

August 1, 2016 Regular Meeting

1. Agenda

Documents:

[PC160801_AGENDA_AMENDED \(LINKS\).PDF](#)

2. Item 3B1 - Public Right-Of-Way Easement / 3849 Rambla Pacifico

Documents:

[PC160801_ITEM3B1.PDF](#)

3. Item 3B2 - Approval Of Minutes

Documents:

[PC160801_ITEM3B2.PDF](#)

4. Item 4A - Coastal Development Permit No. 15-059 / 31276 Bailard Road

Documents:

[PC160801_ITEM4A.PDF](#)

5. Item 5A - Coastal Development Permit Amendment No. 16-006 / 6847 Wildlife Road

Documents:

[PC160801_ITEM5A.PDF](#)
[PC160801_ITEM5A_SUPPLEMENTAL.PDF](#)

6. Item 5B - Coastal Development Permit No. 09-047 / 24910 Pacific Coast Highway

Documents:

[PC160801_ITEM5B.PDF](#)

Amended¹ Malibu Planning Commission
Regular Meeting Agenda

Monday, August 1, 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 – July 22, 2016: Amended Agenda posted on July 27, 2016

Election of Chair and Vice Chair

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. [General Plan consistency finding regarding proposed vacation of a portion of the Rambla Pacifico public right-of-way easement](#)

Location:	3849 Rambla Pacifico
APN:	4451-022-007
Easement Holder:	City of Malibu
Applicant:	Neil Strum
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

¹ Addition of Election of Chair and Vice Chair to Agenda

Recommended Action: Adopt Planning Commission Resolution No. 16-49 finding the vacation of a portion of the public road easement along Rambla Pacifico to be consistent with the General Plan.

2. [Approval of Minutes](#)

Recommended Action: Approve the minutes for the July 18, 2016 Regular Planning Commission meeting.

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

4. **Continued Public Hearings**

A. [Coastal Development Permit No. 15-059 - An application for a remodel and addition to an existing single-family residence, accessory structure, and associated development \(Continued from July 18, 2016\)](#)

Location: 31276 Bailard Road, within the appealable coastal zone
APN: 4470-002-023
Owner: Kaswan Family Trust
Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-67 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-059, an application for the remodel of the existing single-family residence and garage including the addition of 1,219 square feet and the construction of a new 1,281 square foot accessory structure, alternative onsite wastewater system, pool, spa, pool equipment, landscaping, patio with barbeque area, horse corral, grading, associated development, and a Demolition Permit No. 16-022 located in the Rural Residential-Five Acre lot size minimum zoning district at 31276 Bailard Road (Kaswan Family Trust).

5. **New Public Hearings**

A. [Coastal Development Permit Amendment No. 16-006 – An application to amend Coastal Development Permit No. 14-024, Site Plan Review No. 14-018, and Minor Modification No. 14-016 for the construction of a new, two-story single-family residence and accessory development](#)

Location: 6847 Wildlife Road, within the appealable coastal zone
APN: 4466-006-017
Owner: Wildlife II, LLC
Case Planner: Contract Planner Janowicz, 456-2489 ext. 345

Recommended Action: Adopt Resolution No. 16-17 approving Coastal Development Permit Amendment No. 16-006 amending Coastal Development Permit No. 14-024, Site Plan Review No. 14-018, and Minor Modification No. 14-016 to increase the front yard setback, revise the grading design and configuration of the pool and backyard amenities, and make other modifications, resulting in construction of a new, two-story, 6,632 square foot single-family residence, a 628 square foot attached garage, a 999 square foot basement, pool, landscaping, retaining walls and fencing, grading, various hardscape, 36 square feet of

covered porches projecting more than six feet, and an alternative onsite wastewater treatment system, including an 18 percent rather than 40 percent minor modification of the front yard setback, and a site plan review for height in excess of 18 feet, up to 28 feet for a pitched roof located in the Rural Residential-One Acre zoning district at 6847 Wildlife Road (Wildlife II, LLC).

B. [Coastal Development Permit No. 09-047 and Site Plan Review No. 16-036 – A follow-up application for an emergency slope repair](#)

Location: 24910 Pacific Coast Highway, within the appealable coastal zone
APN: 4458-015-013
Owner: Grant Sims
Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-69 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 09-047, a follow-up application for a slope repair that took place under Emergency Coastal Development Permit No. 05-057 which included remedial grading (Site Plan Review No. 16-036) and the installation of drainage devices in the Rural Residential-Two Acre zoning district located at 24910 Pacific Coast Highway (Sims).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

None.

Adjournment

Future Planning Commission Meetings

Monday, August 15, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Tuesday, September 6, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, September 19, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Wednesday, October 5, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers

Guide to Planning Commission Proceedings

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

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

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

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

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

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

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

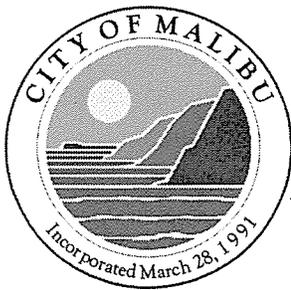
Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and on the City's website at www.malibucity.org.

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

The City Hall telephone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director 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 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 27th day of July, 2016.


Kathleen Stecko, Senior Office Assistant



Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner *RM*

Reviewed by: Robert DuBoux, Assistant Public Works Director/City Engineer

Approved by: Bonnie Blue, Planning Director *BBS*

Date prepared: July 21, 2016 Meeting Date: August 1, 2016

Subject: General Plan consistency finding regarding proposed vacation of a portion of the Rambla Pacifico public right-of-way easement

Location: 3849 Rambla Pacifico
APN: 4451-022-007
Easement Holder: City of Malibu
Applicant: Neil Strum

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-49 (Attachment 1) finding the vacation of a portion of the public road easement along Rambla Pacifico to be consistent with the General Plan.

DISCUSSION: The applicant, Neil Strum, has submitted a request that the City of Malibu vacate a portion of the Rambla Pacifico public street easement. The applicant has cited that the width of the right-of-way adjacent to his property (3849 Rambla Pacifico) impacts existing private structures and improvements on the two neighboring lots. The uphill slope from the edge of the existing pavement through the subject property is steeper than 3 to 1. The width of the existing pavement is approximately 26 feet wide. Any further widening of the paved road within the western portion of the right-of-way would require significant landform alteration of the sloped area as well as retaining walls. If necessary, there is adequate room on the other side of the Rambla Pacifico right-of-way easement to widen the road 10 feet without the need for retaining walls.

The applicant has requested that the westerly 30 feet or more of the Rambla Pacifico alignment, be vacated along the frontage of 3849 Rambla Pacifico. The proposed vacation will keep the roadway pavement within the right-of-way and will also serve to remove encroachments of the applicant's lot from the right-of-way.

General Plan Consistency Finding

Pursuant to Government Code Section 65402, "If the proposed vacation of a street, highway, or public service easement is within an area for which a general plan is adopted by a local agency, the legislative body of the public entity shall consider the general plan prior to vacating the street, highway, or public service easement". As such, the Planning Commission must consider whether the proposed vacation is consistent with the City's General Plan. The request for vacation for a portion of the road easement would then be taken to the City Council for consideration in accordance with the Streets and Highways Code.

The City is currently responsible for the maintenance of the street easement. The Public Works Department has confirmed that it does not anticipate that the street easement area proposed to be vacated will be required for street or highway purposes in the future.

Accordingly, staff has determined that the proposed vacation will be compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan.

SUMMARY: The required finding can be made that the proposed right-of-way vacation is consistent with the General Plan. Based on the analysis contained in this report, staff recommends that the Planning Commission find the request to be in conformity with the General Plan for vacation of a portion of Rambla Pacifico adjacent to 3849 Rambla Pacifico and report the findings to the City Council.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-49
2. Rambla Road Realignment Exhibit
3. Aerial Photograph

Copies of all related documents are available at City Hall during regular business hours.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE VACATION OF A PORTION OF A PUBLIC STREET AND HIGHWAY EASEMENT ALONG RAMBLA PACIFICO AND FINDING IT CONSISTENT WITH THE GENERAL PLAN

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

SECTION 1. Recitals.

A. On November 16, 2015, a request was submitted by Neil Strum to consider the vacating a portion of a public street easement along Rambla Pacifico. The portion of the Rambla Pacifico easement proposed to be vacated is part of a larger segment of Rambla Pacifico that was closed due to landslide activity in the area. The portion of the road easement is the western 30 foot portion of the right-of-way fronting the parcel addressed 3849 Rambla Pacifico. The area is to allow for future development due to the severe topographic constraints of the lot.

B. The City does not anticipate that the easement area proposed to be vacated will be required for street or highway purposes in the future. Accordingly, the proposed vacation will be compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan.

SECTION 2. Finding of Consistency with the General Plan.

The Planning Commission of the City of Malibu, pursuant to the provisions of Government Code Section 65402 and Division 9, Part 3, Chapter 4 of the Streets and Highways Code, hereby finds that the proposed vacation of that portion of Rambla Pacifico described and depicted in Attachment 2 of the associated agenda report to this resolution is consistent with the City of Malibu General Plan.

SECTION 3. The Planning Commission shall certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 1st day of August 2016.

ROOHI STACK, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-49 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 1st day of August 2016 by the following vote:

AYES:

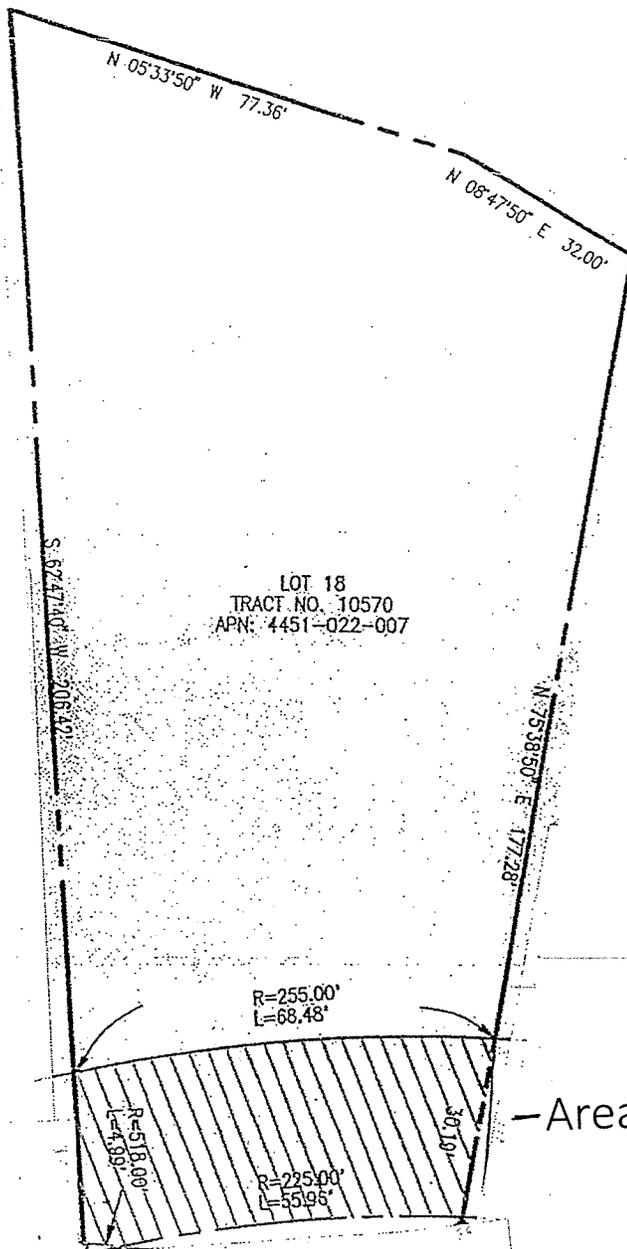
NOES:

ABSTAIN:

ABSENT:

KATHLEEN STECKO, Recording Secretary

EXHIBIT B

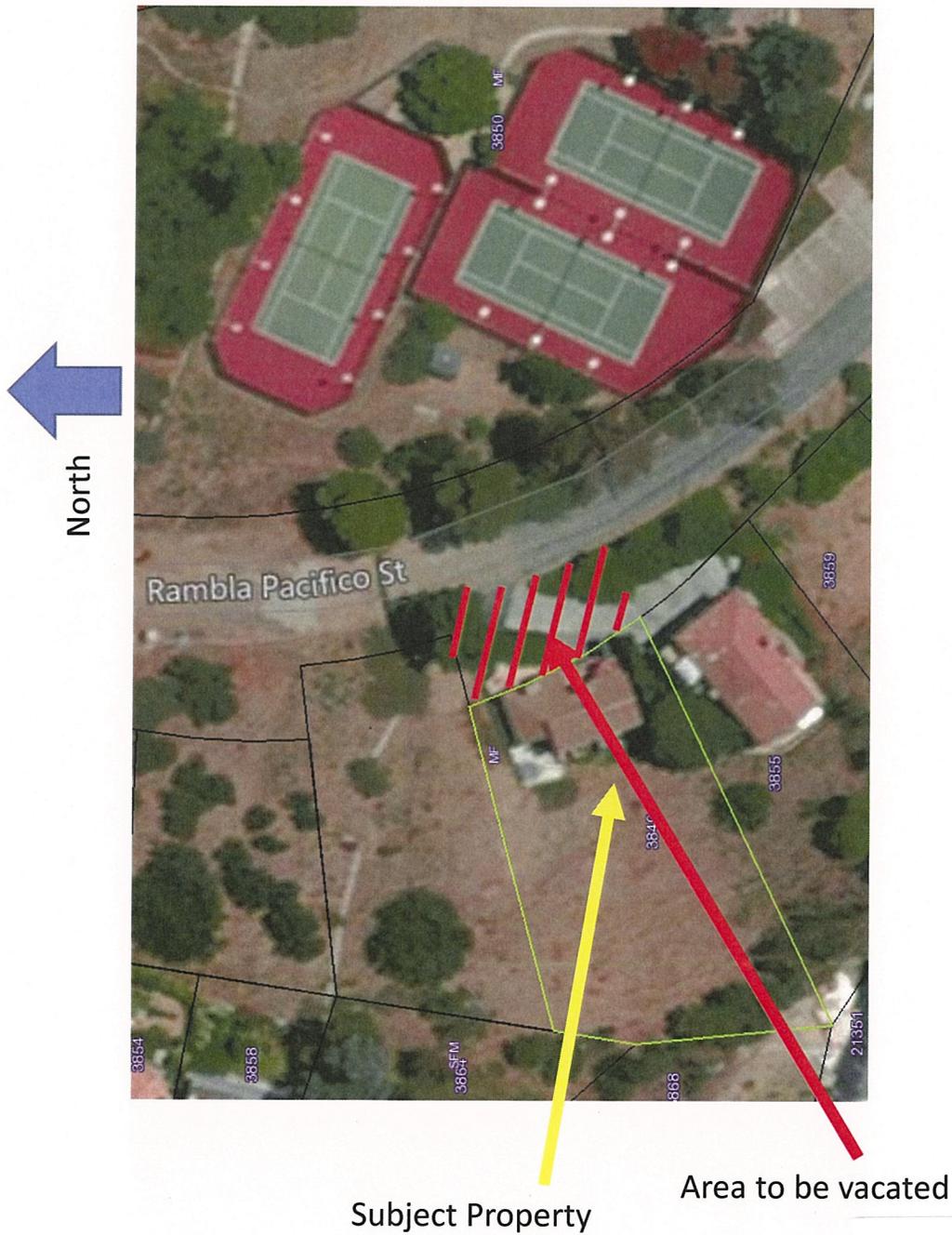


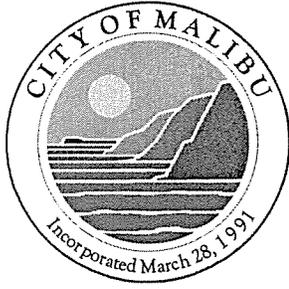
-Area to be Vacated

PREPARED FOR:

3849 RAMBLA PACIFICO STREET
MALIBU, CA 90265

Aerial Photograph





Planning Commission
Meeting
08-01-16

**Item
3.B.2.**

Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

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

Approved by: Bonnie Blue, Planning Director *B*

Date prepared: July 21, 2016 Meeting Date: August 1, 2016

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the July 18, 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: July 18, 2016 Regular Planning Commission Meeting

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
JULY 18, 2016
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

Chair Stack called the meeting to order at 6:32 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 and Mikke Pierson. Commissioner Jeffrey Jennings arrived at 6:35 p.m.

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

PLEDGE OF ALLEGIANCE

Vice Chair Mazza led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Recording Secretary Stecko reported that the agenda for the meeting was properly posted on July 8, 2016, with the amended agenda properly posted on July 15, 2016.

APPROVAL OF AGENDA

MOTION Vice Chair Mazza moved and Commissioner Jennings seconded a motion to approve the agenda, continuing Item No. 5.C. to the August 1, 2016 Regular Planning Commission meeting.

FRIENDLY AMENDMENT

Vice Chair Mazza amended the motion to include the continuation of Item No. 4.B. to the August 15, 2016 Regular Planning Commission meeting. The amended motion carried 5-0.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

Pammy Bouganim deferred her time to Joseph Bouganim.

Joseph Bouganim expressed concern about construction and other activity conducted by his neighbors.

ITEM 2.B. COMMISSION / STAFF COMMENTS

Vice Chair Mazza inquired about upcoming meeting dates for the Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) and requested an update on an unpermitted party held earlier in the summer.

In response to Vice Chair Mazza, Planning Director Blue provided an update on upcoming ZORACES meeting dates and stated Code Enforcement follows up on complaints about parties.

Commissioners Brotman and Pierson inquired about activity occurring at the former Beau Rivage site.

In response to Commissioners Brotman and Pierson, Planning Director Blue stated activity at the former Beau Rivage site is being researched.

In response to comments made by Joseph Bouganim, Commissioner Pierson acknowledged the Commission is now aware of his concerns and Planning Director Blue indicated staff is aware of and responding to the issues raised.

Commissioner Pierson commented on the City Council agenda report regarding extensions and requested an update on the matter and inquired about future development in the Paradise Cove mobile home park.

In response to Commissioner Pierson, Planning Director Blue stated City Council agreed to initiate a Local Coastal Program amendment that will address the process of extending coastal development permits; regarding development in the Paradise Cove mobile home park, indicated informal meetings were held and research conducted by staff about potentially adding units at the park, but at this time nothing specific has been proposed.

ITEM 3 CONSENT CALENDAR

Item No. 3.B.1. was pulled for discussion by Kim Bonewitz, a member of the public, and Item Nos. 3.B.2 and 3.B.7 were pulled for discussion by Vice Chair Mazza.

MOTION Vice Chair Mazza moved and Commissioner Pierson 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

3. Extension of Coastal Development Permit No. 05-190, Variance No. 08-010, and Site Plan Review No. 08-005 – 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: 5744 Trancas Canyon Road

APN: 4469-046-002

Owner: Robert Huizenga

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

Recommended Action: Adopt Planning Commission Resolution No. 16-61 granting a one-year extension of Coastal Development Permit No. 05-190, Variance No. 08-010, and Site Plan Review No. 08-005, an application for the construction of a new single-family residence and associated development in the Rural Residential-Five Acre zoning district located at 5744 Trancas Canyon Road (Huizenga).

4. Extension of Coastal Development Permit No. 08-008, Variance Nos. 08-002 and 08-003, and Coastal Development Permit Amendment No. 08-003 – 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: 5900 Ramirez Canyon Road

APN: 4467-003-024

Owner: Matthias Emcke

Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-62, granting a two-year extension of Coastal Development Permit No. 08-008, Variance Nos. 08-002 and 08-003, and Coastal Development Permit Amendment No. 08-003 for the construction of a new single-family residence and associated development in the Rural Residential-Five Acre zoning district located at 5900 Ramirez Canyon Road (Emcke).

5. Extension of Coastal Development Permit No. 08-055, Variance Nos. 10-005 and 10-006, Conditional Use Permit No. 10-003, Demolition Permit No. 08-014, and Site Plan Review No. 10-012 – A request to extend the Planning Commission’s previous approval for demolition of an existing gas station, construction of a new commercial building, and associated development

Location: 22729 Pacific Coast Highway

APN: 4452-022-010

Owner: WFS Seastar Co., LLC

Case Planner: Senior Planner Hawner, 456-2489 ext. 276

Recommended Action: Planning Commission Resolution No. 16-63 granting a one-year extension of Coastal Development Permit No. 08-055, Variance Nos. 10-005 and 10-006, Conditional Use Permit No. 10-003, Demolition Permit No. 08-014, and Site Plan Review No. 10-012, an

application for demolition of an existing gas station, construction of a new commercial building, and associated development in the Community Commercial zoning district located at 22729 Pacific Coast Highway (WFS Seastar Co., LLC).

6. Extension of Coastal Development Permit No. 06-084, Demolition Permit No. 06-015, Coastal Development Permit Amendment No. 12-005, and Minor Modification No. 12-009 – A request to extend the Planning Commission’s approval of an application for the demolition and construction of a new single-family residence and associated development

Location: 23652 Malibu Colony Drive

APN: 4458-005-030

Owner: 45 Malibu Colony, LLC

Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-64 granting a one-year extension of Coastal Development Permit No. 06-084, Demolition Permit No. 06-015, Coastal Development Permit Amendment No. 12-005, and Minor Modification No. 12-009, an application for the demolition and construction of a new single-family residence and associated development in the Single-Family Medium zoning district located at 23652 Malibu Colony Drive (45 Malibu Colony, LLC).

8. Approval of Minutes

Recommended Action: Approve the minutes for the June 6, 2016 and June 20, 2016 Regular Planning Commission meetings.

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

The following items were pulled from the Consent Calendar for individual consideration:

1. Administrative Coastal Development Permit No. 16-035 and Temporary Use Permit No. 16-010 — An application for the Annual Kiwanis Club Chili Cook-Off and Carnival proposed to take place on September 2, 2016 through September 5, 2016

Location: 23575 Civic Center Way, not within the appealable coastal zone

APN: 4458-022-011

Owner: Malibu Bay Company

Case Planner: Assistant Planner Magaña, 456-2489 ext. 353

Recommended Action: Receive and file the Planning Director’s report on Administrative Coastal Development Permit No. 16-035 and Temporary Use Permit No. 16-010.

Planning Director Blue presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speaker: Kim Bonewitz

As there were no other speakers present, Chair Stack closed the public comment. No further discussion occurred.

