(s):	Mountain Geology, Inc. (Holt, CEG 1200): <b>6-25-15</b> , 4-25-13 (Current submittal(s) in Bold.) Mountain Geology, Inc. (Holt, CEG 2282; CHG 816): 1-26-11 Calwest Geotechnical (Liston, RCE 31902): 6-6-13, 2-7-11 Barton Slutske (REHS # 3940): 12-26-10
	<b>Grading plans prepared by Geoworks dated August 25, 2015.</b> Floor plans and elevations, undated.
Previous Reviews:	9-18-13, 8-23-13, 10-4-11, Geotechnical Review Referral Sheet dated 9-15-11

<u>Review Findings</u>	
<u>Coastal Development Permit Review</u>	
<input checked="" type="checkbox"/>	The residential development project is <b>APPROVED</b> from a geotechnical perspective.
<input type="checkbox"/>	The residential development project is <b>NOT APPROVED</b> from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.
<u>Building/Grading Plan-Check Review</u>	
<input checked="" type="checkbox"/>	<u>Awaiting Building plan check submittal.</u> 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.
<input type="checkbox"/>	<b>APPROVED</b> from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
<input type="checkbox"/>	<b>NOT APPROVED</b> 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 revised grading plans and Engineering Geologic Memorandum were reviewed by the City from a geotechnical perspective. The project comprises a new 8,622 square foot two-story single-family residence with a 2,320 square foot subterranean garage, a swimming pool, tennis court, retaining walls, soldier pile walls for stabilization, and an onsite wastewater treatment system (OWTS) consisting of a treatment tank system and seepage pits.

Revised grading consists of 685 yards of cut and 172 yards of fill under structure; 663 yards of cut and 143 yards of fill for safety; 468 yards of cut and 48 yards of fill non-exempt; **1,248 yards of cut remedial**; and

2,701 yards of export.

The Project Engineering Geologist recommends removal of a stockpile of uncertified artificial fill adjacent to the access driveway and in the motor court area. City geotechnical staff concurs with the Consultant that this grading is remedial-mitigation of an unsuitable geotechnical condition underlying the building area.

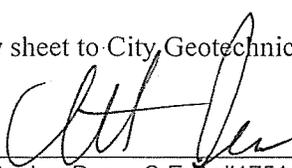
**NOTICE:** Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have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

Building/Grading Plan-Check Stage Review Comments:

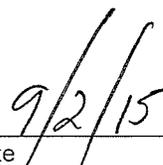
1. The project structural engineer needs to consider the Project Geologist's conclusions regarding bedrock shattering and incorporate those recommendations into the design of the project, as applicable.
2. If structures are supported on the proposed soldier piles, the Project Geotechnical Consultant needs to provide estimates of pile deflection at the top of the soldier piles.
3. Please clearly label the landslide and fault Restricted Use Areas established by the Project Engineering Geologist on the grading and site plans. Indicate the restrictions for development on the plans.
4. 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.
5. Two sets of final grading, retaining wall, swimming pool, soldier pile, tennis court, OWTS, 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 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:

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

Date



*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*

23815 Stuart Ranch Road, Malibu, California 90265  
(310) 456-2489 Fax (310) 456-7650

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Planning Department

## **BIOLOGICAL REVIEW**

**Site Address: 6050 Murphy Way**  
**Applicant/Phone: Eric Rasmussen/ 818-518-6932**  
**Project Type: NSFR**  
**Project Number: CDP 11-046**  
**Project Planner: Richard Mollica**

**RESOURCES: Scrub ESHA**

**REFERENCES: Site plans, partial site survey, landscape plans, Hydrozone map and water budget calculations, Biological Resource assessment (Nelson 11/14);**

### DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 1,027,467 gallons per year. The Estimated Applied Water Use (EAWU) totals 452,844 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.
2. This project has numerous restrictions due to ESHA and Geotechnical safety issues. Additionally, a previous CDP was issued on this property for a lot split that also placed the development area in the same area as proposed with this project, though there is no longer a proposal to split the project. Therefore, due to the restriction of geological hazards, the proposed home location is in the least environmentally damaging area. Further, pursuant to LIP Section 4.4.4.D, the project is not subject to ERB review.

### RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
  - A. Pursuant to LIP Section 4.7.1 the allowable development area is limited to 10,000 square feet as all feasible building areas will result in impacts to Environmentally Sensitive Habitat Area (ESHA).
  - B. Pursuant to LIP Section 4.8.1, all new development shall include mitigation for unavoidable impacts to ESHA from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. The proposed project will result in 24,000 sf (0.55) acres of permanent impacts (Development footprint and/or Fuel Modification Zones A and/or B) to ESHA and

72,000 sf (1.65 acres) of partial impacts (Fuel Modification Zone C). One of the following three Habitat Impact Mitigation methods shall be required: (1) habitat restoration; (2) habitat conservation; or (3) in-lieu fee for habitat conservation. The CDP shall include conditions setting forth the requirements for habitat mitigation. **Prior to Final Plan Check the applicant shall provide either a detailed restoration plan, a habitat conservation plan, or evidence of payment of *in lieu* fees to the Santa Monica Mountains Conservancy.**

- C. 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:

**Jonathan King**

Address: 23533 Civic Center Way, Malibu, CA 90265  
Email: [JKING@DPW.LACOUNTY.GOV](mailto:JKING@DPW.LACOUNTY.GOV) (preferred)  
Phone: (310) 317-1388

- 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. 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.
  - L. Necessary boundary fencing 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: \_\_\_\_\_

Dave Crawford, City Biologist  
310-456-2489 ext.227 (City of Malibu); e-mail [dcrawford@malibucity.org](mailto: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: 9/13/2011 *11/25/14*

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 11-046, LDP 11-024

JOB ADDRESS: 6050 MURPHY WAY

APPLICANT / CONTACT: Eric Rasmussen

APPLICANT ADDRESS: 2320 Shasta way Suite F  
Simi Valley, CA 93065

APPLICANT PHONE #: (818) 518-6932

APPLICANT FAX #:

APPLICANT EMAIL: eras\_490@yahoo.com

PROJECT DESCRIPTION: NSFR

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.

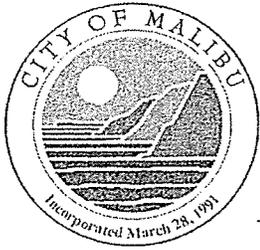
**OWTS Plot Plan:**  **NOT REQUIRED**  
 **REQUIRED (attached hereto)**  **REQUIRED (not attached)**

*Todd E. [Signature]*  
 \_\_\_\_\_  
 Signature

DECEMBER 11, 2014  
 \_\_\_\_\_  
 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.

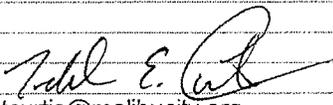


# City of Malibu

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)	Eric Rassmussen 2320 Shasta Way Suite F Simi Valley, CA 93065	
Project Address:	6050 Murphy Way Malibu, CA 90265	
Planning Case No.:	CDP 11-046	
Project Description:	New onsite wastewater treatment system	
Date of Review:	December 11, 2014	
Reviewer:	Todd Curtis	Signature: 
Contact Information:	Phone: (310) 456-2489 ext. 307	Email: tcurtis@malibucity.org

### SUBMITTAL INFORMATION

Architectural Plans:	Submitted December 5, 2014
Grading Plans:	Geoworks Submitted December 5, 2014
OWTS Plan:	Slutske (11/17/14)
OWTS Report:	Slutske (10/08/14)
Geology Report:	Mountain Geology (01-26-11; 04-25-14)
Miscellaneous:	N/A
Previous Reviews:	N/A

### REVIEW FINDINGS

Planning Stage:	<input checked="" type="checkbox"/>	<b>CONFORMANCE REVIEW COMPLETE</b> 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.
	<input type="checkbox"/>	<b>CONFORMANCE REVIEW INCOMPLETE</b> 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:	<input type="checkbox"/>	<b>APPROVED</b>
	<input checked="" type="checkbox"/>	<b>NOT APPROVED</b> Please respond to the listed plan check review comments and conditions of Planning conformance review.
OWTS Plot Plan:	<input type="checkbox"/>	<b>NOT REQUIRED</b>
	<input checked="" type="checkbox"/>	<b>REQUIRED (attached hereto)</b> <input type="checkbox"/> <b>REQUIRED (not attached)</b>

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. 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





# Story Pole Photos



A view of the site looking south from Murphy Way



View of the site looking east from Murphy Way

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 (fifteen days for tentative parcel maps) 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](http://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, Senior Planner, at (310) 456-2489, extension 346.