MOTION Vice Chair Mazza moved and Commissioner Brotman seconded a motion to receive and file the Planning Director's report on Administrative Coastal Development Permit No. 16-035 and Temporary Use Permit No. 16-010. The motion carried 5-0.

2. Extension of Coastal Development Permit No. 08-084, Variance Nos. 08-055 and 10-008, and Site Plan Review No. 08-059 – A request to extend the Planning Commission's previous approval of an application for the construction of a new single-family residence and associated development
Location: 5877 Trancas Canyon Road
APN: 4470-004-006
Owner: Trancas Partners, LLC
Case Planner: Senior Planner Fernandez, 456-2489 ext. 482
Recommended Action: Adopt Planning Commission Resolution No. 16-60 granting a one-year extension of Coastal Development Permit No. 08-084, Variance Nos. 08-055 and 10-008, and Site Plan Review No. 08-059, an application for the construction of a new single-family residence and associated development in the Rural Residential-Five Acre zoning district located at 5877 Trancas Canyon Road (Trancas Partners, LLC).

Planning Director Blue presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speaker(s): None

As there were no speakers present, Chair Stack closed the public comment. No further discussion occurred.

MOTION Vice Chair Mazza moved and Commissioner Jennings seconded a motion to adopt Planning Commission Resolution No. 16-60 granting a one-year extension of Coastal Development Permit No. 08-084, Variance Nos. 08-055 and 10-008, and Site Plan Review No. 08-059, an application for the construction of a new single-family residence and associated development in the Rural Residential-Five Acre zoning district located at 5877 Trancas Canyon Road (Trancas Partners, LLC). The motion carried 5-0.

7. Extension of Coastal Development Permit No. 05-136, Initial Study No. 06-002, Revised Mitigated Negative Declaration No. 06-004, and Tentative Parcel Map No. 99-002 - A request to extend the City Council's previous approval to allow the subdivision of one lot into four lots, demolition of an existing residence, and associated development

Location: 30732 Pacific Coast Highway

APN: 4469-026-005

Owner: Malibu Bay Company

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

Recommended Action: Adopt Planning Commission Resolution No. 16-65 granting a one-year extension of the adoption of Revised Mitigated Negative Declaration No. 06-004, Initial Study No. 06-002 and approving Coastal Development Permit No. 05-136 for vesting Tentative Parcel Map (TPM) No. 99-002 (County reference: TPM No. 24070) to subdivide the subject property into four 47- to 51-foot lots in the Single-Family Medium zoning district located at 30732 Pacific Coast Highway (Malibu Bay Company).

Planning Director Blue presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speaker(s): None

As there were no speakers present, Chair Stack closed the public comment. No further discussion occurred.

MOTION Vice Chair Mazza moved and Commissioner Jennings seconded a motion to adopt Planning Commission Resolution 16-65 granting a one-year extension of the adoption of Revised Mitigated Negative Declaration No. 06-004, Initial Study No. 06-002 and approving Coastal Development Permit No. 05-136 for vesting Tentative Parcel Map (TPM) No. 99-002 (County reference: TPM No. 24070) to subdivide the subject property into four 47- to 51-foot lots in the Single-Family Medium zoning district located at 30732 Pacific Coast Highway (Malibu Bay Company). The motion carried 5-0.

ITEM 4 CONTINUED PUBLIC HEARINGS

- A. Coastal Development Permit No. 14-054, Variance No. 15-001, Demolition Permit No. 16-016, and Offer to Dedicate 16-003 – An application for demolition and construction of a new single-family beachfront residence and associated development (Continued from June 20, 2016)

Location: 21106 Pacific Coast Highway, within the appealable coastal zone
APN: 4450-010-023
Owner: Doerken 2003 Charitable Remainder Unitrust
Recommended Action: Adopt Planning Commission Resolution No. 16-28 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-054, to demolish the remains of a previously existing single-family beachfront residence, onsite wastewater treatment system, existing bulkhead and retaining walls, and construct a new 1,746 square foot, two-story, single-family beachfront residence, including rear decks, a rooftop deck with a fireplace, barbeque and spa, and attached two-car garage, a new bulkhead, and installation of a new alternative onsite wastewater treatment system, including Variance No. 15-001 to eliminate the two required unenclosed parking spaces, Demolition Permit No. 16-016 and Offer to Dedicate No. 16-003 for a lateral public access easement, located in the Multi-Family Beachfront zoning district at 21106 Pacific Coast Highway (Doerken 2003 Charitable Remainder Unitrust).

Senior Planner Hawner presented the staff report.

Disclosures: Commissioners Brotman, Jennings, 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 hearing.

Speaker: Don Schmitz.

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

The Commission directed questions to staff.

MOTION Vice Chair Mazza moved and Commissioner Brotman seconded a motion to adopt Planning Commission Resolution No. 16-28 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-054, to demolish the remains of a previously existing single-family beachfront residence, onsite wastewater treatment system, existing bulkhead and retaining walls, and construct a new 1,746 square foot, two-story, single-family beachfront residence, including rear decks, a rooftop deck with a fireplace, barbeque and spa, and attached two-car garage, a new bulkhead, and installation of a new alternative onsite wastewater treatment system, including Variance No. 15-001 to eliminate the two required unenclosed parking spaces, Demolition Permit No. 16-016 and Offer to Dedicate No. 16-003 for a lateral public access easement, located in the Multi-Family Beachfront zoning district at 21106 Pacific Coast Highway (Doerken 2003 Charitable Remainder Unitrust). The question was called and the motion carried 5-0.

B. Wireless Telecommunications Facility No. 16-001 and Site Plan Review No. 16-026 – An application for the installation of a new wireless telecommunications facility within the public right-of-way (Continued from June 20, 2016)

Location: 29970.5 Harvester Road
Nearest APN: 4469-013-021
Owner: City of Malibu Public Right-of-Way
Applicant: Carver Chiu of Crown Castle NG West, Inc.
Recommended Action: Continue the item to the August 15, 2016 Regular Planning Commission meeting.

The item was continued to the August 15, 2016 Regular Planning Commission meeting upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS

A. 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

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 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).

Vice Chair Mazza recused himself and left the dais at 7:17 p.m.

Senior Planner Mollica presented the staff report.

Disclosures: Commissioners Brotman and Pierson.

The Commission directed questions to staff.

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

Speakers: Eric Rasmussen, Lynn Heacox, and Norman Haynie.

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

MOTION Commissioner Jennings moved and Commissioner Brotman seconded a motion to 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 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).

The question was called and the motion carried 4-0, Vice Chair Mazza absent.

Vice Chair Mazza returned to the dais at 7:53 p.m.

B. Coastal Development Permit Amendment No. 15-003 - An application to amend Coastal Development Permit No. 09-007 to allow for the after-the-fact construction of a new seawall

Location: 25160 Malibu Road, within the appealable coastal zone

APN: 4459-015-011

Owners: Todd and Kasey Lemkin

Recommended Action: Adopt Planning Commission Resolution No. 16-66 approving Coastal Development Permit Amendment No. 15-003 to amend Coastal Development Permit No. 09-007 to allow for the replacement, rather than the repair of the seawall and associated return walls at a previously approved beachfront residence in the Single-Family Medium Density zoning district located at 25160 Malibu Road (Lemkin).

Senior Planner Mollica presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speaker: Lester Tobias.

As there were no other speakers present, Chair Stack closed the public hearing. No further discussion occurred.

MOTION Commissioner Jennings moved and Commissioner Brotman seconded a motion to adopt Planning Commission Resolution No. 16-66 approving Coastal Development Permit Amendment No. 15-003 to amend Coastal Development Permit No. 09-007 to allow for the replacement, rather than the repair of the seawall and associated return walls at a previously approved beachfront residence in the Single-Family Medium Density zoning district located at 25160 Malibu Road (Lemkin). The question was called and the motion carried 5-0.

- C. Coastal Development Permit No. 15-059 - An application for a remodel and addition to an existing single-family residence and associated development
Location: 31276 Bailard Road, located within the appealable coastal zone
APN: 4470-002-023
Owners: Kaswan Family Trust
Recommended Action: Continue this item to the August 1, 2016 Regular Planning Commission meeting.

The item was continued to the August 1, 2016 Regular Planning Commission upon approval of the agenda.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

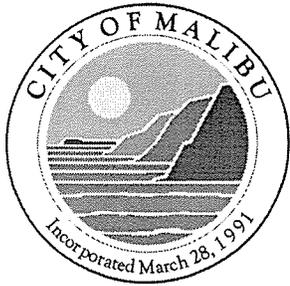
MOTION At 8:11 p.m., Vice Chair Mazza moved and Commissioner Pierson seconded a motion to adjourn the meeting in the memory of Steve Karsh. The motion carried 5-0.

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

ROOHI STACK, Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary



Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner *RM*

Reviewed: Bonnie Blue, Planning Director *BB*

Date prepared: July 22, 2016 Meeting date: August 1, 2016

Subject: Coastal Development Permit No. 15-059 - An application for a remodel and addition to an existing single-family residence, accessory structure, and associated development (Continued from July 18, 2016)

Location: 31276 Bailard Road, located within the appealable coastal zone

APN: 4470-002-023

Owner: Kaswan Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-67 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 15-059, an application for the remodel of the existing single-family residence and garage including the addition of 1,219 square feet and the construction of a new 1,281 square foot accessory structure, alternative onsite wastewater system (AOWTS), pool, spa, pool equipment, landscaping, patio with barbeque area, horse corral, grading, associated development, and a Demolition Permit (DP) No. 16-022 located in the Rural Residential-Five Acre (RR-5) lot size minimum zoning district at 31276 Bailard Road (Kaswan Family Trust).

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.

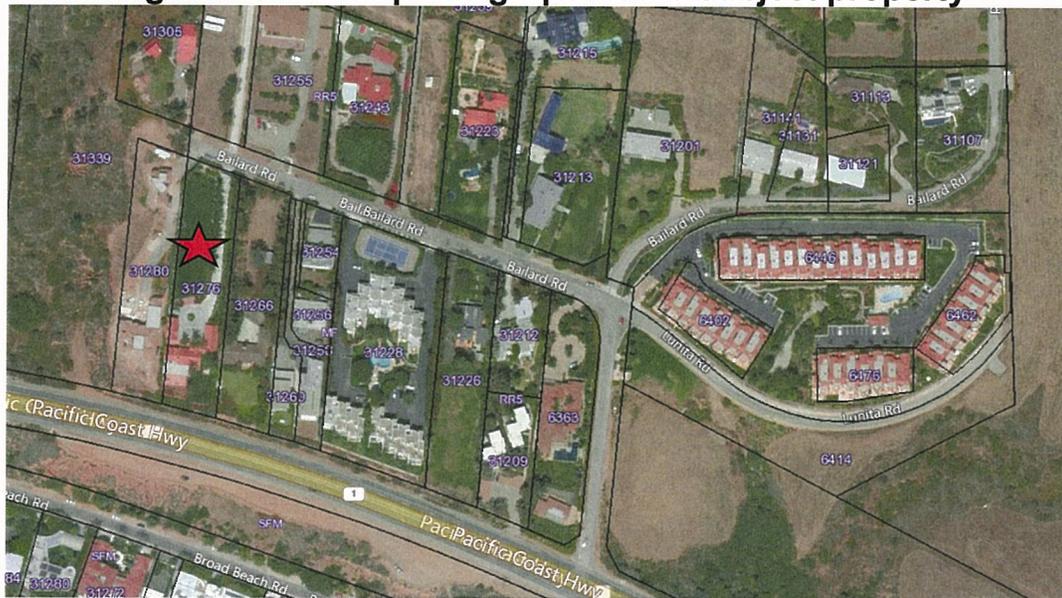
Project Overview

The project started as Administrative Plan Review (APR) No. 15-046; however, during the review of that application it was determined that a new AOWTS was required and the applicant wanted to add a horse corral, and addition larger than 10 percent of the existing square footage. The existing one-story single-family residence was originally built in 1956 and is currently 3,788 square feet. The current application proposes the remodel of the existing one-story structure and detached garage/office and an addition to each. The application also proposes the construction of a non-habitable accessory structure at the north end of the property adjacent to a horse stall and corral. The applicant proposes to remodel no more than 50 percent of the existing residence and garage/office structure so that the non-conforming side yard setbacks can be maintained.

Surrounding Land Uses and Project Setting

Figure 1 identifies the subject property and surrounding vicinity.

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 RR-5, Multi-Family (MF), and Single-Family Medium Density (SFM) zoning districts. The surrounding residential development is a mix of single-story and multi-story homes.

Table 1 – Surrounding Land Uses				
Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
North	31271 Bailard Road	1.02 acres	RR5	Residential
East	31266 Bailard Road	0.97 acres	MF	Residential
South	31272 Broad Beach Road	1.09 acres	SFM	Residential
West	31280 Bailard Road	0.98 acres	RR5	Residential

The project site is located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. Furthermore, the subject parcel does not contain environmentally sensitive habitat area (ESHA) based on the LCP ESHA and Marine Resources Map. In addition, there are no trails located on the subject parcel. Previously staff had considered the slope at the rear of the properties in this immediate area as a coastal bluff. However, when researching the history of the property located at 31820 Bailard Road (directly adjacent to the subject parcel) it was determined that the slope at the rear of the property was the result of the road cut required for the construction of Pacific Coast Highway (PCH). Nevertheless, the slope at the rear of the property does meet the definition of an inland bluff and the pursuant to the Malibu Municipal Code, no development that includes a foundation is proposed within 25 feet of the top of the slope. Table 2 contains a summary of the property information.

Table 2 – Property Data	
Lot Depth	446 ft.
Lot Width	100 ft.
Gross Lot Area	43,909 sq. ft. (1 acre)
Area of Street Easements	1,730 sq. ft.
Area of 1 to 1 Slopes	30 sq. ft.
Net Lot Area ¹	42,149 sq. ft. (.98 acres)

Project Description

The proposed project includes the following work:

- The remodel of the existing 3,685 square foot single-family residence and 707 square foot detached garage/office;
- The addition of 1,079 square feet to the existing residence;
- The addition of 140 square feet to the existing detached garage/office;
- Construction of a new non-habitable 1,281 square foot accessory structure that contains a workshop, garage, and art room;
- Horse stall and corral;
- AOWTS;
- Rear yard patio;

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

- Driveway and hardscape;
- Planters with landscaping;
- Swimming pool;
- Spa;
- Mechanical equipment area; and
- Outdoor barbeque area.

The total development square footage is as follows:

Existing Residence:	3,685
Existing Garage/Office:	707
Addition to Residence:	1,079
Addition to Garage/Office:	140
<u>New Accessory Structure:</u>	<u>1,281</u>
Total:	6,892 square feet

The perimeter of the existing residence is 367 linear feet and as proposed, 189.5 linear feet of exterior walls will remain. As proposed, 48 percent of the exterior walls are to be removed. The existing garage and office has a total of 112.75 linear feet of exterior walls and 60 linear feet of those walls will remain as part of the project. 47 percent of the existing garage and office walls will be demolished. Pursuant to MMC Section 17.08.020(C)(1)(c) the horse corral will be located at 50 feet from any structures used for human habitation. The proposed workshop/art room/garage is not intended to be a building that will be used as a dwelling.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the 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, Scenic, Visual and Hillside Resource Protection, and Hazards

findings apply to this project. In addition, pursuant to MMC Chapter 17.70 the applicable demolition permit findings have been made.

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

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Administrator, 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.

Zoning (LIP Chapter 3)

As shown in Table 2, the proposed project complies with LIP Sections 3.5 and 3.6 concerning residential non-beachfront development standards.

Table 3 – LCP Zoning Conformance					
Development Requirement		Allowed	Existing	Proposed Addition and Accessory Structures	Comments
SETBACKS					
Front setback	yard	65 ft.	309 ft.	65 ft.	Complies
Rear setback	yard	69 ft.	64.5 ft.	64.5 ft.	Existing non-conforming
Side setback (min. Total)	yard 25%	25 ft.	6 ft.	25 ft.	Existing non-conforming
Side setback (min. 10%)	yard (min.)	10 ft.	1 ft.	10 ft.	Existing non-conforming
Horse Corral Setback		50 feet	None at present	50 feet (neighboring guest house)	Complies
CONSTRUCTION ON SLOPES		3:1 or flatter	3:1 or flatter	3:1 or flatter	Complies

Table 3 – LCP Zoning Conformance

Development Requirement	Allowed	Existing	Proposed Addition and Accessory Structures	Comments
HEIGHT	18 ft.	14 ft.	18 ft.	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	6,892 sq. ft.	4,392 sq. ft.	6,892 sq. ft.	Complies
Impermeable Coverage	12,645 sq. ft.	5,807 sq. ft.	10,038 sq. ft.	Complies
PARKING SPACES	2 enclosed 2 unenclosed	2 enclosed 2 unenclosed	3 enclosed 2 unenclosed	Complies
Retaining Walls	6 ft.	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)	6 feet (42 inches solid, 30 inches permeable)	Complies
Side(s)	6 feet	6 feet	6 feet	Complies
Rear	6 feet	6 feet	6 feet	Complies

The proposed additions and accessory development, as demonstrated in the above table, will comply with the applicable non-beachfront residential development standards. 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 3,240 cubic yards of grading. Of that, 730 cubic yards meet the definition of non-exempt grading. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for residential development. Quantities for site preparation are detailed in Table 4.

Table 4 – LCP Grading Conformance						
	Exempt**			Non-Exempt	Remedial	Total
	R&R*	Understructure	Safety***			
Cut	1,100	200	110	150	0	1,560
Fill	1,100	0	0	580	0	1,680
Total	2,200	200	110	730	0	3,240
Import	0	0	0	430	0	430
Export	0	200	110	0	0	310

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. Based on existing site disturbance and the City’s Cultural Resources Map, 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 Administrator 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. 16-67 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 Administrator, 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, 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 located on the inland side of Pacific Coast Highway (PCH) along Bailard Road and the site does not provide or have the ability to provide for public access to the beach. Furthermore, there are no mapped trails on the subject property, the coastal trail is located along PCH and no development will take place on Pacific Coast Highway. Therefore, this finding does not apply.

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

1. No Project – The no project alternative would avoid any changes to the subject parcel, leaving it developed with the existing single-family residence. The project site is designated for single-family development. The no project alternative would not accomplish any of the project objectives.
2. Alternative Design – The project objective is for the remodel and addition to an existing single-family residence. The applicant could have proposed to demolish the existing residence and construct a new residence; however, this alternative could have resulted in greater site disturbance due to grading and demolition activities. Given that the impacts on the site would be the same or more as the proposed project, the alternative design does not offer any environmental advantages.

3. Proposed Project – The proposed project will result in an addition to the existing residence which will be remodeled. The project as proposed will result in the replacement less than 50 percent of existing exterior walls. In addition, the project also includes the construction of a new accessory structure, horse stable, pool, patio, and AOWTS. The proposed design results in development that will maintain the existing setback from PCH thereby no increasing visual impacts to a scenic road. 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 not contain ESHA, therefore this finding does not apply.

B. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

As discussed previously the site does not contain ESHA and therefore, the findings in LIP Chapter 4 do not apply.

C. 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.

D. 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 the coastal slope trail which is located on PCH. Since the project is located adjacent to scenic resources, the findings set forth in LIP Section 6.4 are enumerated herein.

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.

There is no feasible development site location on the proposed project site where development would not have potential to be visible from PCH, furthermore, the existing development is currently visible from PCH and the addition will be located on the portion of the property that faces Bailard Road. In addition, the subject property is surrounded by existing development of similar size and scale. Story poles were installed onsite

which demonstrate that the project is similar to surrounding development; therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons. Standard conditions of approval have been included for colors, materials, and lighting.

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 discussed in Finding D1, as conditioned, the project will not have significant adverse scenic or visual impacts.

Finding D3. 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 D4. 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 D1, the project, as conditioned, will result in a less than significant impact on scenic and visual resources.

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 Finding D1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

E. 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.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for

the hazards listed in LIP Sections 9.2(A)(1-7) by City geotechnical staff, City Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC.

Finding F1. 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:

- Subsurface Design, Inc. dated February 18, 2016, January 15, 2016 and October 5, 2015;
- SubSurface Designs, Inc. dated October 22, 2015 and,
- Michael K: Nunley & Associates, Inc. November 9, 2015.

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 March 4, 2016, 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 F2. 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 F1, 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 F3. 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 F4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding F1, 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 F5. 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 F1, no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the inland side of Malibu and is not located along the shoreline or on a coastal bluff. Based on the geology reports, the slope at the rear of the property which descends to PCH below is the result of the road cut for PCH. Therefore, LIP Chapter 10 is not applicable.

H. Public Access (LIP Chapter 12)

The subject parcel is not located between the first road and the sea and does not contain public access. Therefore, the project complies with the provisions of Chapter 12 and no findings are required.

I. Land Division (LIP Chapter 15)

This project does not include a land division; therefore, the findings in LIP Chapter 15 do not apply.

J. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a DP be issued for projects that result in the demolition of any building or structure. The proposed project proposes to partially demolish an existing residence and detached garage/office structure. Less than 50 percent of the existing exterior walls of the existing structures may be removed under this approval. The findings for DP No. 16-022 are made as follows:

Finding J1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval, including the recycling of demolished materials have been included to ensure that the proposed project will not create significant adverse environmental impacts.

Finding J2. A development plan has been approved or the requirement waived by the city.

This APR application is being processed concurrently with DP No. 16-022. Therefore, approval of the demolition permit is subject to the approval of CDP No. 15-059.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(a) additions to existing structures, 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 July 7, 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. 16-67. 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. 16-67
2. Project Plans
3. Department Review Sheets
4. Site Photos
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-67

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. 15-059, AN APPLICATION FOR THE REMODEL OF THE EXISTING SINGLE-FAMILY RESIDENCE AND GARAGE INCLUDING THE ADDITION OF 1,219 SQUARE FEET AND THE CONSTRUCTION OF A NEW 1,281 SQUARE-FOOT ACCESSORY STRUCTURE, ALTERNATIVE ONSITE WASTEWATER SYSTEM, POOL, SPA, POOL EQUIPMENT, LANDSCAPING, PATIO WITH BARBEQUE AREA, HORSE CORRAL, GRADING, ASSOCIATED DEVELOPMENT, AND A DEMOLITION PERMIT NO. 16-022 LOCATED IN THE RURAL RESIDENTIAL-FIVE ACRE LOT SIZE MINIMUM ZONING DISTRICT AT 31276 BAILARD ROAD (KASWAN FAMILY TRUST)

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

SECTION 1. Recitals.

A. On June 15, 2015, an application for Administrative Plan Review No. 15-046 was submitted to the Planning Department for an interior and exterior remodel. However, it was determined that additional work was necessary which required a Coastal Development Permit (CDP) and the application was withdrawn.

B. On August 31, 2015, an application for CDP No. 15-059 was submitted to the Planning Department by applicant, Landry Design Group, on behalf of the property owner Kaswan Family Trust. The application was routed to the City geotechnical staff, City Environmental Health Administrator, City Biologist, the City Public Works Department, and the Los Angeles County Fire Department (LACFD) for review.

C. On March 11, 2016, story poles were placed onsite to demonstrate the project mass and bulk.

D. On April 9, 2016, a Notice of Coastal Development Permit Application was posted on the subject property.

E. On July 7, 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 July 18, 2016, the Planning Commission continued this item to the August 1, 2016 Regularly Planning Commission meeting.

G. On August 1, 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 15301(a) - additions to existing structures, 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 for CDP No. 15-058 for the remodel of the existing single-family residence and garage including the addition of 1,219 square feet and the construction of a new 1,281 square foot accessory structure, alternative onsite wastewater system (AOWTS), pool, spa, pool equipment, landscaping, patio with barbeque area, horse corral, grading, associated development, and a Demolition Permit (DP) No. 16-022, located in the Rural Residential five acre (RR-5) lot size minimum zoning district.

The project is consistent with the Local Coastal Program's zoning, grading, cultural resources, water quality, and onsite wastewater treatment requirements. 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 Administrator, City geotechnical staff, the City Public Works Department and LACFD. Based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned, 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 visual, biological or other resource 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, and the proposed project is the least environmentally damaging alternative.

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

1. The project site abuts Pacific Coast Highway (PCH) which is a Land Use Plan (LUP) identified scenic road. The subject parcel is located adjacent to developed parcels that share a similar topography. The subject site is relatively flat and contains a slope at the rear of the property directly adjacent to PCH. The slope between PCH and the subject property is the result of the road cut required

for the construction PCH and is not a natural feature. There is no feasible development site location on the proposed project site where development would not have potential to be visible from PCH. Furthermore, the existing development is currently visible from PCH and the addition will be located on the portion of the property that faces Bailard Road. The subject property is surrounded by existing development of similar size and scale. Story poles were installed onsite which demonstrate that the project is similar to surrounding development; therefore, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons. Standard conditions of approval have been included for colors, materials, and lighting.

2. The project will not have significant adverse scenic or visual impacts.
3. The project, as conditioned, is the least environmentally damaging feasible alternative.
4. The project, as conditioned, will result in a less than significant impact on scenic and visual resources.
5. As conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

C. Hazards (LIP Chapter 9)

1. Based on review of project plans, geotechnical reports and addenda, 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. The project is not expected to effect the geologic stability of the subject property. 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 addition, the City's Public Works Department reviewed the project for flood hazards.

2. 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.

3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

4. There are no feasible alternatives that would avoid or substantially lessen impacts on site stability or structural integrity.

5. No adverse impacts to sensitive resources are expected.

D. Demolition Permit Findings (MMC Chapter 17.70)

1. MMC Section 17.70.060 requires that a DP be issued for projects that result in the demolition of any building or structure. The proposed project proposes to partially demolish an existing residence and detached garage/office structure. Less than 50 percent of the existing exterior walls of the existing structures may be removed under this approval. Conditions of approval, including the recycling

of demolished materials have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. This APR application is being processed concurrently with DP No. 16-022. Therefore, approval of the demolition permit is subject to the approval of CDP No. 15-059.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 15-059 and DP No. 16-022, 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. The remodel of the existing 3,685 square foot single-family residence and 707 square foot detached garage/office;
 - b. The addition of 1,079 square feet to the existing residence;
 - c. The addition of 140 square feet to the existing detached garage/office;
 - d. Construction of a new non-habitable 1,281 square foot accessory structure that contains a workshop, garage, and art room;
 - e. Horse stall and corral;
 - f. AOWTS;
 - g. Rear yard patio;
 - h. Driveway and hardscape;
 - i. Planters with landscaping;
 - j. Swimming pool;
 - k. Spa;
 - l. Mechanical equipment area; and
 - m. Outdoor barbeque area.
3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **July 6, 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 August 1, 2016, Planning Commission agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.
7. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.
8. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.
9. All development shall conform to requirements of the City of Malibu Environmental Sustainability Department, City geotechnical staff, City Biologist, City Public Works Department, LACFD, and City Environmental Health Administrator, as applicable. Notwithstanding this review, all required permits shall be secured.
10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.
11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.
12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in M.M.C. Section 17.54.040(D)(4)(b) shall be followed.
14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner

determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Geology

15. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City Geotechnical staff shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City Geotechnical staff prior to the issuance of a grading permit.
16. Final plans approved by the City Geotechnical staff shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require amendment of the CDP or a new CDP.

Grading / Drainage

17. 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. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1. A note shall be placed on the plans addressing this condition.
18. 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.
19. 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.
20. 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.
 21. 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 LIP 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 BMPs 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.
 22. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be prepared in accordance with the LIP Section 17.3.3 and all other applicable ordinances and regulations. 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 on the site. The following elements shall be included within the WQMP:
 - a. Site Design Best Management Practices (BMPs);
 - b. Source Control BMPs;
 - c. Treatment Control BMPs;
 - d. Drainage improvements;
 - e. Methods for onsite percolation, site re-vegetation and an analysis for off-site project impacts;
 - f. Measures to treat and infiltrate runoff from impervious areas;
 - g. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
 - h. 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
 - i. The WQMP shall be submitted to the Building and Safety Public Counter 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. Once the plan is approved and stamped by the Public Works

Department, 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 approval of building plans for the project.

23. 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.
24. 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.”

Construction/Framing

25. A construction staging plan shall be submitted for review and approval by the Planning Department and Building Safety Division prior to permit issuance.
26. 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.

27. 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.
28. 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

29. 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.
30. Night lighting for sports courts or other private recreational facilities shall be prohibited.
31. 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.
32. 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

33. 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.
34. 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

35. 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.
36. 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).
37. 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 administrator or a professional geologist who is responsible for the design. The final AOWTS design drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp.
38. 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.
39. 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.

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- 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 Environmental Health). 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.
40. 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.
 41. Proof of ownership of subject property shall be submitted to the City Environmental Health Administrator.
 42. An operations and maintenance manual specified by the AOWTS designer shall be submitted to 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.

43. 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.
44. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the City of MPC, Appendix K, Section 10). Said covenant shall be provided by the City of Malibu Environmental Health Administrator and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.
45. The City geotechnical staff and Geotechnical Engineer's final approval shall be submitted to the City Environmental Health Administrator.
46. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit.

Biology/Landscaping

47. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change of 5,000 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.
48. 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.
49. Up-lighting of landscaping is prohibited.
50. 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.

Water Quality/ Water Service

51. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve letter from Los Angeles County Waterworks District No. 29 to the Planning Department indicating the ability of the property to receive adequate water service.

Deed Restrictions

52. 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.
53. 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

54. 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.
55. 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.
56. 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

57. This coastal development permit shall run with the land and bind all future owners of the property.
58. 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 1st day of August 2016.

ROOHI STACK, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission’s decision to the Coastal Commission within 10 working days of the issuance of the City’s Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street, Ventura, California 93001, 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. 16-67 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 1st day of August 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

KATHLEEN STECKO, Recording Secretary

BAILARD RESIDENCE

31276 BAILARD ROAD
MALIBU, CA 90265



LANDRY DESIGN GROUP

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A-05	FIRST FLOOR PLAN
A-06	ART STUDIO PLAN / ROOF PLAN
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EC-2	EROSION CONTROL

ELECTRICAL

A-00	FIRST FLOOR ELECTRICAL PLAN
A-01	ART STUDIO ELECTRICAL PLAN

RECEIVED
JUL - 6 2016
PLANNING DEPT.



LANDRY
DESIGN GROUP
12615 SHELBY AVENUE
LOS ANGELES, CA 90025
TEL: 310.444.1404
WWW.LANDRYDESIGN.COM

Revision...	
No.	Date

BAILARD RESIDENCE
31276 BAILARD ROAD
MALIBU, CA 90265

TITLE SHEET

ATTACHMENT 2

ARCHITECT:
ESION GROUP
ANDREY
HILVEDA BLVD
LES, CA 90026
101-444-1404
444-1405

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STRUCTURAL ENGINEER
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PARKER RESNICK
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LOS ANGELES
CALIFORNIA 90026
PHONE: 310-478-8372
FAX: 310-478-5232

PROJECT INFORMATION:

ADDRESS:
31276 BAILARD ROAD
MALIBU, CA 90265

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: TYPE V-N
TRACT: 12971
LOT: 14
ZONING: RR-5

LEGAL DESCRIPTION:
ASSESSOR'S PARCEL # 4476-002-023
LOT: 14

PROJECT DESCRIPTION:
PROPOSED ADDITION TO EXISTING
SINGLE FAMILY RESIDENCE AND EXISTING
DETACHED GARAGE, NEW ART STUDIO
WITH ATTACHED GARAGE.

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

THE DESIGN AND CONSTRUCTION OF THE BUILDING AND
STRUCTURES SHALL CONFORM TO THE 2013 CALIFORNIA
BUILDING STANDARDS CODE AS ADOPTED AND AMENDED BY
MCD, SFM, LOS ANGELES COUNTY, THE CALIFORNIA BUILDING
STANDARDS CODE SHALL INCLUDE THE BUILDING CODE (BC),
PLUMBING CODE (PC), MECHANICAL CODE (MC), ELECTRICAL
CODE (EC), FIRE CODE (FC), AND ENERGY CODE (ENC). THE
DESIGN AND CONSTRUCTION SHALL ALSO INCLUDE ANY LOCAL,
STATE AND FEDERAL ORDINANCES, LAWS, RULES AND
REGULATIONS THAT MAY BE APPLICABLE.

SQUARE FOOTAGE CALCULATIONS:
PER CITY OF MALIBU

50% ADDITION CALCULATIONS

EXISTING MAIN RESIDENCE	= 3,085 SQ. FT.
PROPOSED MAIN RESIDENCE ADDITION	= 1,153 SQ. FT. (31%)
ALLOWABLE ADDITION PER 50% RULE	= 1,842.5 SQ. FT.
(3,085 SQ. FT. X 50% = 1,542.5 SQ. FT.)	

EXISTING GARAGE / OFFICE

EXISTING GARAGE / OFFICE	= 707 SQ. FT.
PROPOSED GARAGE/OFFICE ADDITION	= 140 SQ. FT. (20%)
ALLOWABLE ADDITION PER 50% RULE	= 353.5 SQ. FT.
(707 SQ. FT. X 50% = 353.5 SQ. FT.)	

PROPOSED FLOOR AREA

MAIN RESIDENCE :	4,838 SQ. FT.
GARAGE / OFFICE :	847 SQ. FT.
ART STUDIO :	1,207 SQ. FT.
PROPOSE TOTAL :	6,892 SQ. FT.

IMPERMEABLE SURFACES

ALLOWABLE:	42,149 X 30% = 12,645 SQ. FT.
PROPOSED FOOTPRINT:	9,076 SQ. FT.
PROPOSED HARDSCAPE:	3,500 SQ. FT.
PROPOSED TOTAL:	12,645 SQ. FT.

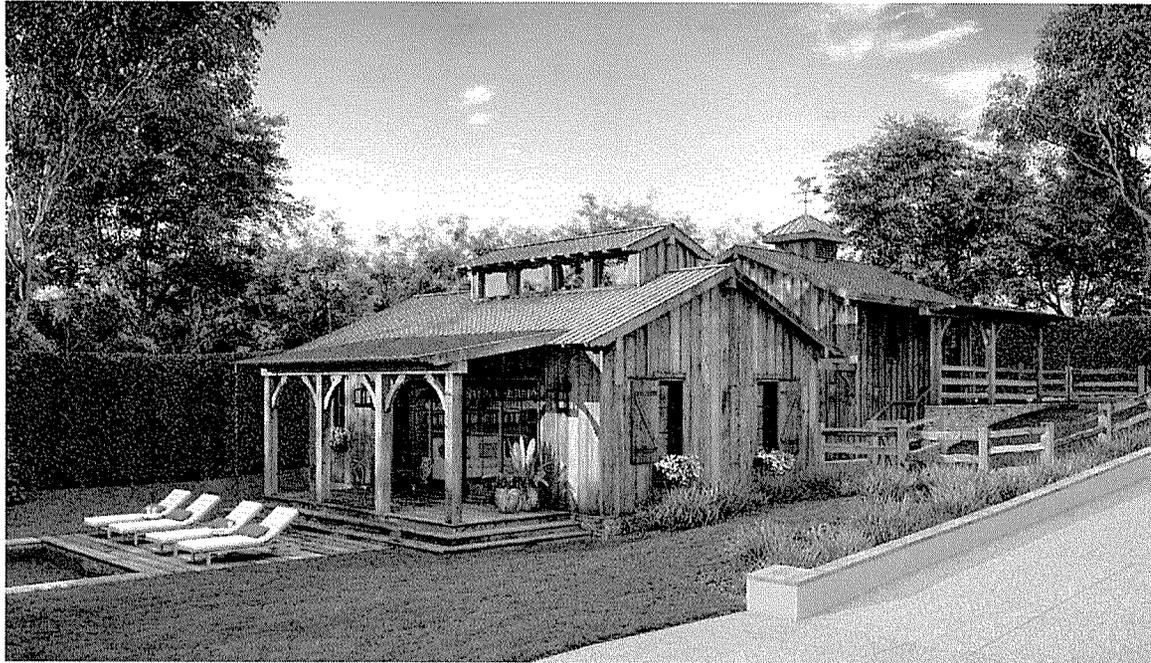
50% EXTERIOR WALL CALCULATIONS

MAIN RESIDENCE EXISTING WALL LENGTH	= 214'-3" (100%)	
MORE THAN 50% OF EXISTING WALLS	REQUIRED TO REMAIN (214'-3" X 50%)	= 107'-2" (50%)
MAIN RESIDENCE EXISTING WALLS TO REMAIN	= 136'-7" (64%)	

GARAGE / OFFICE EXISTING WALL LENGTH	= 61'-0" (100%)	
MORE THAN 50% OF EXISTING WALLS	REQUIRED TO REMAIN (61'-0" X 50%)	= 30'-11" (50%)
GARAGE / OFFICE EXISTING WALLS TO REMAIN	= 40'-1" (65%)	

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
job for which they were prepared.
Reproduction and reproduction by any method, in whole or in part, is prohibited
Title to the plans and designs remain with the LANDRY DESIGN GROUP.
Should contact with them constitute prima facie acceptance of these restrictions.

DATE: 05.03.2016
SCALE:
DRAWN: Author
JOB #: 1505.00
SHEET NO:
A-0.0
TITLE SHEET



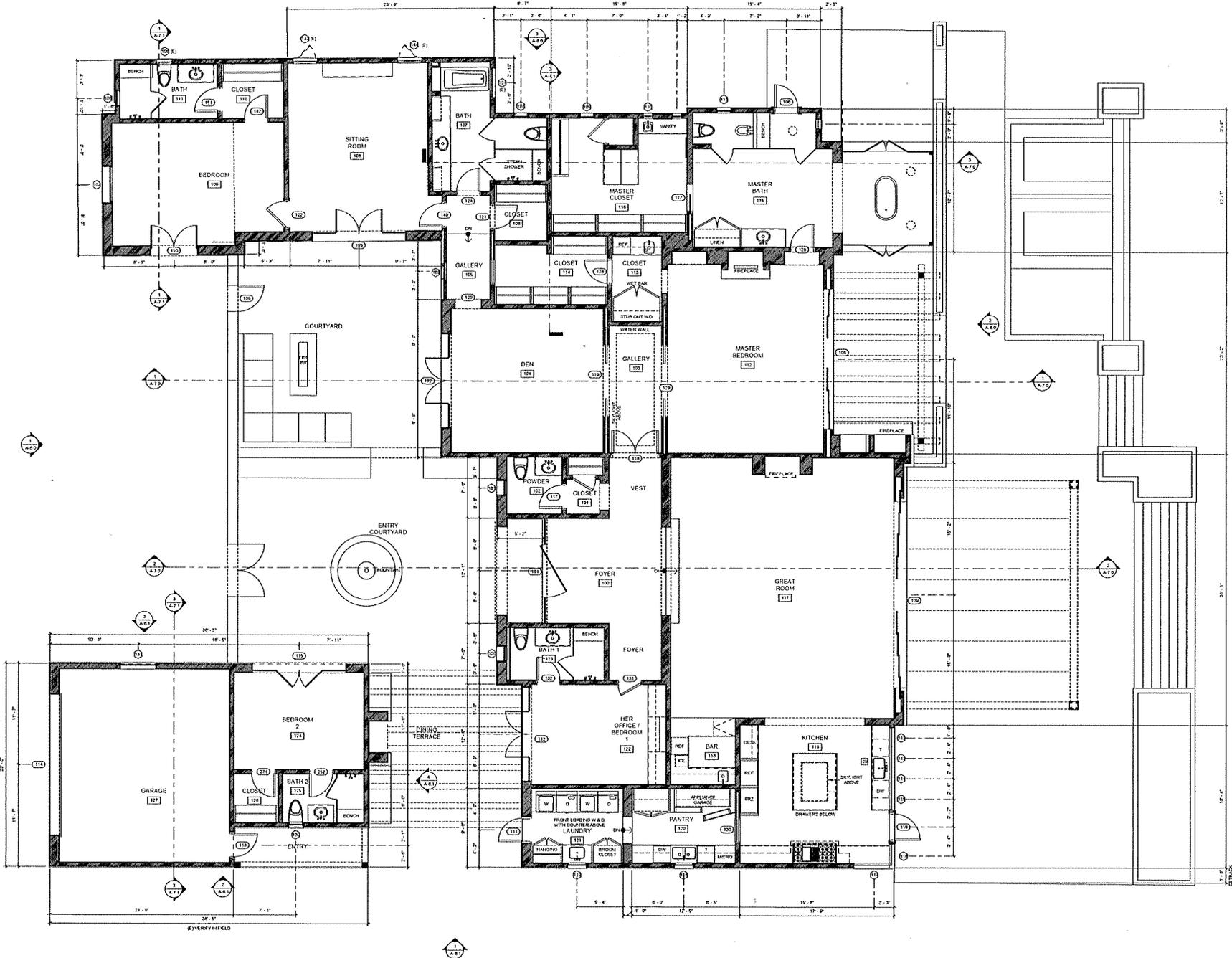
PERSPECTIVE - ART STUDIO

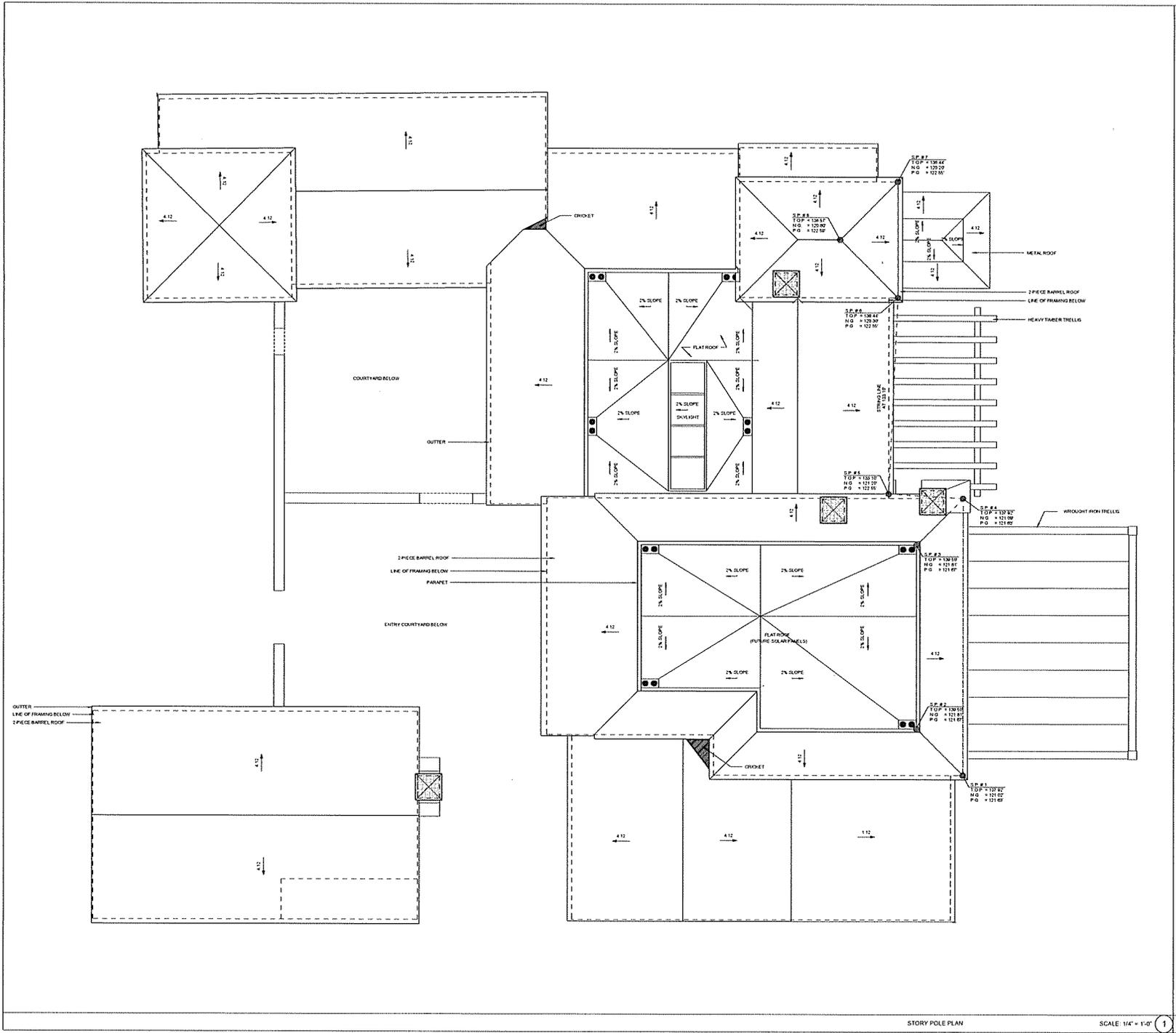
2



PERSPECTIVE - REAR

1





EXTERIOR ELEVATIONS NOTES

- EXTERIOR FINISH MATERIALS**
- STUCCO
 2 COAT CEMENT PLASTER (STUCCO) SEE SPEC
 3 COAT CEMENT PLASTER (STUCCO) SEE SPEC
- FINISH COAT
 G F.R.C. (GLASS FIBER REINFORCED CONCRETE) SEE SPEC
 A SMOOTH FINISH
 B Sanded Finish
 C TRAVERTINE FINISH
 D STAINED COLOR
 E CUSTOM COLOR
- STONE VENEER
 THIN STONE VENEER (NEHEDED)
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (ROUGH HOKED, SLPT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)
- THICK STONE VENEER
 A. SPECIFY MATERIAL
- DIRECTIONAL STONE CLADDING**
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (ROUGH HOKED, SLPT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)
- PURPLE STONE CLADDING**
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (ROUGH HOKED, SLPT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)
- STONE CLADDING, PANELS, BANDING, AND TRIM**
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (ROUGH HOKED, SLPT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)

- WOOD EXTERIOR MILLWORK**
 TRIM
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAND, SMOOTH, DISTRESSED)
- CEILING**
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAND, SMOOTH, DISTRESSED)
- NEAG**
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAND, SMOOTH, DISTRESSED)
- PAPER TAIS**
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAND, SMOOTH, DISTRESSED)

CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES.

CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDWARE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.

AT STUCCO (CEMENT PLASTER) PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE. SEE DETAIL A.1. SEE DETAILS.

AT INDIVIDUALLY ATTACHED STONE AND BRICK: PROVIDE LEADING AND ANTI-MOLD 3/4" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC. 9059.12.

STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

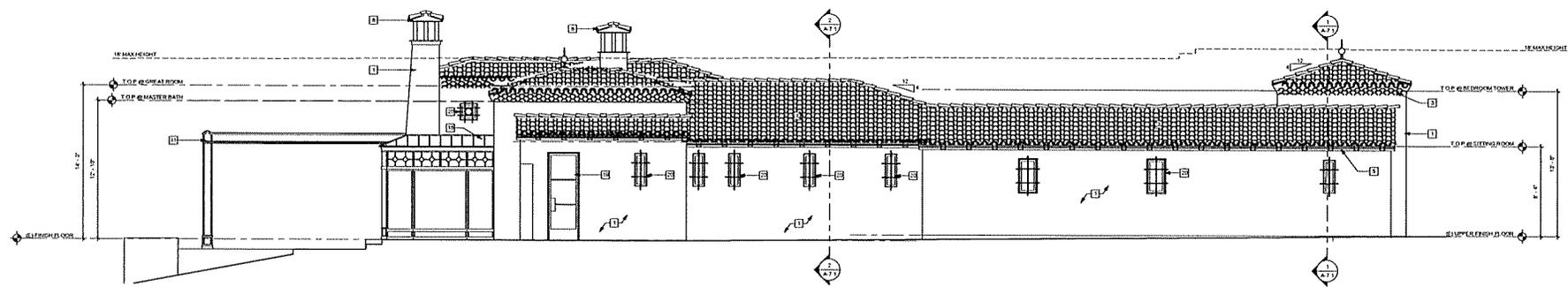
ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNERS AND ARCHITECTS REVIEW AND APPROVAL.

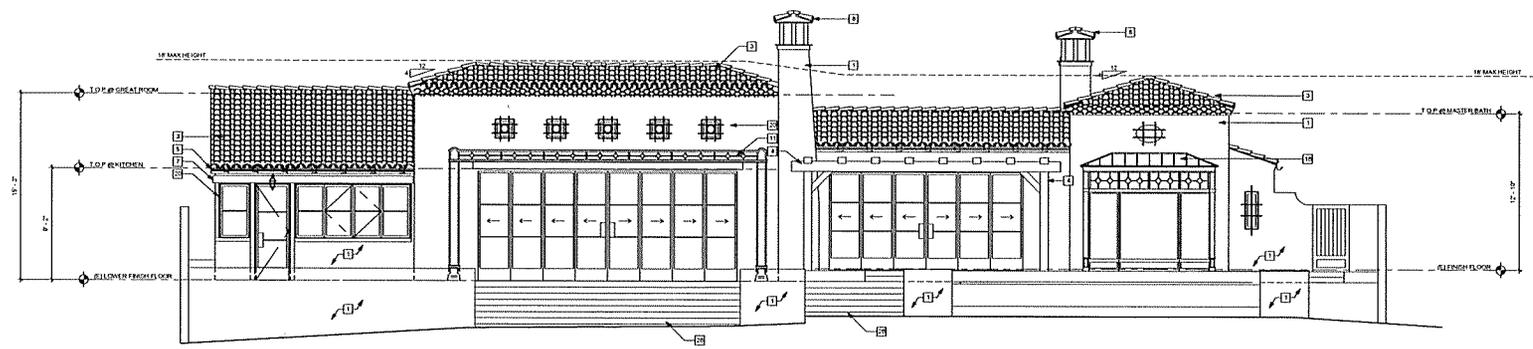
STRUCTURE SHALL COMPLY TO LOCAL GOVERNMENTS HIGH FIRE HAZARD SEVERITY CODE AS REQUIRED.

KEYNOTES

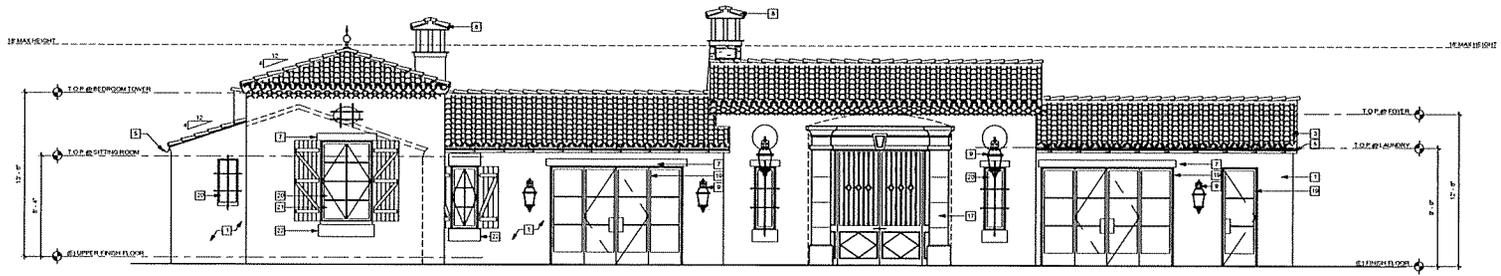
- 1 STUCCO (CEMENT PLASTER) SEE SPEC
- 2 RAISED STONE SEE SPEC
- 3 2" PEEB BARREL ROOF SEE ROOF PLAN
- 4 HEAVY TRIMMER TRILLS
- 5 ZINC GUTTER SEE DETAILS
- 6 ATTIC VENT SEE DETAILS
- 7 WOOD HEADER
- 8 CHIMNEY SHROUD
- 9 CUSTOM EXTERIOR LIGHT FIXTURE SEE DETAILS
- 10 WROUGHT IRON GUARDRAIL SEE DETAILS
- 11 WROUGHT IRON TRILLO SEE DETAILS
- 12 LINE OF WEEP SCREED
- 13 HIDE IN. RECESSED SUPPLY BOX SEE SPEC
- 14 WATER FEATURE SEE DETAILS
- 15 PROVIDE NATURAL GAS SUPPLY
- 16 W/P ELEC. OUTLET
- 17 ENTRY DOOR WITH THROUGH IRON PLATES SEE DETAILS
- 18 METAL ROOF SEE ROOF PLAN
- 19 METAL DOOR SEE DOOR/WINDOW SCHEDULE
- 20 METAL WINDOW SEE DOOR/WINDOW SCHEDULE
- 21 WOOD SHUTTERS
- 22 WROUGHT IRON PLANTER
- 23 STONE SURROUND
- 24 WOOD SIDING
- 25 WOOD STEPS
- 26 STONE CURBS
- 27 WOOD MATERIAL



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



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



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



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BALLARD RESIDENCE
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 MALIBU, CA 90265

ELEVATIONS

DATE: 05.03.2019
 SCALE: 1/4" = 1'-0"
 DRAWN: Author
 JOB #: 1505.00
 SHEET NO:

A-6.0
 ELEVATIONS

EXTERIOR ELEVATIONS NOTES

- EXTERIOR FINISH MATERIALS**
 STUCCO
 1 COAT CEMENT PLASTER (STUCCO), SEE SPECS
 2 COAT CEMENT PLASTER (STUCCO), SEE SPECS
 3 COAT CEMENT PLASTER (STUCCO), SEE SPECS
- PRE-CAST**
 G FIBR GLASS FIBER REINFORCED CONCRETE, SEE SPECS
 A SMOOTH FINISH
 B SANDWICH FINISH
 C TRANSPARENT FINISH
 D STANDARD COLOR
 E CUSTOM COLOR
- STONE VENEER**
 THIN STONE VENEER (ADHERED)
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (HONED, ROUGH HOKED, SLIT, RUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)
- THICK STONE VENEER**
 A. SPECIFY MATERIAL
- WOOD/EXTERIOR MILLWORK**
 TRIM
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)
- SEMS**
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)
- BEAMS**
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)
- PAPER FAHS**
 A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)
- TRADITIONAL STONE CLADDING**
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (HONED, ROUGH HOKED, SLIT, RUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)
- MIDDLE STONE CLADDING**
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (HONED, ROUGH HOKED, SLIT, RUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)
- STONE CEILING, FANELS, BANDING, AND TRIM**
 A. SPECIFY MATERIAL
 B. SPECIFY FINISH (HONED, ROUGH HOKED, SLIT, RUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
 C. SPECIFY JOINT (DRY STACK, RAKED)

KEYNOTES

- 1 STUCCO (CEMENT PLASTER), SEE SPEC
 2 RUBBLE STONE, SEE SPEC
 3 2" PICE BARKLE ROOF, SEE ROOF PLAN
 4 HEAVY TRIMMER TRILLS
 5 ZINC CLUTTER, SEE DETAILS
 6 ATTIC VENT, SEE DETAILS
 7 WOOD HEADEN
 8 CHIMNEY SHROUD
 9 CUSTOM EXTERIOR LIGHT FIXTURE, SEE DETAILS
 10 LINE OF WEEP DROED
 11 HOSE AIR RECESSED SUPPLY BOX, SEE SPEC
 12 WATER FEATURE, SEE DETAILS
- 13 PROVIDE NATURAL GAS SUPPLY
 14 W.P. FLEEC OUTLET
 15 ENTRY DOOR WITH WROUGHT IRON PLATES, SEE DETAILS
 16 METAL ROOF, SEE ROOF PLAN
 17 METAL WINDOW, SEE DOOR/WINDOW SCHEDULE
 18 METAL WINDOW, SEE DOOR/WINDOW SCHEDULE
 19 WROUGHT IRON PLANTER
 20 STONE SURROUND
 21 WOOD SIDING
 22 WROUGHT IRON GUMERAL, SEE DETAILS
 23 WROUGHT IRON TRILLS, SEE DETAILS
 24 LINE OF WEEP DROED
 25 HOSE AIR RECESSED SUPPLY BOX, SEE SPEC
 26 WOOD MATERIAL

CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES.

CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HANDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.

AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SORLED AS REQUIRED BY CODE. SEE RPD # 2.1. SEE DETAILS.

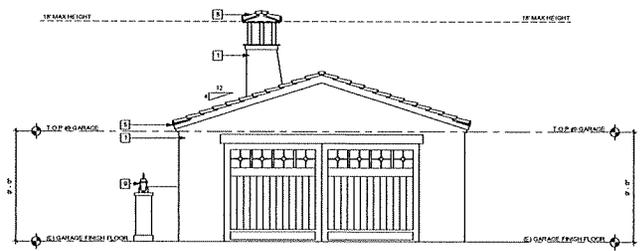
AT NON-METALLICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM OF 2" WEEP HOLES AT OF MAX. 6" C. AS REQUIRED PER SEC. RPD # 2.

STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

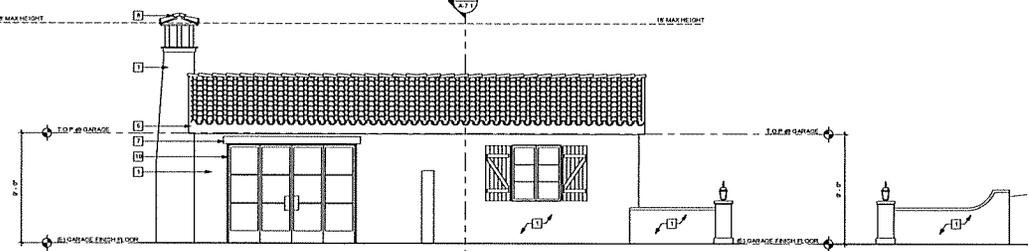
ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE WOOD UP OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNERS AND ARCHITECT'S REVIEW AND APPROVAL.

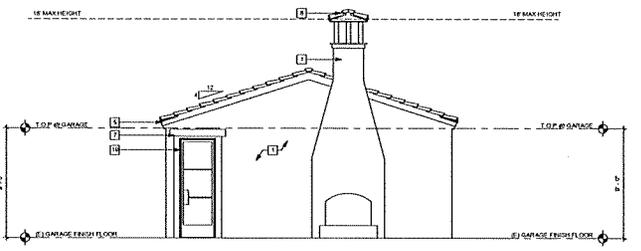
STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED.



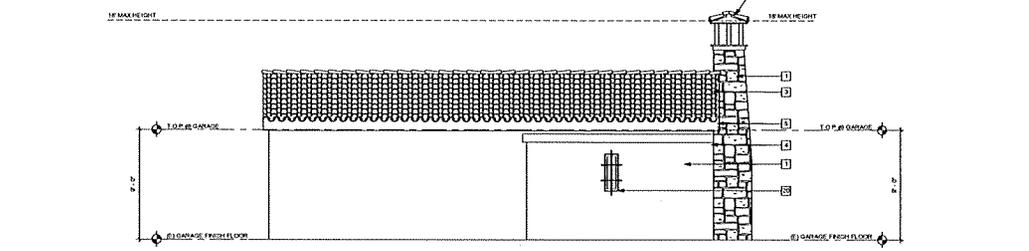
GARAGE ELEVATION - D SCALE: 1/4" = 1'-0" 5



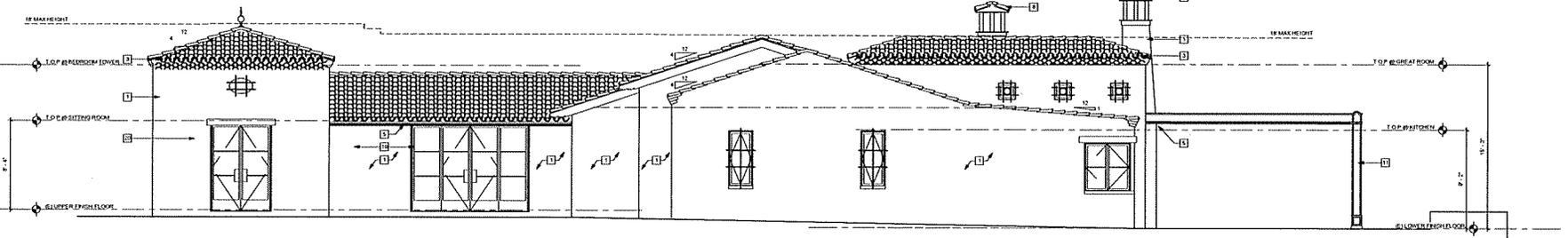
GARAGE ELEVATION - C SCALE: 1/4" = 1'-0" 3



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



GARAGE ELEVATION - A SCALE: 1/4" = 1'-0" 2



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



BALLARD RESIDENCE
 31276 BALLARD ROAD
 MALIBU, CA 90265

GARAGE ELEVATIONS

DATE 05.03.2018
 SCALE 1/4" = 1'-0"
 DRAWN Author
 JMR 1505.00
 SHEET NO
A-6.1
 GARAGE ELEVATIONS

EXTERIOR FINISH MATERIALS
 STUCCO
 1 COAT (CEMENT PLASTER (STUCCO)) SEE SPEC
 2 COAT (CEMENT PLASTER (STUCCO)) SEE SPEC

PRECAST
 1 2" RC BARS (FIBER REINFORCED CONCRETE) SEE SPEC
 2 SMOOTH FINISH
 3 SANDWICH FINISH
 4 TRANSFORMER FINISH
 5 STAINWASH COLOR
 6 CUSTOM COLOR

STONE VENEER
 TWO STONE VENEER (WHETHER)
 A SPECIFY MATERIAL
 B SPECIFY FINISH (ROUGH HOKED, SPLIT, BUSH HAMMERED, CHELLED, TOILED, BRUSHED)
 C SPECIFY GROUT JOINT (DRY STACK, RAKED)

THICK STONE VENEER
 A SPECIFY MATERIAL

B SPECIFY FINISH (ROUGH HOKED, SPLIT, BUSH HAMMERED, CHELLED, TOILED, BRUSHED)
 C SPECIFY GROUT JOINT (DRY STACK, RAKED)

DIMENSIONAL STONE CLADDING
 A SPECIFY MATERIAL
 B SPECIFY FINISH (ROUGH HOKED, SPLIT, BUSH HAMMERED, CHELLED, TOILED, BRUSHED)
 C SPECIFY GROUT JOINT (DRY STACK, RAKED)

RUBBLE STONE CLADDING
 A SPECIFY MATERIAL
 B SPECIFY FINISH (ROUGH HOKED, SPLIT, BUSH HAMMERED, CHELLED, TOILED, BRUSHED)
 C SPECIFY GROUT JOINT (DRY STACK, RAKED)

STONE COLLAR, PANELS, BANDING AND TRIM
 A SPECIFY MATERIAL
 B SPECIFY FINISH (ROUGH HOKED, SPLIT, BUSH HAMMERED, CHELLED, TOILED, BRUSHED)
 C SPECIFY GROUT JOINT (DRY STACK, RAKED)

HOODS/EXT. FLOOR MILLWORK
 TRIM
 A SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)

CEILING
 A SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)

BEAM
 A SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)

RAPHER TAILS
 A SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
 B SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGH/SAWN, SMOOTH, DISTRESSED)

CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES.
 CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HANDICAPS WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.

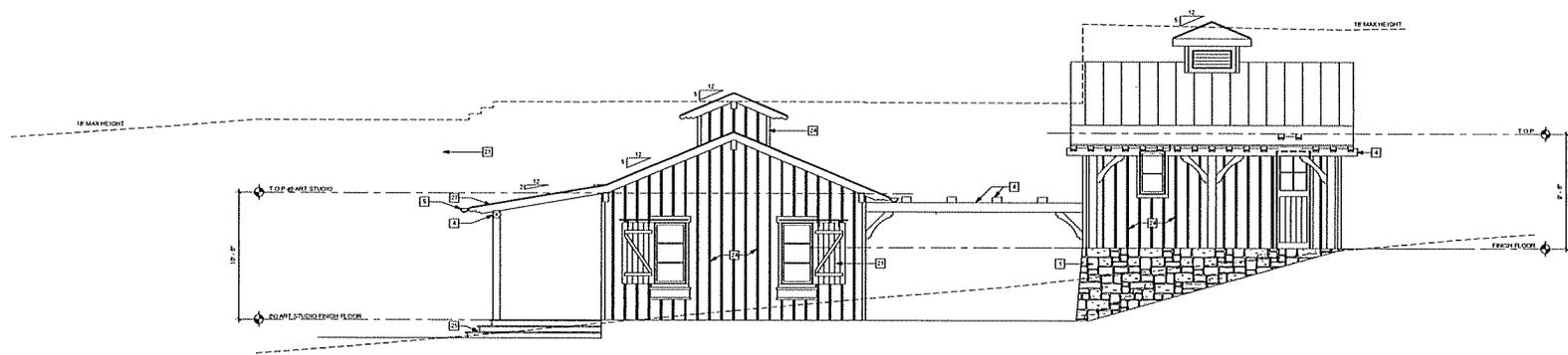
AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE. SEE SECTION 2.1. SEE DETAILS.

STONE INSTALLATION DETAILS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
 ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

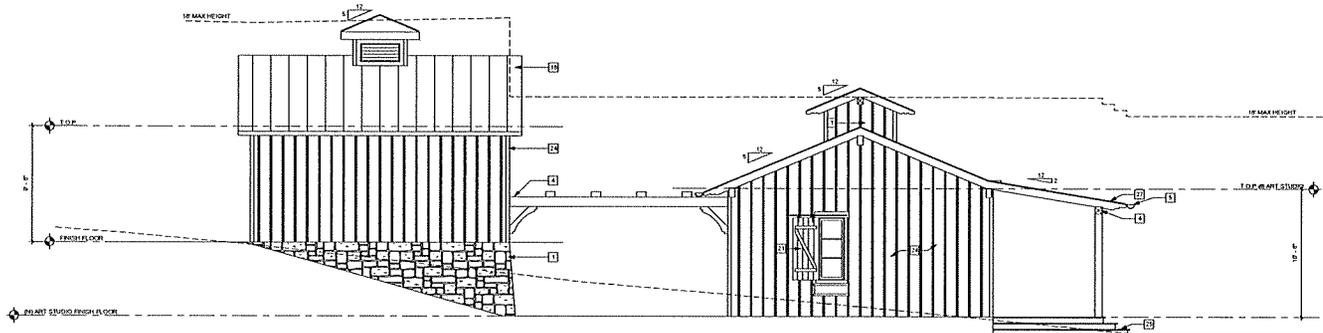
CONTRACTOR SHALL PROVIDE SHOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNERS AND ARCHITECT'S REVIEW AND APPROVAL.
 STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED.