Date: May 12, 2016

By: Bonnie Blue, Planning Director

# 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

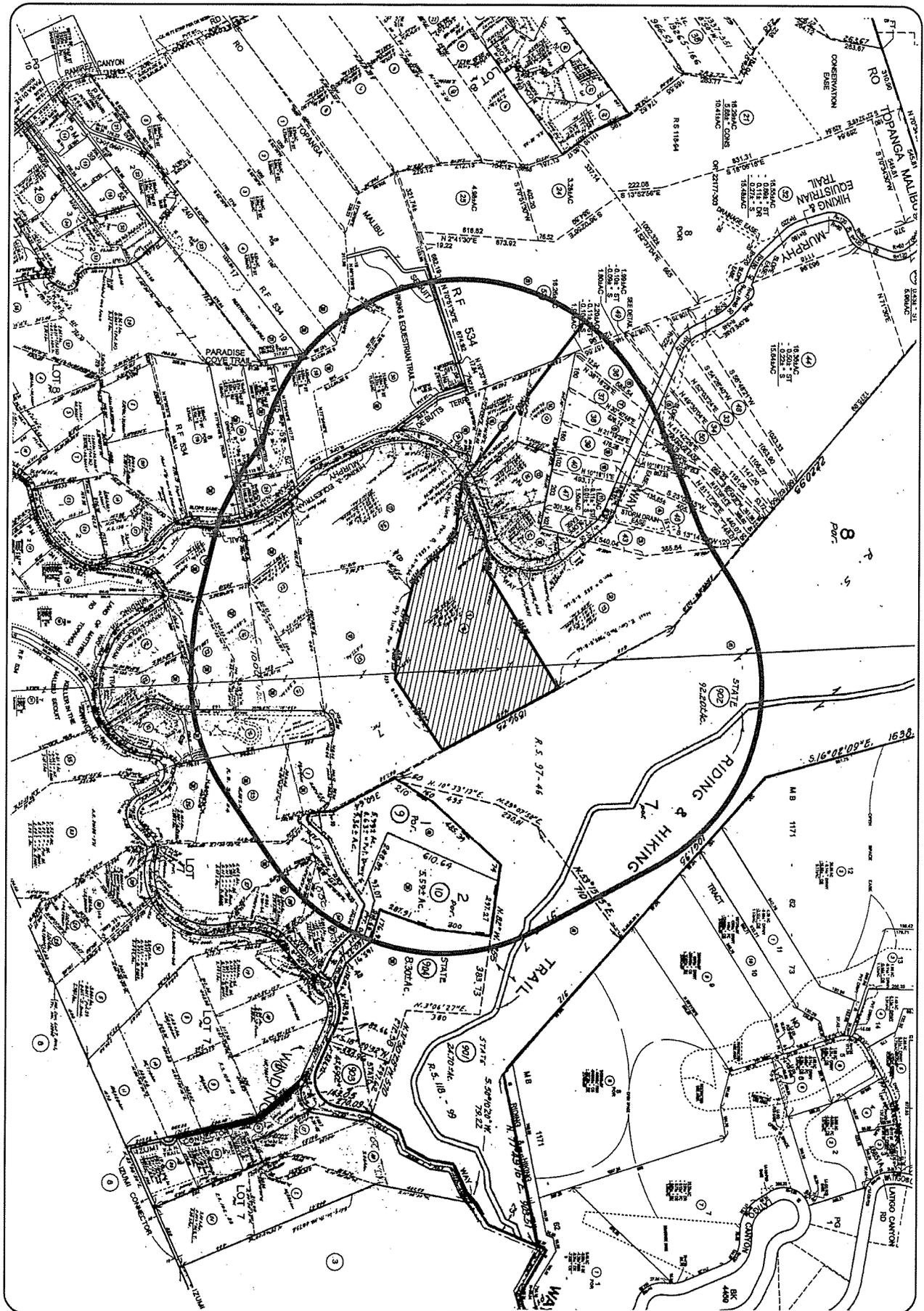
The Malibu Planning Commission will hold a public hearing on **MONDAY, June 6, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, for the project identified below.

**COASTAL DEVELOPMENT PERMIT NO. 11-046, VARIANCE NO. 16-011, AND SITE PLAN REVIEW NOS. 16-017 AND 16-018** – An application for the construction of a new 10,605 square foot, two-story single-family residence with attached guesthouse and a 1,565 square foot subterranean garage, for total development square footage for the site of 10,887, alternative onsite wastewater system, new driveway, retaining walls, pool, spa, pool equipment, landscaping, patio with barbeque area, grading, and associated development, including a variance to reduce the required ESHA buffer, a site plan review for a roof height of 28 feet, and a site plan review to allow for remedial grading

LOCATION:	6050 Murphy Way, not within the appealable coastal zone
APN:	4467-004-028
ZONING:	Rural Residential-Ten Acre (RR-10)
APPLICANT:	Eric Rasmussen
OWNER:	C.A. Rasmussen Co. LLC
APPLICATION FILED:	September 13, 2011
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 <a href="mailto:rmollica@malibucity.org">rmollica@malibucity.org</a>

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 of a single-family residence and Accessory 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).





*More Services*  
**SUE MORENO**  
 (805) 363-0944  
 sue@morenoconsulting.com  
 OWNERSHIP / OCCUPANTS LIST - RADAR MAPS - LAND USE  
 PLANS - MUNICIPAL COMPLIANCE CONSULTING

**PROJECT INFORMATION**  
 6050 MURPHY WAY  
 MALIBU, CA.

**OWNERSHIP MAP**  
 SCALE 1" = 200'  
 [Hatched Box] = SUBJECT LOT