KEYNOTES

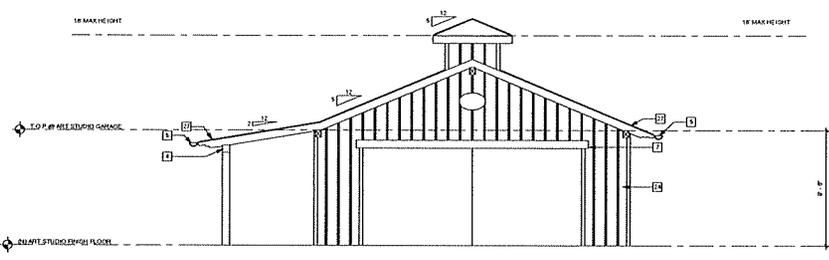
- 1 STUCCO (CEMENT PLASTER) SEE SPEC
- 2 RUBBLE STONE SEE SPEC
- 3 ZIP CODE BARRIEL ROOF SEE ROOF PLAN
- 4 HEAVY TREX TRIM
- 5 ZING OUTLET SEE DETAILS
- 6 ARTIO VENT SEE DETAILS
- 7 WOOD HANGER
- 8 CHIMNEY SHROUD
- 9 CUSTOM EXTERIOR LIGHT FIXTURE SEE DETAILS
- 10 WROUGHT IRON GUNDRAL SEE DETAILS
- 11 LINE OF WEEP SCREED
- 12 HOSE RIN RECEISSION SUPPLY BOX SEE SPEC
- 13 WATER FEATURE SEE DETAILS
- 14 PROVIDE NATURAL GAS SUPPLY
- 15 WP. ELEC. OUTLET
- 16 EXTERIOR WITH WROUGHT IRON PLATES SEE DETAILS
- 17 METAL ROOF SEE ROOF PLAN
- 18 METAL DOOR SEE DOOR WINDOW SCHEDULE
- 19 METAL WINDOW SEE DOOR WINDOW SCHEDULE
- 20 WOOD SHUTTERS
- 21 WROUGHT IRON PLANTER
- 22 STONE SURROUND
- 23 WOOD DOING
- 24 WOOD STEPS
- 25 WOOD MATERIAL



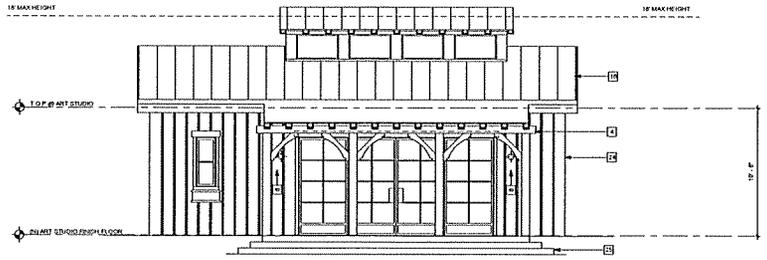
ART STUDIO ELEVATION A SCALE: 1/4" = 1'-0" 4



ART STUDIO ELEVATION C SCALE: 1/4" = 1'-0" 3



ART STUDIO ELEVATION D SCALE: 1/4" = 1'-0" 2



ART STUDIO ELEVATION B SCALE: 1/4" = 1'-0" 1

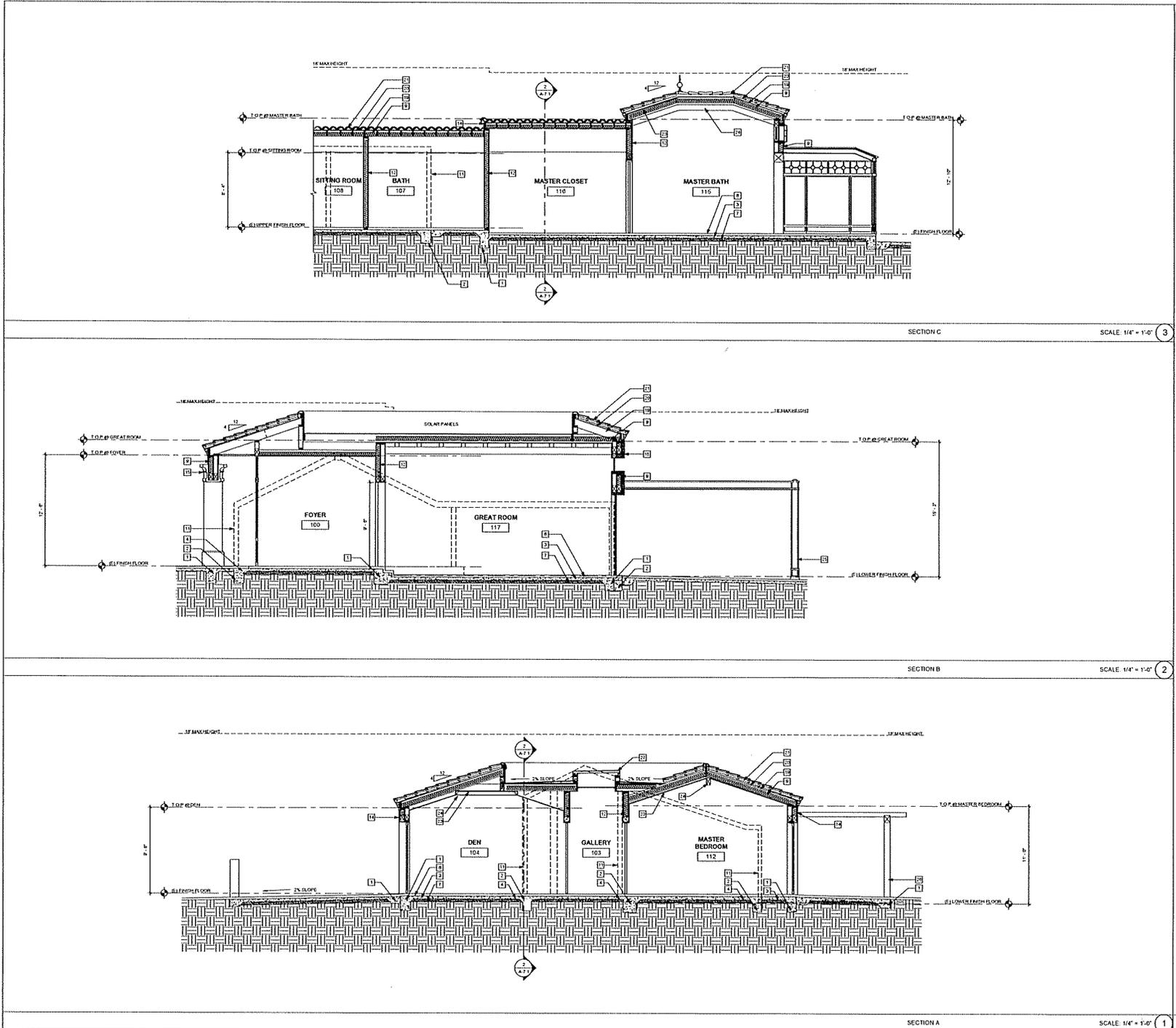


BAILLARD RESIDENCE
 31278 BAILLARD ROAD
 MALIBU, CA 90265

ART STUDIO
 ELEVATIONS

DATE 05/03/2018
 SCALE 1/4" = 1'-0"
 DRAWN Author
 JOB # 1605.00
 SHEET NO

A-6.2
 ART STUDIO
 ELEVATIONS



BUILDING SECTION NOTES

- A. CONTRACTOR TO VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES.
- B. CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL FINISHWORK WITH MECHANICAL AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.
- C. PROVIDE A CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE SECTION 05052.1. SEE DETAILS.
- D. AT AN CHIMNEAL ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM OF TWO WEEP HOLES AT 24" MAX O.C. AS REQUIRED PER SEC. 05052.2.
- E. STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL PROVIDE MOOD-UUPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR ARCHITECTS REVIEW AND OWNER'S APPROVAL.
- G. ALL EXTERIOR STUD WALLS TO BE FRAMED WITH 2x4 STUDS. THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE BOUNDS OF 2x4 STUDS. ALL INTERIOR STUDD WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
- H. PROVIDE 1/2" TYPE "X" Gypsum BOARD ON ALL GARAGE WALLS, CEILING, FLOORS, AND SUPPORTING BEAMS AND SHALL EXTEND FROM TOP OF CONCRETE TO AND INCLUDING THE CEILING.
- I. STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED.
- J. PROVIDE 5/8" TYPE "X" Gypsum BOARD ON WALLS AND CEILING IN ENCLOSED USEABLE SPACE UNDER STAIRS.
- K. FIRE FLOORS SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 IN CONCEALED SPACES OF STUO WALLS AND PARTITIONS, INCLUDING CURVED SPACES AND PARALLEL ROOF OF STUO; VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET.
 IN ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT JOISTS, UNDER CEILING, AND UNDER CEILING.
 IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 AT DECKINGS AND UNDER VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL.
- L. PROVIDE 18 MINIMUM REGULATION AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE 18 MINIMUM REGULATION FROM PLASTIC SPACES. PROVIDE REGULATION BETWEEN FLOOR AND ABOVE PLUMBING PIPES FOR SOUND CONTROL. REFER TO SIPS 1201 FOR ADDITIONAL REQUIREMENTS.
- M. WATER RESISTANT BARRIER SHALL HAVE A WATER BARRIER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E911 INSTALLED ON THE WINDWARD SIDE OF THE ATTIC INSULATION.
- N. ALL AIRSPACES NEAR THE ROOFING SYSTEM SHALL BE CERTIFIED BY THE WEATHERPROOFING ELEMENTS OF THE BUILDING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN AS REQUIRED BY LOCAL CODES AND PER MANUFACTURER'S RECOMMENDATIONS.
- O. CONTRACTOR SHALL VERIFY WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ALL LOCATIONS OF MECHANICAL UNITS, DUCTS, HANGERS, ELECTRICAL PANELS, ACCESS TO PLUMBING FITTINGS, ETC.

KEYNOTES

- 1) 18" FOUNDATION. SEE STRUCTURAL.
- 2) 18" FOUNDATION TO REMAIN.
- 3) 18" ISLAB ON GRADE.
- 4) 18" ISLAB ON GRADE TO REMAIN.
- 5) 18" CONCRETE DUST SLAB.
- 6) 18" FINISH FLOOR ASSEMBLY. SEE ARCHITECTURAL DETAILS.
- 7) 18" 4" SAND WITH MOISTURE BARRIER.
- 8) 18" 1/2" WOOD SUB-FLOOR. SEE STRUCTURAL.
- 9) 18" BATT INSULATION. SEE TITLE 24.
- 10) 18" FLOOR JOISTS. SEE STRUCTURAL.
- 11) 18" WEIR WALL TO BE REMOVED.
- 12) 18" INSULATED PROTECTING REGULATION.
- 13) 18" 1/2" TYPE "X" Gypsum BOARD WITH VENEER PLASTER. SEE SPECIFICATIONS.
- 14) 18" EXTERIOR CEMENT PLASTER (STUCCO). SEE SPECIFICATIONS.
- 15) 18" STONE VENEER. SEE SPECIFICATIONS AND STRUCTURAL PLANS FOR ATTACHMENT.
- 16) 18" QUARTZITE @ 47" ABOVE FINISH FLOOR.
- 17) 18" INTERIOR @ 34" 30" ABOVE FINISH FLOOR.
- 18) 18" JOIST JOISTS. SEE STRUCTURAL PLANS.
- 19) 18" ROOF FRAMING. SEE STRUCTURAL PLANS.
- 20) 18" ROOF SHEATHING. SEE STRUCTURAL PLANS.
- 21) 18" CLAY TILES. SEE ROOF PLAN FOR SPECIFICATIONS.
- 22) 18" BELOW GRADE WATERPROOFING. SEE DETAILS AND SPECIFICATIONS.
- 23) 18" 1/4" # 20.
- 24) 18" DECORATIVE WOOD BEAM.
- 25) 18" WOOD TRUSS FROM TRUSS.
- 26) 18" WOOD TRUSS FROM TRUSS.
- 27) 18" WOOD TRUSS.
- 28) 18" WOOD TRUSS.

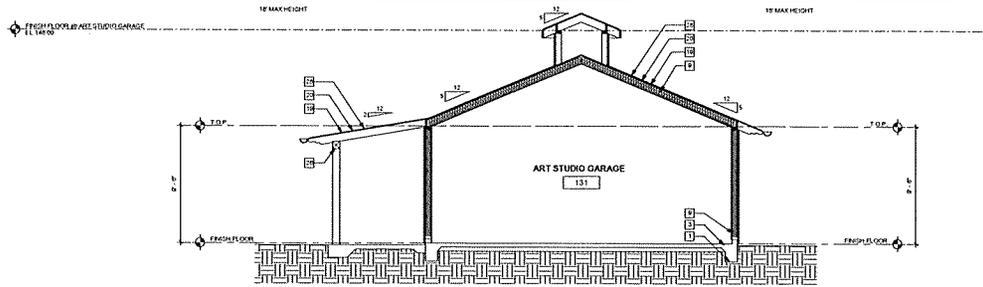
LANDRY
 DESIGN GROUP
 1844 WYOMING ROAD
 COSTA MESA, CA 92626
 P: 714.444.1444
 F: 714.444.1444
 WWW.LANDRYDESIGN.COM

BALLARD RESIDENCE
 31278 BALLARD ROAD
 MALIBU, CA 90265

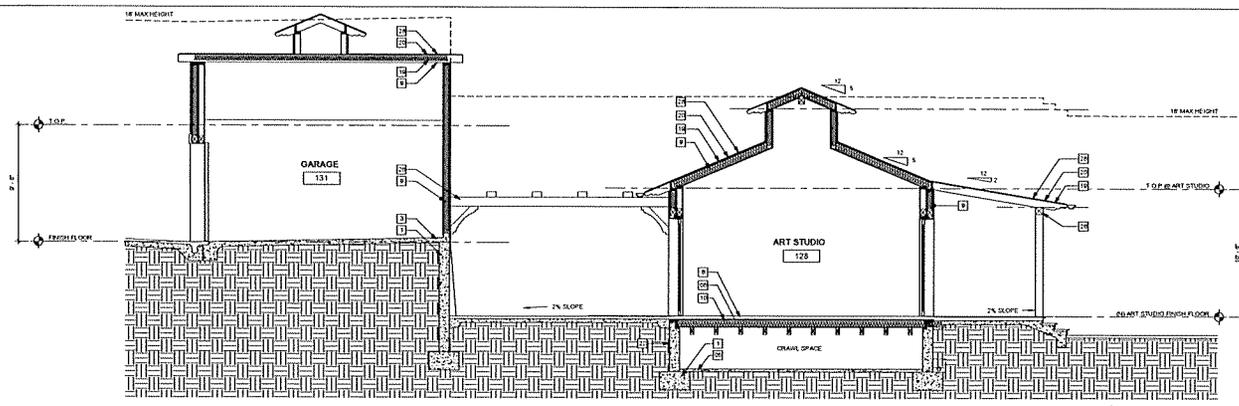
BUILDING SECTIONS

DATE: 05.03.2018
 SCALE: 1/4" = 1'-0"
 DRAWN: AUBON
 JOB #: 1505.00
 SHEET NO:

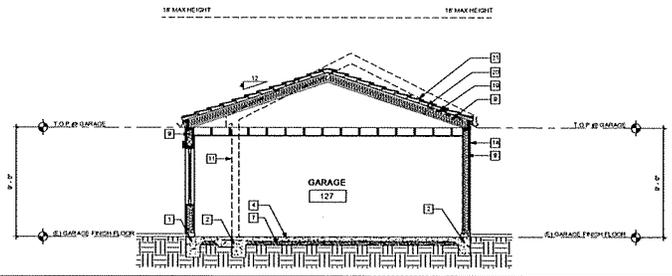
A-7.0
 BUILDING SECTIONS



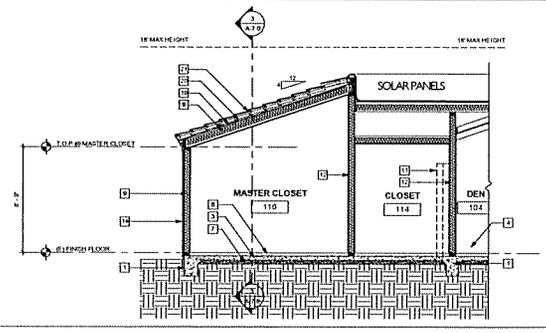
ART STUDIO SECTION - GARAGE SCALE: 1/4" = 1'-0" 5



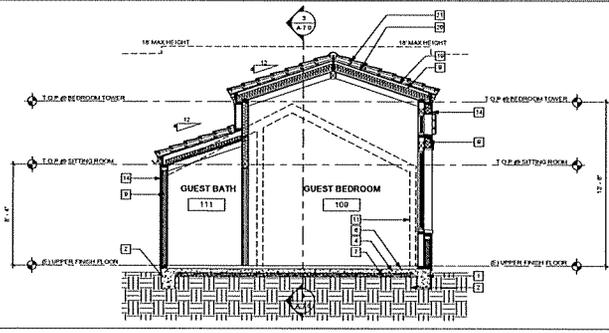
ART STUDIO SECTION SCALE: 1/4" = 1'-0" 4



GARAGE SECTION SCALE: 1/4" = 1'-0" 3



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



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

BUILDING SECTION NOTES

- A CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE ROOFSLOPE ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES.
- B CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HANDSCAPE WITH LANDSCAPE ARCHITECT'S WORK. INFORM ARCHITECT OF ANY DISCREPANCIES.
- C PROVIDE A CONTIGUOUS METAL VEEB SCREED AS REQUIRED BY CODE SECTION 9103.2.1. SEE DETAILS.
- D AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. VEEB HOLES AT 20" MIN. O.C. AS REQUIRED PER SECTION 9103.2.
- E STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- F CONTRACTOR SHALL PROVIDE MOOR LIPS OF ALL EXTERIOR FRAMES AND ACCESSORIES FOR ARCHITECT'S REVIEW AND COMMENTS APPROVAL.
- G ALL EXTERIOR STUO WALLS TO BE FRAMED WITH 2X8 STUDS. THICKER WALLS SHALL BE CONSTRUCTED FROM MULTIPLE RINGS OF 2X8 STUDS. ALL INTERIOR STUO WALLS TO BE 2X8 STUDS UNLESS NOTED OTHERWISE.
- H PROVIDE 5/8" TYPE "C" GYPSUM BOARD ON ALL GARAGE WALLS, CEILING, POISTS, AND SUPPORTIVE BEAMS AND SHALL EXTEND FROM TOP OF CONCRETE TO AND INCLUDING THE CEILING.
- I STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED.
- J PROVIDE 5/8" TYPE "C" GYPSUM BOARD ON WALLS AND CEILING IN ENCLOSED VEHICLE SPACE UNLESS NOTED.
- K FIRE BLOCKING SHALL BE PROVIDED BY WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 K.1 IN CONCEALED SPACES OF STUO WALLS AND PARTITIONS, INCLUDING PUNCHED SPACES AND PARALLEL RINGS OF STUO, VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERSECTIONS EXCEEDING 10 FEET.
 K.2 AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND CORE CEILING.
 K.3 IN CONCEALED SPACES BETWEEN STAR STRIKERS AT THE TOP AND BOTTOM OF THE RUN.
 K.4 AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVELS.
- L PROVIDE R-19 INSULATION AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS, AND R-19 INSULATION AT ALL INTERIOR FLOOR AND CEILING JOINTS FOR SOUND CONTROL. REFER TO CP11/12/14 FOR ADDITIONAL REQUIREMENTS.
- M ATTIC REGULATION SHALL HAVE A VAPOR BARRIER WITH TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ANY DIRECTION WITH ACTIVE INSTALLATION ON THE WARM SIDE OF THE ATTIC REGULATION.
- N AN APPROVED WEATHERPROOFING CONSULTANT MUST CERTIFY THE WEATHERPROOFING ELEMENTS OF THE BUILDING ARE DETAILLED IN ACCORDANCE WITH THE APPLIED PLANS AS REQUIRED BY LOCAL CODES AND PER MANUFACTURER'S RECOMMENDATIONS.
- O CONTRACTOR SHALL VERIFY WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ALL LOCATIONS OF MECHANICAL UNITS, DUCTS, REGISTER, ELECTRICAL PANELS, ACCESS TO PUNING FIXTURES, ETC.

KEYNOTES

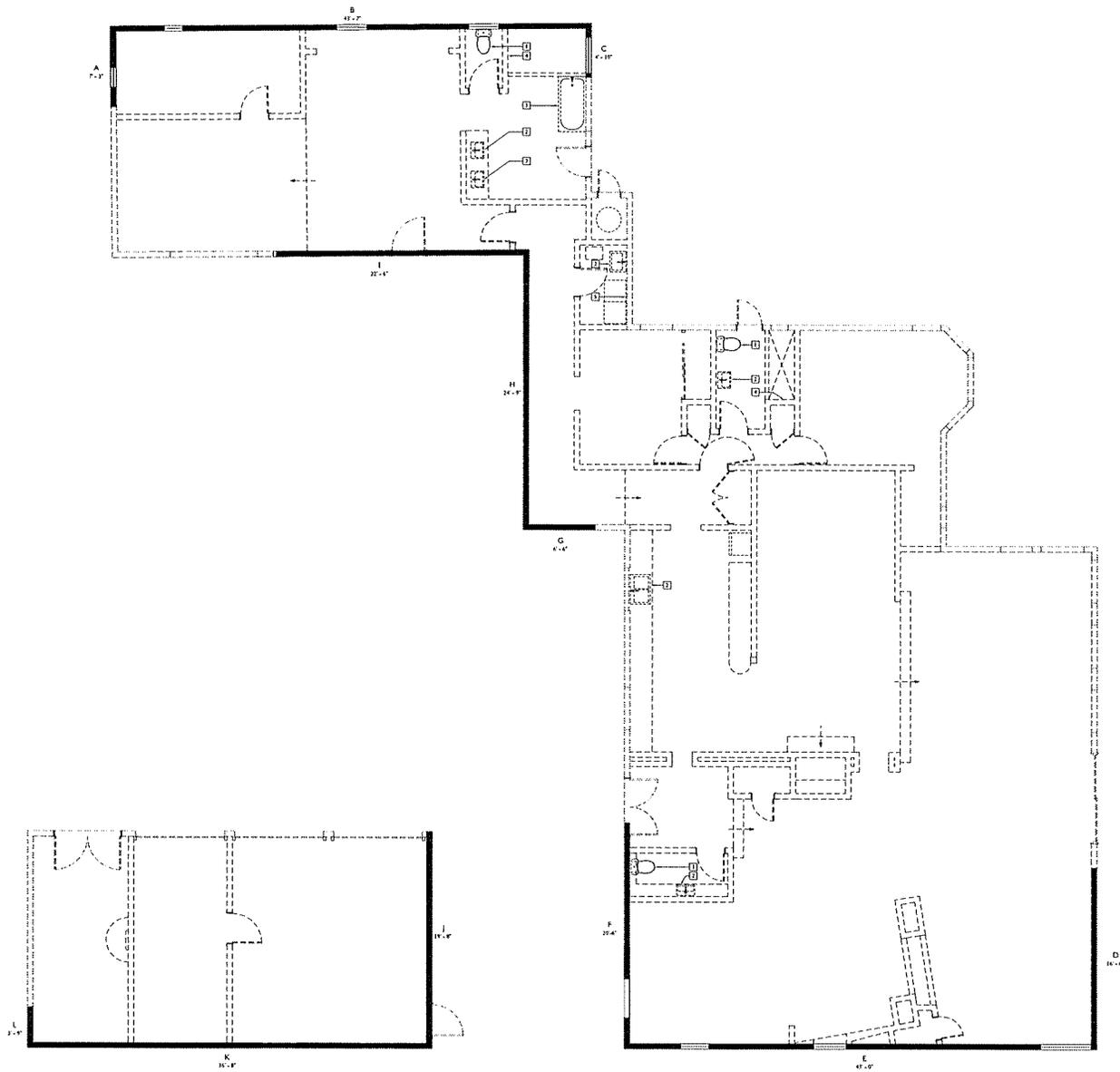
- 11 (R) FOUNDATION. SEE STRUCTURAL.
- 12 (R) FOUNDATION TO REMAIN.
- 13 (R) SLAB ON GRADE.
- 14 (R) SLAB ON GRADE TO REMAIN.
- 15 (R) 3" CONCRETE DUST SLAB.
- 16 (R) 2" FINISH FLOOR ASSEMBLY. SEE ARCHITECTURAL DETAILS.
- 17 (R) 4" SAND WITH MOISTURE BARRIER.
- 18 (R) PLYWOOD SUB FLOOR. SEE STRUCTURAL.
- 19 (R) BATT INSULATION. SEE TITLE 24.
- 20 (R) FLOOR JOISTS. SEE STRUCTURAL.
- 21 (R) WALL TO BE REMOVED.
- 22 (R) SOUND PROOFING INSULATION.
- 23 (R) 5/8" TYPE "C" GYPSUM BOARD WITH VENEER PLASTER. SEE SPECIFICATIONS.
- 24 (R) EXTERIOR CEMENT PLASTER (STUCCO). SEE SPECIFICATIONS.
- 25 (R) STONE VENEER. SEE SPECIFICATIONS AND STRUCTURAL PLANS FOR ATTACHMENT.
- 26 (R) QUADRANT, @ 4" ABOVE FRESH FLOOR.
- 27 (R) HANDRAIL, @ 34" ABOVE FRESH FLOOR.
- 28 (R) CEILING JOISTS. SEE STRUCTURAL PLANS.
- 29 (R) ROOF FRAMING. SEE STRUCTURAL PLANS.
- 30 (R) ROOF SHEATHING. SEE STRUCTURAL PLANS.
- 31 (R) CLAY TILES. SEE ROOF PLAN FOR SPECIFICATION.
- 32 (R) BELOW GRADE WATERPROOFING. SEE DETAILS AND SPECIFICATIONS.
- 33 (R) 1" x 4" FAS.
- 34 (R) DECORATIVE WOOD BEAM.
- 35 (R) WINDSTOP IRON TRELLIS.
- 36 (R) HEAVY TIMBER TRELLIS.
- 37 (R) SKYLIGHT.
- 38 (R) HANDS.



BALLARD RESIDENCE
31276 BALLARD ROAD
MALIBU, CA 90265

BUILDING SECTIONS

DATE 05.03.2016
SCALE 1/4" = 1'-0"
DRAWN A. J. H. / J. H.
JOB # 1505.00
SHEET #
A-7.1
BUILDING SECTIONS

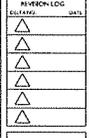


50% EXTERIOR WALL CALCULATIONS	
	TOTAL
MAIN RESIDENCE EXISTING WALL LENGTH	= 367' - 0" (100%)
MORE THAN 50% OF EXISTING WALLS REQUIRED TO REMAIN :	367' - 0" x 50% = 183' - 6" (50%)
MAIN RESIDENCE EXISTING WALLS TO REMAIN	= 183' - 5" (52%)
GARAGE / OFFICE EXISTING WALL LENGTH	= 112' - 8" (100%)
MORE THAN 50% OF EXISTING WALLS REQUIRED TO REMAIN :	112' - 8" x 50% = 56' - 4" (50%)
GARAGE / OFFICE EXISTING WALLS TO REMAIN	= 60' - 1" (53%)

LANDRY DESIGN GROUP

100 S. GARDEN RD.
LOS ANGELES, CA 90024
PHONE: 310.790.7000
FAX: 310.790.7001
WWW.LANDRYDESIGN.COM

EXISTING WALL LENGTHS TO REMAIN	
A = 7'-3"	MAIN RESIDENCE
B = 43'-7"	MAIN RESIDENCE
C = 4'-10"	MAIN RESIDENCE
D = 16'-6"	MAIN RESIDENCE
E = 43'-0"	MAIN RESIDENCE
F = 20'-6"	MAIN RESIDENCE
G = 4'-8"	MAIN RESIDENCE
H = 24'-9"	MAIN RESIDENCE
I = 22'-6"	MAIN RESIDENCE
TOTAL = 183' - 5" WALLS TO REMAIN - 52% MAIN RESIDENCE	
J = 19'-8"	GARAGE / OFFICE
K = 36'-8"	GARAGE / OFFICE
L = 3'-3"	GARAGE / OFFICE
TOTAL = 60' - 1" WALLS TO REMAIN - 53% GARAGE / OFFICE	



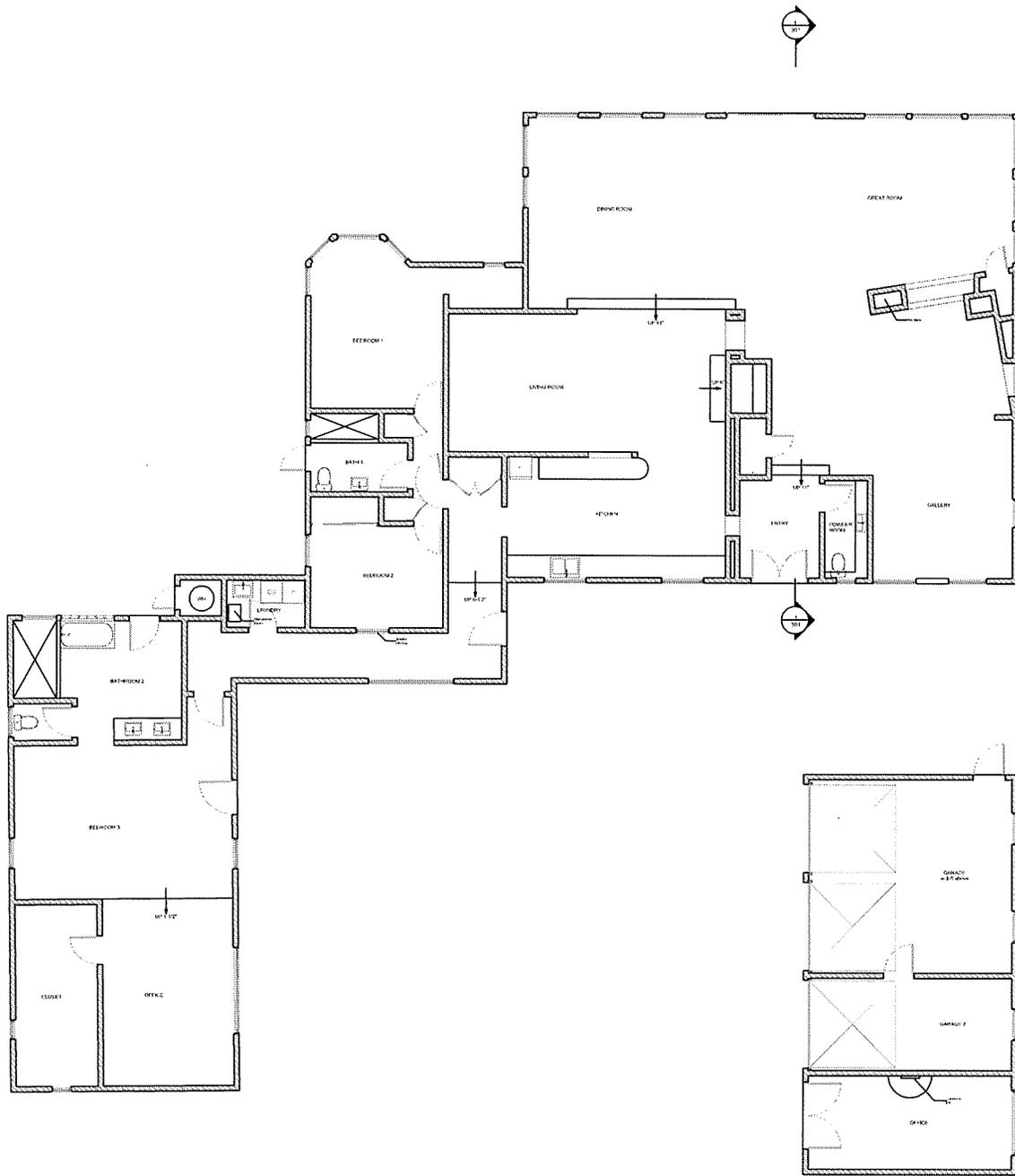
BALLARD RESIDENCE
31276 BALLARD ROAD
MALIBU, CA 90265

WALL LEGEND	
	EXTERIOR EXISTING WALLS TO REMAIN
	EXTERIOR EXISTING WALLS TO BE REMOVED
	INTERIOR EXISTING WALLS TO BE REMOVED

KEY NOTES	
1	(E) TOILET TO BE RELOCATED
2	(E) SINK
3	(E) TUB
4	(E) SHOWER HEAD
5	(E) WASHER CONNECTION

DEMOLITION FIRST FLOOR PLAN

DATE: 07.16.2010
SCALE: 1/4" = 1'-0"
DRAWN:
FOR P: 1505.00
SHEET NO:
D-1.0
PLAN



REVISION LOG	DATE

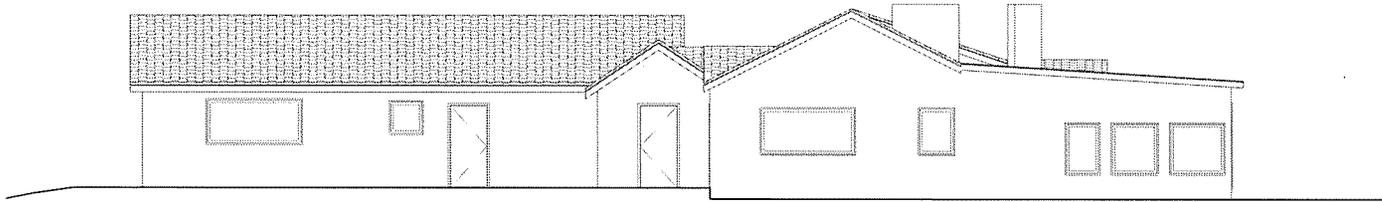
BAILLARD RESIDENCE
 31276 BAILLARD ROAD
 MALIBU, CA 90265

EXISTING FLOOR PLAN - MAIN RESIDENCE

DATE	05.03.2016
SCALE	1/4" = 1'-0"
DRAWN	
PROJ #	1565-00
SHEET NO.	

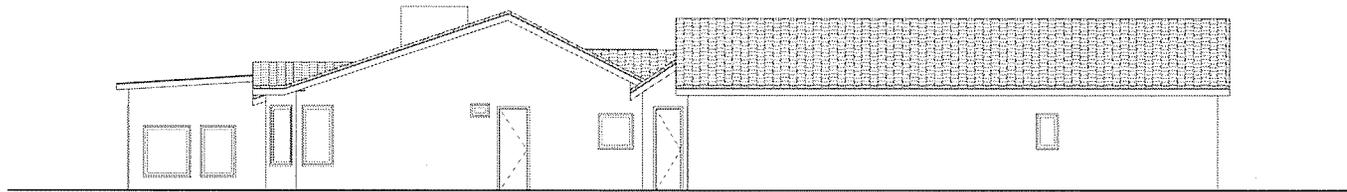
ALL "AS BUILT" ARCHITECTURAL DRAWINGS HAVE BEEN DEVELOPED FROM A COMPARISON OF EXISTING PLANS AND FIELD MEASUREMENTS. HOWEVER, LANDRY DESIGN GROUP, INC. ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE AS-BUILT CONDITIONS.

D-2.0
 PLAN



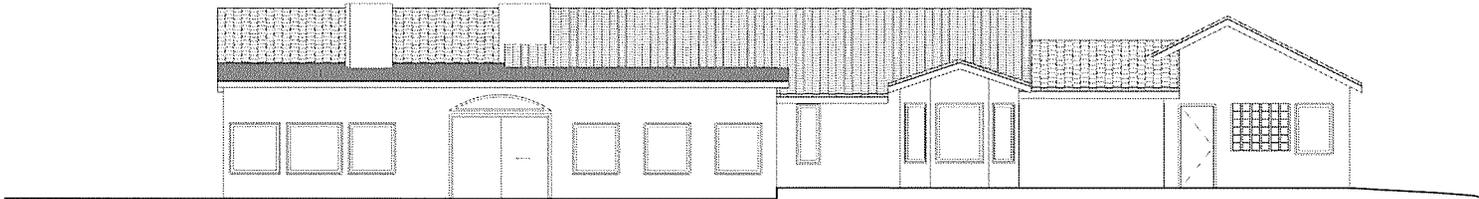
WEST ELEVATION

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



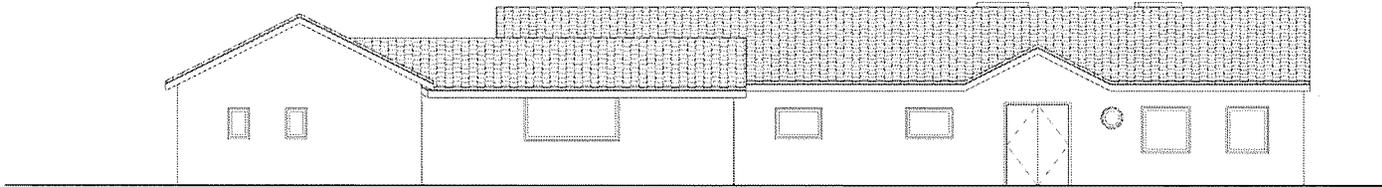
EAST ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

REVISION LOG	DATE

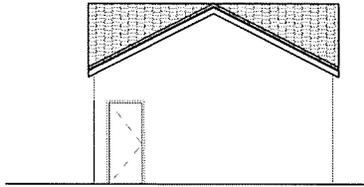
BALLARD RESIDENCE
31276 BALLARD ROAD
MALIBU, CA 90265

EXISTING ELEVATIONS - MAIN RESIDENCE

DATE: 05.03.2016
SCALE: 1/4" = 1'-0"
DRAWN:
JOB # 1505.00

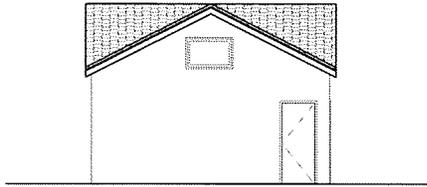
SHEET NO.
D-2.1
ELEVATIONS

ALL "AS BUILT" ARCHITECTURAL DRAWINGS HAVE BEEN DEVELOPED FROM A COMBINATION OF EXISTING PLANS AND FIELD MEASUREMENTS. HOWEVER, LANDRY DESIGN GROUP, INC. ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE AS-BUILT CONDITIONS.



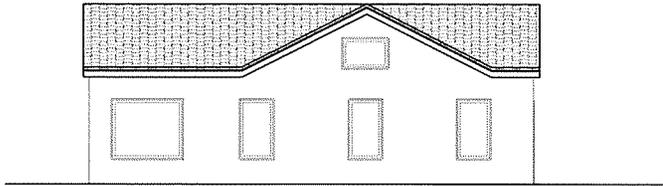
SOUTH ELEVATION - GARAGE

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



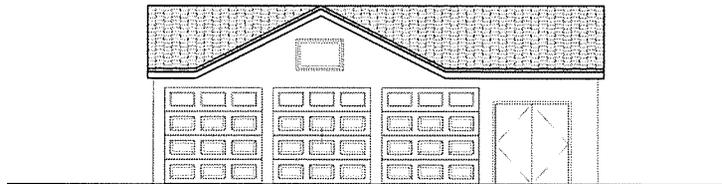
NORTH ELEVATION - GARAGE

SCALE: 1/4" = 1'-0" 3



REAR ELEVATION - GARAGE

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



FRONT ELEVATION - GARAGE

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

REVISION LOG
DATE
BY
DESCRIPTION

BALLARD RESIDENCE
 31276 BALLARD ROAD
 MALIBU, CA 90265

EXISTING ELEVATIONS - GARAGE

DATE	05.03.2016
SCALE	1/4" = 1'-0"
DRAWN	
APP.P	1506.00

ALL "AS BUILT" ARCHITECTURAL DRAWINGS HAVE BEEN DEVELOPED FROM A COMBINATION OF EXISTING PLANS AND FIELD MEASUREMENTS. HOWEVER, LANDRY DESIGN GROUP, INC. ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE AS-BUILT CONDITIONS.

D-2.2
 ELEVATIONS



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: ^{12/10/2015}~~6/15/2015~~
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 15-059
JOB ADDRESS: 31276 BAILARD RD
APPLICANT / CONTACT: Eli Benitez
APPLICANT ADDRESS: 1818 S. Sepulveda Blvd
Los Angeles, CA 90025
APPLICANT PHONE #: (310)444-1404
APPLICANT FAX #: (310) 444-1405
APPLICANT EMAIL: eli@landrydesign.net
PROJECT DESCRIPTION: 435 square foot addition and detached accessory
with garage

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.

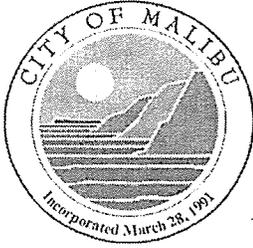
OWTS Plot Plan: NOT REQUIRED
 REQUIRED (attached hereto) REQUIRED (not attached)

Signature Math Fennell

Date DECEMBER 22, 2015

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

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



City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Eli Benitez eli@landrydesign.net	
Project Address:	31276 Bailard Road Malibu, CA 90265	
Planning Case No.:	CDP 15-059	
Project Description:	435 square foot addition and detached accessory with garage	
Date of Review:	December 22, 2015	
Reviewer:	Matt Janousek	Signature: 
Contact Information:	Phone: (310) 456-2489 x 307	Email: mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Landry Design Group: Architectural plans by submitted to Planning 8-31-2015
Grading Plans:	Forma Engineering: Grading plans by dated 8-27-2015
OWTS Plan:	MKN & Associates: OWTS Plan dated 11-9-2015
OWTS Report:	MKN & Associates: OWTS summary report dated 11-9-2015
Geology Report:	SubSurface Designs: Geology report dated 10-5-2015; Percolation test report dated 10-22-2015
Miscellaneous:	Operating permit expires 10-20-2019
Previous Reviews:	9-17-2015

REVIEW FINDINGS

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

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



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

Conditions of Planning Conformance Review

- 1) **Final AOWTS Plot Plan:** A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).
- 2) **Final AOWTS Design Report, Plans, and System Specifications:** A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

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

- f. 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) **Existing OWTS to be Abandoned:** 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.
 - 4) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with 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 regulatory 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."
 - 5) **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.
 - 6) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.
 - 7) **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.
 - 8) **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.**
 - 9) **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.**

- 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 Planning Approval:** City of Malibu Planning Department final approval of the AOWTS plan shall be obtained.
- 12) **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.
- 13) **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.

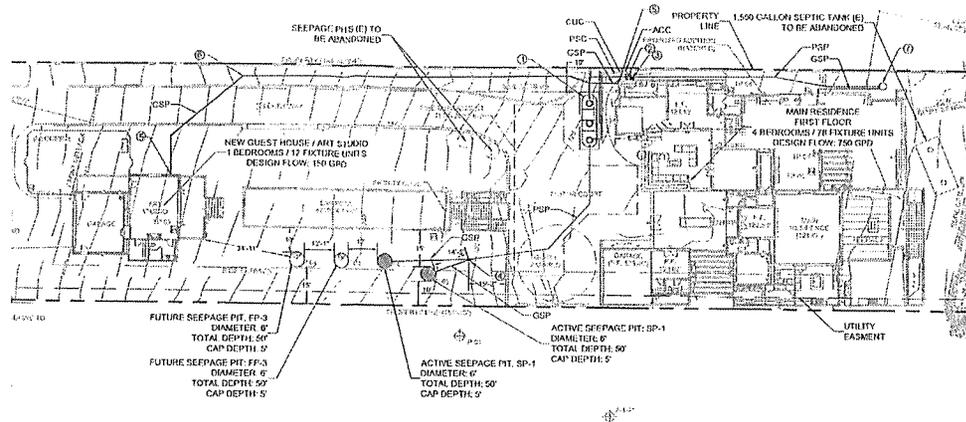
cc: Environmental Health file
Planning Department



31276 BAILLARD ROAD
MALIBU, CA 90265

(CDP 15-059)

S.F.D.:	3 Bedrooms/40 Fixture Units to 4 Bedrooms/78 Fixture Units (R)
GUEST UNIT:	1 Bedroom/12 Fixture Units (N)
TREATMENT TANK:	1,500 Gallon w/Pump (E) - TO BE ABANDONED 3,436 Gallon MicroSepTec ES12 w/UV Disinfection Unit (N)
ACTIVE:	2 - 6' x 50' BI w/ 5' Cap (N) (projected; P-1, P-2)
FUTURE:	2 - 6' x 50' BI w/ 5' Cap (N) (projected; P-3, P-4)
PERC RATE:	7,950 gpd/9.4 gpsf (projected; P-1) 7,070 gpd/8.4 gpsf (projected; P-2) 7,500 gpd/8.8 gpsf (projected; P-3) 6,629 gpd/7.8 gpsf (projected; P-4)
DESIGNER:	Eileen Shields, RCE (74757)
REFERENCE:	M&N & Associates: OWTS summary report dated 11-9-2015 SubSurface Designs: Percolation test report dated 10-22-2015



NOTES:

1. This conformance review is for a 3 bedroom (40 fixture units) to 4 bedroom (78 fixture units) remodel to an existing single family dwelling and a new 1 bedroom (12 fixture units) guest house. The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).
2. This review relates only to the minimum requirements of the MPC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

1 SITE IMPROVEMENT PLAN

Scale: 1" = 40'

LEGEND:

- ⊗ BORING LOCATION (SUBSURFACE DESIGNS ETC.)
- ⊙ EXISTING SEEPAGE PIT
- PROPOSED ACTIVE SEEPAGE PIT
- PROPOSED FUTURE SEEPAGE PIT
- EXISTING
- PROPOSED

REFERENCES:

1. SITE SURVEY DATED OCTOBER 2014, PREPARED BY LARRY PEARSON
2. SITE PLAN DATED MAY 2012, PREPARED BY LANDRY DESIGN GROUP.
3. UNITED GEOLOGIC REPORT - PERCOLATION TEST RESULTS DATED MAY 7, 2015, PREPARED BY SUBSURFACE DESIGNS INC.

AOWTS MAX. DESIGN CAPACITY	
COMPONENTS	CAPACITY
DESIGN FLOW	500 GPD / 5 BEDROOMS / 100 FIXTURE UNITS
TREATMENT CAPACITY	1,200 GPD / 6 BEDROOMS
TANK VOLUME	3,634 GALLONS / 105 FIXTURE UNITS
ACTIVE SEEPAGE PIT DISPOSAL CAPACITY	15,020 GPD / 160 FIXTURE UNITS
FUTURE SEEPAGE PIT DISPOSAL CAPACITY	14,120 GPD / 146 FIXTURE UNITS

SEEPAGE PIT CAPACITY					
PIT	DIAMETER (FT)	TOTAL DEPTH (FT)	CAP DEPTH (FT)	EFFECTIVE DEPTH (FT)	CAPACITY (GPD)
SP-1	6	50	5	45	7,500
GP-2	6	50	5	45	7,070
FP-1	6	50	5	45	7,500
FP-2	6	50	5	45	6,629

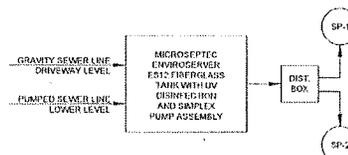
EQUIPMENT SCHEDULE	
LABEL	DESCRIPTION
1	MICROSEPTEC ENVIROSERVER ES12 WITH TRAFFIC RATED GLASS
2	MICROSEPTEC CONTROL PANEL
3	AIR COMPRESSOR UNITS (2) AND CONCRETE PAD
4	DISTRIBUTION BOX
5	4" PVC SERVICE CONNECTION
6	4" CLEAROUT
7	LIFT STATION

PIPING SCHEDULE		
LABEL	DESCRIPTION	SPECIFICATION
ACC	AIR COMPRESSOR CONDUIT	1" SCH40 PVC
CUC	CONTROL UNIT CONDUIT	1" SCH40 PVC
GSP	GRAVITY SEWER PIPE	4" SCH40 PVC
PSP	PUMPED SEWER PIPE	2" SCH40 PVC
PSC	POWER SUPPLY CONDUIT	1" SCH40 PVC

CITY OF MALIBU ENVIRONMENTAL SUSTAINABILITY DEPT ENVIRONMENTAL HEALTH CONFORMANCE REVIEW
DEC 22 2015
SIGNATURE <i>M. W. ...</i>
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.

2 PROCESS SCHEMATIC

Scale: NTS



mkn
WATER WASTEWATER REVISIONS

P.O. BOX 1604
ARROYO GRANDE, CA 93421
(805) 504-6530

REGISTERED PROFESSIONAL ENGINEER
No. 49427
Exp. 07/31/15
STATE OF CALIFORNIA

31276 BAILLARD ROAD, MALIBU, CA

AOWTS CONFORMANCE
REVIEW WASTEWATER
REPAIR PLOT PLAN

DRAWN BY: LCP
DATE: 11-09-15

Plot Plan
SHEET 1 OF 1

RECEIVED

DEC 10 2015

PLANNING DEPT.

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

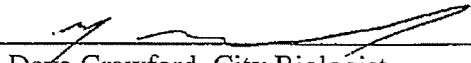
BIOLOGICAL REVIEW

Site Address: 31276 Bailard Road
Applicant/Phone: Eli Benitez/ 310.444.1404
Project Type: 435 sf addition and detached accessory with garage
Project Number: CDP 15-058
Project Planner: Richard Mollica

REFERENCES: Site Survey, Site Plans

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
 - A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change of 5,000 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

Reviewed By: 

Dave Crawford, City Biologist

310-456-2489 ext.227 (City of Malibu); e-mail drcrawford@malibucity.org

Date: 10/13/15



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
FROM: City of Malibu Planning Department

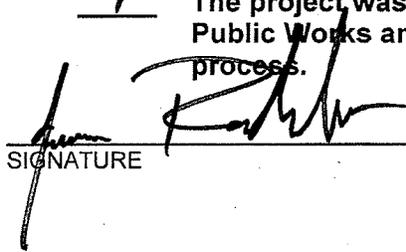
DATE: 8/31/15
~~6/15/2015~~

PROJECT NUMBER: CDP 15-058
JOB ADDRESS: 31276 BAILARD RD
APPLICANT / CONTACT: Eli Benitez
APPLICANT ADDRESS: 1818 S. Sepulveda Blvd
Los Angeles, CA 90025
APPLICANT PHONE #: (310)444-1404
APPLICANT FAX #: (310) 444-1405
APPLICANT EMAIL: eli@landrydesign.net
PROJECT DESCRIPTION: 435 square foot addition and detached accessory with garage

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

9/2/15
DATE



City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date: March 4, 2016 **Review Log #:** 3811
Site Address: 31276 Bailard Road
Lot/Tract/PM #: n/a **Planning #:** CDP 15-059
Applicant/Contact: Eli Benitez, eli@landrydesign.net **BPC/GPC #:**
Contact Phone #: 310-444-1404 **Fax#:** 310-444-1405 **Planner:** Richard Mollica
Project Type: Additions, remodel, new garage/art studio, grading, retaining walls, new lap pool and infinity-edge swimming pool, new advanced onsite wastewater treatment system (AOWTS)

Submittal Information

Consultant(s) / Report Date(s): SubSurface Designs, Inc. (Mahn, RCE 60293; Pongracz-Bartha, CEG 2370): **2-18-16**, 1-15-16, 10-5-15
(*Current submittal(s) in Bold.*)
SubSurface Designs, Inc. (Triebold, CEG 1796): 10-22-15
Michael K: Nunley & Associates, Inc. (Shields, RCE 74757): 11-9-15

Building plans prepared by Landry Design Group dated August 31, 2015.

Grading plans prepared by Forma Engineering, Inc. dated February 16, 2016.

AOWTS Conformance Review Site Plan prepared by MKN dated November 9, 2015.

Previous Reviews: 2-5-16, 11-25-15, Environmental Health Review Sheet dated September 17, 2015, Geotechnical Review Referral Sheet dated 9-1-15

Review Findings

Coastal Development Permit Review

- The residential re-development project is **APPROVED** from a geotechnical perspective.
- The residential re-development project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval of the project

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. Please respond to the listed 'Building Plan-Check Stage Review Comments'.

Remarks

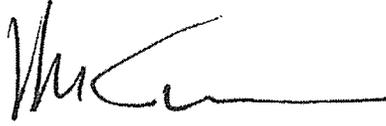
The referenced addendum report and revised grading plans were reviewed by the City from a geotechnical perspective. The project comprises remodeling the existing 3,685 square foot one-story single-family residence and adding 1,079 square feet, remodeling the existing 707 square foot detached garage/guest house and adding 140 square feet, constructing a new 1,281 square foot detached garage/art studio, a new infinity-edge swimming pool and spa, a new lap pool, retaining walls, and grading (5,200 yards of R & R; 200 yards of cut under structure; 150 yards of cut for safety; 590 yards of cut and 390 yards of fill non-exempt; and 550 yards of export). A new AOWTS will be installed on the property that consists of a treatment tank system and two 6' diameter x 45' BI seepage pits with 5' caps and 100% expansion.

Building Plan Check Review Comments:

1. Section F on the Grading Plans should show the R & R grading under the proposed addition, as shown on Section H. Please correct.
2. The R & R yardages on the new Grading Plans have not been revised. Please clarify and correct, as necessary.
3. Please include on the swimming pool pile schedule the minimum depth below the seismic factor of safety line, and include cross-sections that show the depth of the line, and approximate elevations.
4. 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 the Consultant's recommendation.
5. Please include recommendations for proper abandonment of the existing OWTS on the Building and OWTS plans.
6. Show the existing OWTS on the plans.
7. Include the following note on the swimming pool foundation plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, and a map depicting the locations of the piles"*.
8. Two sets of final grading, retaining wall, remodel to the guest house and garage, new detached garage and art studio, AOWTS, swimming pools, and remodel and addition to the 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.

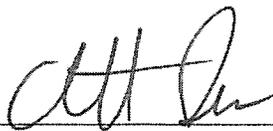
Geotechnical Engineering Review by:



March 4, 2016

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

Engineering Geology Review by:



3/4/16
Date

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.

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





City of Malibu

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

RECEIVED
FEB 10 2016
PLANNING DEPT.

FIRE DEPARTMENT REVIEW REFERRAL SHEET

TO: Los Angeles County Fire Department
FROM: City of Malibu Planning Department

DATE: 8/31/15
~~6/15/2015~~

PROJECT NUMBER: CDP 15-058
JOB ADDRESS: 31276 BAILARD RD
APPLICANT / CONTACT: Eli Benitez
APPLICANT ADDRESS: 1818 S. Sepulveda Blvd
Los Angeles, CA 90025
APPLICANT PHONE #: (310)444-1404
APPLICANT FAX #: (310) 444-1405
PROJECT DESCRIPTION: 435 square foot addition and detached accessory with garage

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

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

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

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

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

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

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

M. BONNER
SIGNATURE

1/20/16
DATE

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

Site Photos



South Facing Portion of the Existing Development



North Facing Portion of the Existing Development



Existing Garage/Office Structure

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 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 or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Richard Mollica, Senior Planner**, at (310) 456-2489, extension 346.

Date: July 7, 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, July 18, 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 AMENDMENT NO. 15-059 - An application for the remodel of the existing single-family residence and garage, including the addition of 1,219 square feet and the construction of a new 1,281 square-foot detached art studio and garage, alternative onsite wastewater system, pool, spa, pool equipment, landscaping, patio with barbeque area, horse corral grading, and associated development

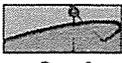
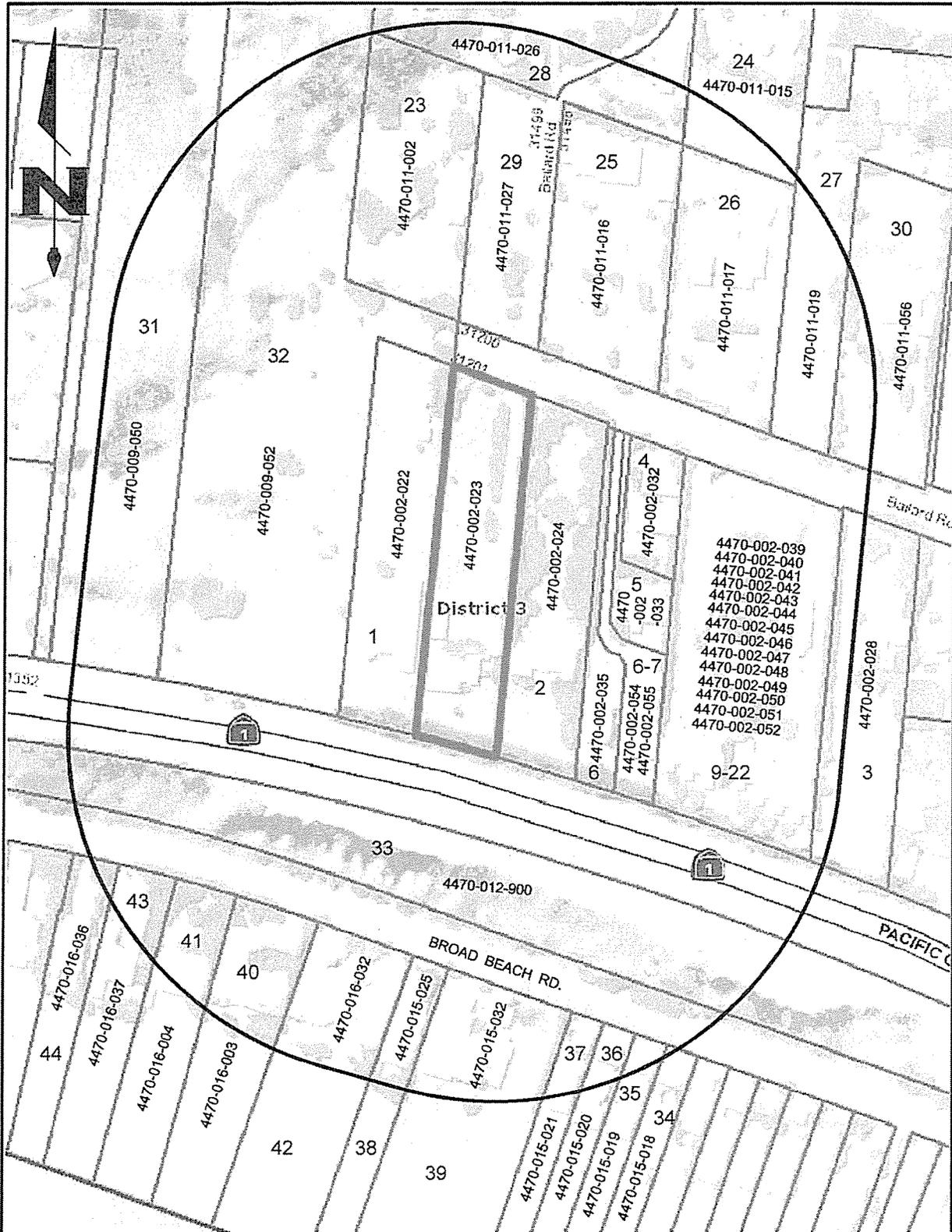
LOCATION:	31276 Bailard Road, within the appealable coastal zone
APN:	4470-002-023
ZONING:	Rural Residential-Five Acre (RR-5)
APPLICANT:	Landry Design Group
OWNER:	Kaswan Family Trust
APPLICATION FILED:	June 15, 2015
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

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

ATTACHMENT 5



500 FT RADIUS MAP



chris nelson
& Associates, inc.

PROFESSIONAL LAND SURVEYORS
3123H Via Collins Suite, "C" Westlake Village, CA 91362
Voice: 818,991,1030 Fax: 818,991,0614

CHRIS NELSON P.L.S. 6385

SCALE: 1" = 200'

DRAWN BY: DRAFTSMAN

CHECKED BY:

SHEET No. 1 OF 1

DRAWING NUMBER 15-3504

DATE:



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: July 21, 2016 Meeting Date: August 1, 2016

Subject: Coastal Development Permit Amendment No. 16-006 – An application to amend Coastal Development Permit No. 14-024, Site Plan Review No. 14-018, and Minor Modification No. 14-016 for the construction of a new, two-story single-family residence and accessory development

Location: 6847 Wildlife Road, within the appealable coastal zone

APN: 4466-006-017

Zoning: Rural Residential–One Acre (RR-1)

Owner: Wildlife II, LLC

RECOMMENDED ACTION: Adopt Resolution No. 16-17 approving Coastal Development Permit Amendment (CDPA) No. 16-006 amending Coastal Development Permit No. 14-024, Site Plan Review No. 14-018, and Minor Modification No. 14-016 to increase the front yard setback, revise the grading design and configuration of the pool and backyard amenities, and make other modifications, resulting in construction of a new, two-story, 6,632 square foot single-family residence, a 628 square foot attached garage, a 999 square foot basement, pool, landscaping, retaining walls and fencing, grading, various hardscape, 36 square feet of covered porches projecting more than six feet, and an alternative onsite wastewater treatment system, including an 18 percent rather than 40 percent minor modification of the front yard setback, and a site plan review for height in excess of 18 feet, up to 28 feet for a pitched roof.

This item will be distributed under separate cover.



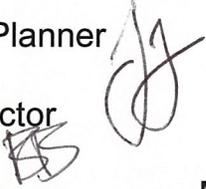
Supplemental Commission Agenda Report

Planning Commission
Meeting
08-01-16

**Item
5.A.**

To: Chair Stack and Members of the Planning Commission

Prepared by: Jasch Janowicz, Contract Planner

Approved by: Bonnie Blue, Planning Director 

Date prepared: July 25, 2016 Meeting Date: August 1, 2016

Subject: Coastal Development Permit Amendment No. 16-006 – An application to amend Coastal Development Permit No. 14-024, Site Plan Review No. 14-018, and Minor Modification No. 14-016 for the construction of a new, two-story single-family residence and accessory development

Location: 6847 Wildlife Road, within the appealable coastal zone

APN: 4466-006-017

Owner: Wildlife II, LLC

RECOMMENDED ACTION: Adopt Resolution No. 16-17 approving Coastal Development Permit Amendment (CDPA) No. 16-006 amending Coastal Development Permit No. 14-024, Site Plan Review No. 14-018, and Minor Modification No. 14-016 to increase the front yard setback, revise the grading design and configuration of the pool and backyard amenities, and make other modifications, resulting in construction of a new, two-story, 6,632 square foot single-family residence, a 628 square foot attached garage, a 999 square foot basement, pool, landscaping, retaining walls and fencing, grading, various hardscape, 36 square feet of covered porches projecting more than six feet, and an alternative onsite wastewater treatment system, including an 18 percent rather than 40 percent minor modification of the front yard setback, and a site plan review for height in excess of 18 feet, up to 28 feet for a pitched roof located in the Rural Residential-One Acre zoning district at 6847 Wildlife Road.

DISCUSSION: On January 20, 2015, the Planning Commission adopted Resolution No. 15-05, which approved CDP No. 14-024, Site Plan Review No. 14-018, Minor Modification No. 14-016, and Demolition Permit No. 14-004. Subsequent to this approval, the applicant requested changes to the approved plans under a substantial conformance review by the

Planning Director, which were deemed minor in nature and consistent with conditions of approval 3 and 10 of the resolution. These conditions state that subsequent submittals must be in substantial compliance with the Planning Commission's approval, and that minor changes may be approved by the Director if they achieve substantially the same results and comply with the Local Coastal Program (LCP) and Malibu Municipal Code (MMC).

Later, after site improvements had been demolished and project grading had begun, it was determined that the changes were not minor in nature, were approved in error, and that the applicant's options were to revert back to the plans as originally approved or process a CDP amendment to be considered by the Planning Commission. A stop work order was issued for the project on June 30, 2016. The applicant has elected to process the subject amendment.

On July 11, 2016, the property owner submitted Coastal Development Permit Amendment No. 16-006, and the associated revisions to the development plans. The most notable changes between the Planning Commission-approved plans and the modified plans under construction were the configuration of the rear yard grading, relocation of two accessory pavilion structures at a higher elevation, and the increased front yard setback for the main residence. While the reconfigured grading eliminated nearly all of the soils export from the original project, it resulted in a significantly higher finished surface elevation in the rear yard which also raised the elevation of the two pavilion structures.

Under the proposed amendment, the project applicant has modified the revised project, particularly the grading, which will lower the rear yard compared to what is visible on the partially graded site today and stay under the 1,000 cubic yard limit for non-exempt grading of LIP Section 8.3(B). The two pavilions in the rear yard have also been eliminated. Story poles were installed to demonstrate the revised residence siting with the increased front yard setback (Attachment 5).

This agenda report will provide an overview of the project, including a summary of the proposed CDP amendment and how it differs from the original project. The report summarizes staff's analysis of the project's consistency with applicable provisions of the LCP and the California Environmental Quality Act (CEQA). The discussion and analysis demonstrate the amended project remains consistent with the LCP. A complete project chronology and all required findings to approve the application can be found in Planning Commission Resolution No. 16-17.

Project Setting and Surrounding Land Uses

The project site is located within the Point Dume neighborhood and the surrounding area is developed with single-family residential dwellings. The project site is currently partially

graded based on the plans approved in error. The previous residence and site improvements have been demolished.

The project site is rectangular in shape and the proposed development area is generally flat (slopes are 5:1 or flatter). The southern portions of the site descend into an east/west trending drainage that runs toward the coastline. According to LCP Local Implementation Plan (LIP) Section 4.6.1(A), all development in Point Dume must avoid slopes steeper than 25 percent (4:1). The southern portion of the lot is heavily vegetated with native and non-native vegetation and contains slope gradients between 2.5:1 and 1:1. No development is proposed on slopes steeper than 25 percent. A vicinity map and aerial photograph are included as Attachment 2.

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

Table 1 – Property Data	
Lot Depth	518.66 feet
Lot Width	100 feet
Gross and Net Lot Area ¹	51,864 square feet and 48,863 square feet (1.19 acres)

The property is located with the appealable zone according to the Post-LCP Certification Permit Jurisdiction and Appeal Map, so the amendment is appealable to the California Coastal Commission. According to the LCP Park Lands Map, no trails or parks are located on or adjacent to the project site. However, the site survey shows a 30-foot wide “Bridal Trail” easement recorded over the western portions of Wildlife Road parallel to the front property line and a 40-foot wide “Bridal Trail” easement recorded over the eastern portions of the property parallel to existing riparian habitat. The proposed project as amended would not impact these easements.

Project Description

Original Project Description

- Demolition of the existing residence, garage, landscaping, fencing, entry gate, and concrete sport court;
- Abandonment of the existing septic system;
- Construction of a:
 - 6,594 square foot, two-story residence with an attached 628 square foot two-car garage up to 26 feet, 8 inches in height;
 - 999 square foot basement (exempt from Total Development Square Footage (TDSF)²);
 - 36 square feet of covered porches projecting over six feet (included in TDSF);
 - Concrete driveway with two unenclosed parking spaces;

¹ Net Lot Area = Gross Lot Area minus the area of road easements.

² Exempt from TDSF per LIP Section 3.6(K)

- Pool and pool equipment;
- Unenclosed trellised pool pavilion 13 feet, 3 inches in height;
- Unenclosed trellised garden pavilion 13 feet, 3 inches in height;
- Landscaping, hardscape, outdoor barbeque, entry gates, fencing, and walls;
- AOWTS;
- Grading;
- SPR No. 14-018 to allow construction of residential dwelling up to 28 feet in height with a pitched roof;
- DP No. 14-004 for removal of existing onsite development; and
- MM No. 14-016 for reduction of the required front yard setback from 65 feet to 39.2 feet.

Proposed Amended Description (plans included as Attachment 3)

- Previously completed onsite demolition of improvements and septic system;
- Construction of a:
 - 6,632 square foot, two-story residence with an attached 628 square foot two-car garage up to 28 feet in height;
 - 999 square foot basement (exempt from TDSF);
 - 36 square feet of covered porches projecting over six feet (included in TDSF);
 - New second floor covered balcony less than six feet deep;
 - Concrete driveway with three unenclosed parking spaces;
 - Pool and pool equipment;
 - Landscaping, hardscape, outdoor barbeque, entry gates, fencing, and walls;
 - AOWTS; and
 - Grading and retaining walls.

The amended project still requires the following discretionary applications previously approved:

- SPR No. 14-018 to allow construction of residential dwelling up to 28 feet in height with a pitched roof; and
- MM No. 14-016 for reduction of the required front yard setback from 65 feet to 53.4 feet.

The two-story residential dwelling retains the Craftsman architectural style. However, the setback from Wildlife Road has increased from 39.2 to 53.4 feet and exterior elevations have been modified slightly and include revised window and door placement, and revised deck designs on the second floor. The proposed basement and ground floor plans remain unchanged. The proposed second level has been reconfigured and includes an additional 38 square feet. The roofline does not exceed the maximum 28 foot height limit for a pitched roof as measured from finished or natural grade (whichever is lower).

The location of vehicular access to the project site has not changed but additional guest parking has been included within the increased front yard area. Vehicle access and pedestrian access to the residence from Wildlife Road will still be via automated gates. The front yard walls, entry gate, and side yard returns remain largely unchanged, with the exception of the walls surrounding the proposed mailbox, which have been further setback from Wildlife Road. The front yard will be still comprised of 42-inch stone clad base with view permeable fencing above up to six feet in height.

Minor changes to the configuration of the AOWTS are proposed, but the system remains beneath the northwest portion of the front yard. The system design includes a Microseptec fiberglass tank with UV disinfection along with the two seepage pits. The revised design has been reviewed and approved by the City's Environmental Health Administrator. One of the seepage pits will be relocated slightly within the front yard to meet the required setbacks from the front yard walls.

The swimming pool and deck area are now proposed parallel to the southeastern property line. The grading associated with this revised design creates a terraced upper rear yard supported by retaining walls along the side property lines that rejoins the natural grade before the slope steepens to more than 4 to 1. A more detailed discussion of grading and elevation differences is provided below under Grading. The walls along the southeastern property line retain fill material and would also include view permeable fencing up to 42 inches in height on top of the six foot wall for safety purposes. Block walls six feet in height are also proposed along a portion of the northwestern side property line.

Minor revisions to the landscaping improvements are proposed throughout the project site and have been reviewed and approved by the City Biologist for consistency with the LCP and the City's Landscape Water Conservation Ordinance requirements (MMC Chapter 9.20). Overall estimated water use has been reduced by 191,000 gallons per year.

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. The amended project has been reviewed and approved for LCP conformance review by the Planning Department, the City Public Works Department, the City Geologist, and the City Environmental Health Administrator. Department review sheets are included as Attachment 4.

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 (OWTS) 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 including Site Plan Review and Minor Modification 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, only the General Coastal Development Permit (including site plan review and minor modification findings) and Hazards apply to the project and thus warrant further discussion. Consistency review with these sections is discussed later in the *LIP Findings* section.

LIP Conformance

Zoning (LIP Chapter 3)

Table 2 provides a summary of the amended project and differences from the approved project, where they exist, and indicates that the proposed project meets the property development and design standards as set forth under LIP Chapter 3.

Table 2 – Zoning Conformance (Non-Beachfront) and Comparison Table			
Development Requirement	Allowed / Required	Proposed (Original Approval)	Comments
SETBACKS			
Front Yard	65 feet	53.4 feet (previously 32.5 feet)	Minor Modification No. 14-016
Rear Yard	15 feet	333.4 (previously 223.5 feet)	Complies
Side Yard (minimum)	10 feet	12.42 feet	Complies
Side Yard (cumulative)	25 feet	27.4 feet	Complies
BUILDING HEIGHT	18 feet	28 feet (pitched)	SPR No. 14-018
ACCESSORY STRUCTURE HEIGHT	18 feet	N/A	Complies
TDSF	7,298 square feet	7,296 square feet	Complies
BASEMENT	1,000 square feet exempt	999 square feet	Complies
TWO-THIRDS RULE	3,034 square feet	2,767 square feet (previously 2,729 sf)	Complies

Table 2 – Zoning Conformance (Non-Beachfront) and Comparison Table			
Development Requirement	Allowed / Required	Proposed (Original Approval)	Comments
PARKING	2 enclosed 2 unenclosed	2 enclosed 3 unenclosed	Complies
IMPERMEABLE COVERAGE	14,658 square feet	12,998 square feet (previously 10,608 sf)	Complies
CONSTRUCTION ON SLOPES IN POINT DUME	Flatter than 4 to 1	5 to 1 or flatter	Complies
FENCE/WALL HEIGHT			
Front Yard			
• Solid	42 inches	42 inches	Complies
• View Permeable	Up to 6 feet	Up to 6 feet	Complies
Side Yard			
• Solid Retaining Fill	Up to 6 feet	6 feet (none proposed)	Complies
• View Permeable On Top of Retaining Wall	Up to 42 inches	42 inches	Complies
• Solid Wall	Up to 6 feet	6 feet	Complies

With the inclusion of the previously approved site plan review and minor modification, the amended project complies the non-beachfront development standards set forth in LIP Chapter 3.

Grading (LIP Chapter 8)

Revised grading plans and calculations were prepared for the proposed amended project. The total grading yardage calculations are included in the amended plan set and are shown below in Table 3.

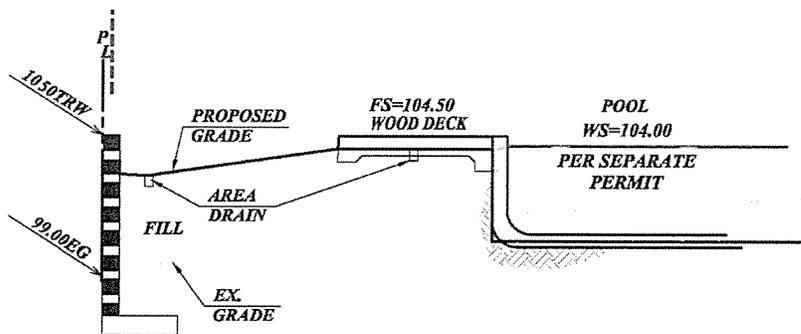
Table 3 – LCP Grading Conformance						
	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	719	1072	0	127	0	1199
Fill	719	0	0	817	0	817
Total	1438	1072	0	944	0	2016
Import	0	0	0	690	0	0
Export	0	1072	0	0	0	382

Note: All quantities in cubic yards; R&R = Removal and Recompaction; Exempt grading = includes all R&R, understructure, and safety grading; Safety grading = the incremental grading required for emergency vehicle access (turnouts, hammerheads, and turnarounds and any other increases in driveway width in excess of the 15 feet required by LACFD).

The revised grading design establishes similar finished grade elevations when compared to the originally approved grading plans. For example, the finished floor elevation for the single-family structure remains unchanged at 105.5 feet for the garage and 106 feet for the living area. The rear yard areas directly adjacent the living area are approximately 0.25 feet higher with an elevation of 105.75 feet. The water surface elevation for the revised pool is one foot lower with an elevation of 104 feet.

The areas with the most significant changes in grading design are the yard areas surrounding the re-oriented pool and the southern limits of grading around the previously existing sport court. Under this amendment, the rear yard area surrounding the pool would be re-graded flat with an elevation of 104.5 feet, whereas this rear yard area was previously approved with a grade starting at 101.75 feet and gradually descending to 99 feet. A retaining wall is proposed to retail the slope along the southeastern side property line. A 42 inch tall view permeable fence will be added on top for safety (see Figure 1).

Figure 1. Retaining Wall Cross-Section



The southern limits of grading were previously approved with slopes descending from the 99 foot contour elevation at the sport court to a finished surface elevation of 96.5 feet where a garden terrace was proposed. The amended project proposes to utilize two retaining walls to descend from the 104.5 foot rear yard elevation to a finished surface elevation of 100 feet at the location of the previously existing sport court. At the southern-most limits of grading, a descending 3:1 slope is proposed to establish a finished surface elevation of 96 feet (natural grade).

The purpose of the Grading Ordinance (Chapter 8 of the LIP) is to ensure that new development minimizes the visual and resource impacts of grading and landform alteration. The grading design standards require landforms to mimic the natural topography, avoid a manufactured appearance of slopes, limit non-exempt cut and fill quantities to no more than 1,000 cubic yards, and limit import/export quantities to limit

truck trips in residential neighborhoods. While the LCP calls for grading to be kept to a minimum in LIP Section 8.3(A), it then specifies in LIP Section 8.3(B) the quantities of grading allowed and sets the limit at 1,000 cubic yards per residential lot. In the more densely developed RR-1 neighborhoods, the Planning Commission has regularly approved grading for typical accessory residential development if the 1,000 cubic yard limit is not exceeded and no public scenic views or resources are impacted.

The project site is not located within a public view corridor and public views of the ocean or the Santa Monica Mountains are not available from Wildlife Road along the property frontage or from the rear yard portions of the project site or the neighboring properties. Existing private views from neighboring properties to the southeast and northwest will not be impacted, as no structures are proposed within the rear yard. The amended grading plan establishes a level rear yard where a level rear yard previously existed and essentially maintains the previously approved garden terrace at a similar elevation. The partially completed grading visible in the current story pole photos will be lowered in the rear yard under the amendment.

Figure 2



Original story pole photograph



Proposed Story Pole Photograph

This is generally consistent with the rear yard grading designs of the neighboring properties. Landscaping will be installed along the slope of the southeasterly retaining wall to avoid impacting the privacy of the adjacent property owner, whose yard is at a lower elevation. Finally, soil export quantities have been reduced by approximately 600 cubic yards, which will reduce air quality, water quality, traffic, and noise impacts within the neighborhood.

Similar to the originally approved project, the amended grading design conforms to the grading requirements as set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

No changes to the grading footprint are proposed as part of this CDPA. Therefore, the Phase 1 Archaeological Study dated December 2013, which found no archaeological resources within the property boundaries is sufficient and no further studies are required.

The conditions of approval included in Planning Commission Resolution No. 15-04 pertaining to the protection of cultural resources would still apply.

Water Quality (LIP Chapter 17)

The City Public Works Department has reviewed and approved the amended project for conformance to LIP Chapter 17 requirements for water quality protection. The standard conditions of approval included in Planning Commission Resolution No. 15-04 pertaining to the protection water quality would still apply.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

The project proposes no changes to the AOWTS, other than slightly adjusting the locations of one of the seepage pits. The City Environmental Health Administrator reviewed the amended system design and confirmed the proposed AOWTS conforms to the OWTS standards of LIP Chapter 18, as well as the Malibu Plumbing Code. The subject system will meet all applicable requirements and operating permits will be required.

LIP Findings

A. Coastal Development Permit [LIP Chapter 13]

LIP Section 13.9 requires that the following four findings be made for all CDPs and amendments.

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 amended project has been reviewed for conformance with the LCP by the Planning Department, City Environmental Health Administrator, City Geologist, and City Public Works Department. The proposed project, as conditioned, conforms to the LCP in that it meets all residential development standards with the inclusion of the site plan review for construction in excess of 18 feet in height, and a minor modification for a reduction in the front yard setback.

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

The amended project allows for a new two-story single-family residential structure, landscaping and hardscape, walls and fences, and a revised pool configuration similar to the original project, all of which are permitted uses within the rural residential zoning classification of the subject property. The amended project will not result in potentially significant impacts on the physical environment.

Three alternatives were considered to determine which was the least environmentally damaging.

1. No Project – This alternative would maintain the project design as originally approved by the Planning Commission; however, it would not meet the property owner's design goals.
2. Amended Project with Less Grading – The grading quantities of the amended project could be reduced by maintaining the pool and rear yard configuration in the originally approved format. However, the property owner prefers to have the pool along the southeastern property line and a larger level yard area. The proposed grading complies with the non-exempt grading limits of the LCP, is not visible from public scenic viewing areas and is similar to other backyards in the area. The amended grading plan also reduces export, associated truck trips and offsite disposal. An amended project alternative with less grading does not offer substantial environmental advantages.
3. Proposed Project Revisions – The amended project maintains essentially the same residence design as the original project, except that less reduction of the front yard setback is proposed compared to the originally approved front yard setback, and a new covered balcony has been added. The disturbed development area has not changed. Two accessory pavilions have been eliminated and the amount of exported soil has been reduced. The proposed amended project conforms to all residential development criteria, and all required findings to support the site plan review and minor modification can be made.

Based on site reconnaissance, photographs, review of the architectural plans, review of on-site story poles, and the nature of the surrounding area, the amended project will have no significant adverse scenic or visual impacts on public views or on the physical environment. The project has been reviewed and conditionally approved by the Planning Department, City Environmental Health Administrator, City Geologist, and the City Public Works Department, and meets the City's residential development policies, with the inclusion of the site plan review and minor modification. For the reasons stated above, the project, as proposed, is the least environmentally damaging feasible 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.

The subject parcel is not located in ESHA or ESHA buffer as depicted on the LCP ESHA and Marine Resources Overlay Map, and the project avoids slopes of 4:1 and steeper per LIP Section 4.6.1(A). Therefore, the amended project does not require review by the ERB. The City Biologist reviewed the amended project and determined that it is consistent with the LCP.

B. Site Plan Review for Construction in Excess of 18 feet in Height (LIP Section 13.27.5)

The revised application increases the front yard setback and makes minor changes to the elevations of the previously approved two-story residence, which was approved in excess of 18 feet in height, up to a maximum height of 28 feet for a pitched roof under SPR No. 14-018. As discussed below the four findings required by LIP Section 13.27.5(A) and the two additional findings required by MMC Section 17.62.040(D) can still be made for construction of the amended project in excess of the City's base of 18 feet in height, up to a maximum of 28 feet in height for a pitched roof.

Finding B1. The project is consistent with policies and provisions of the Malibu LCP.

As discussed in Finding A1, the revised project has been reviewed for all relevant policies and provisions of the LCP. The amended project is consistent with the LCP in that the proposed project is located within the RR-1 zone which allows for residential use and complies with applicable development standards. The project is also consistent with the Rural Residential General Plan land use designation. Based on submitted plans, reports, visual impact analysis, and detailed site investigation, it has been determined that the amended project is consistent with all applicable policies and provisions of the LCP.

Finding B2. The project does not adversely affect neighborhood character.

The revised project proposes a two-story single-family residence within a single-family residential neighborhood. Story poles were placed on the site to demonstrate the size, mass, and bulk of the revised residence location, and to demonstrate the amended project's potential for aesthetic changes to the site relative to nearby properties. Two-story residences are common in the area and are sited at a variety of setbacks from the street. The amended project's height and bulk, and new second floor balcony, will not adversely affect neighborhood character because the residence will be similar in height, size and siting to other residences and structures in the vicinity. Furthermore, neighboring

properties are separated by mature vegetation and additional landscaping will be installed to maintain privacy between the project site and the surrounding properties. Therefore, the amended project does not adversely affect neighborhood character.

Finding B3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

As discussed in Finding B2, staff visited the site after the story poles were installed and evaluated the revised project as it relates to public views. Based on the review of the project plans and the site visit, it was determined that the proposed residential development would not be visible from any public scenic viewing area. Therefore, the proposed amended project is not expected to have a significant adverse effect on public views.

Finding B4. The proposed project complies with all applicable requirements of state and local law.

The revised 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. The revised project has been reviewed and conditionally approved by the Planning Department, City Environmental Health Administrator, City Geologist, and City Public Works Department, and it meets the City's residential development policies. The revised project must also be approved by the City Building Safety Division, as applicable, prior to the issuance of building permits.

Finding B5. The project is consistent with the City's general plan and local coastal program.

The revised project maintains consistency with the LCP and General Plan similar to the original project in that the revised project is located in an area identified for residential use.

Finding B6. 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 M.M.C. Section 17.40. 040(A)(17).

Based on the visual impact analysis (aerial photographs, site visits and story poles) and review of the revised project plans, the revised single-family residential design does not impact the primary views of neighboring residential properties. The residences located west and east of the subject parcel have limited, if not obscured, views of the ocean to the southwest and to the east, and the mountains to the north. Furthermore, the existing residential properties located west and east will be surrounded by the proposed landscaping along both property lines. A primary view determination conducted at 6855

Wildlife Road (adjacent to the east) demonstrated no primary view impacts from the proposed amended project (Attachment 6). Given the location of the proposed residence, the proposed residence is not expected to obstruct the neighbors' views of the Pacific Ocean or the nearby open space areas.

C. Minor Modification for an 18 Percent Reduction of the Front Yard Setback (LIP Section 13.27)

A minor modification is proposed for an 18 percent reduction of the front yard setback from the required 65 feet to the proposed 53.4 feet for the amended project, rather than the 40 percent reduction of the original project. The findings required by LIP Section 13.27.5(B) for this reduced minor modification can be made for the amended project.

Finding C1. That the project is consistent with policies and provisions of the Malibu LCP.

As previously discussed in Finding A1, the revised project, with inclusion of the proposed site plan review and minor modification, as designed and conditioned, conforms to all applicable LCP policies and provisions.

Finding C2. That the project does not adversely affect neighborhood character.

The revised project is not expected to adversely affect neighborhood character. The reduced front yard setback of 53.4 feet would exceed the front yard setback for the adjacent residences located at 6835 Wildlife Road and 6844 Wildlife Road (30 feet). The proposed project would also install landscaping along the property's Wildlife Road frontage, which would help maintain the existing Wildlife Road streetscape aesthetic. Therefore, the revised project would not adversely impact neighborhood character.

Finding C3. The proposed project complies with all applicable requirements of state and local law.

As previously discussed in Finding B4, the revised project complies with all requirements of State and local law.

D. Environmentally Sensitive Habitat Area Findings (LIP Chapter 4)

The subject parcel is not located in ESHA or ESHA buffer as depicted on the LCP ESHA and Marine Resources Overlay Map. The amended project does not change the limits of disturbance of the original approved project. The City Biologist reviewed the previously approved project and determined that it is consistent with the LCP. Therefore, the findings in LIP Chapter 4 are not applicable.

E. Native Tree Protection Ordinance Findings (LIP Chapter 5)

The provisions of the Native Tree Protection Chapter only apply to those areas containing one or more native Oak, California Walnut, Western Sycamore, Alder or Toyon trees that has 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, 4.5 feet from the ground. No native trees are proposed to be removed or impacted as part of the revised project scope of work. Therefore, the findings in LIP Chapter 5 are not applicable.

F. 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, provide views to or is visible from any scenic area, scenic road or public viewing area.

Staff visited the site to evaluate potential view impacts. Story poles were placed on the site to demonstrate the size, mass and scale of the revised project. Staff conducted a story pole inspection, took photographs of the story poles and reviewed the site's surroundings for potentially significant public visual impacts. During this analysis it was determined that the revised project was not visible from PCH or other scenic roads.

The project site has no trails on or adjacent to it according to the LCP Park Lands Map. The unimproved and unofficial bridal trail easement runs along Wildlife Road and the project site would be visible from the trail alignment. However, since it is an unimproved and future trail, no scenic vistas are offered. Moreover, the existing residential development located along Wildlife Road already eliminates scenic views of the ocean and mountains. Therefore, the scenic, visual and hillside resource protection findings contained in LIP Chapter 6 are not applicable.

G. Transfer of Development Credits (LIP Chapter 7)

Pursuant to LIP Section 7.2, the transfer of development credits only applies to land divisions and/or new multi-family development in specified zoning districts. The proposed CDPA does not involve a land division or multi-family development. Therefore, the findings in LIP Chapter 7 are not applicable.

H. 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 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.

For the original project, the applicant submitted a series of geologic reports prepared by GeoConcepts, Inc., all of which have been reviewed by the City Geotechnical staff for the hazards listed in LIP Sections 9.2(A)(1-7). Analysis also included review of the City of Malibu General Plan and review of the hazards designation in the City of Malibu's Geographic Information System (GIS). City Geotechnical staff determined that the amendments to the project did not modify any of the conclusions made during the Planning level review of the original project. The modified residence and pool location and increased grading were already approved through the plan check process. Thus, City Geotechnical staff determined the proposed amended project did not require further Planning level review, and the previously made findings still apply. No revised findings are required.

I. Shoreline and Bluff Development Findings (LIP Chapter 10)

LIP Section 10.3 requires that shoreline and bluff development findings be made if the project is anticipated to result in potentially significant adverse impacts on coastal resources, including public access and shoreline sand supply. The project is not located along the shoreline or on a bluff; therefore, the findings contained in LIP Chapter 10 are not applicable.

J. Public Access (LIP Chapter 12)

The subject parcel is located inland and away from the Pacific Ocean. Given its location, there are no opportunities for lateral or vertical access to the beach, bluff-top viewing areas, or recreational access, and does not abut any trails depicted on the LCP Park Lands Map. Like the original project, the amended project will not impact the unimproved and unofficial bridal trail easement, and the public access findings contained in LIP Chapter 12 are not required.

K. Land Division (LIP Chapter 15)

This project does not involve a division of land as defined in LIP Section 15.1. 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 amended project. The Planning Department found that the project as amended is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and that the same categorical exemption (CE) determination (CE No. 15-004) pursuant to CEQA Guidelines Sections 15301(l) Demolition of Existing Structures and 15303(a) and (e) – New Construction for the original project applies to the amended project. The Planning Department has further determined that none of the six exceptions to the use of the categorical exemption apply to this amended project (CEQA Guidelines Section 15300.2)

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

PUBLIC NOTICE: Staff published the required Public Hearing Notice in a newspaper of general circulation on July 7, 2016 and mailed the notice to property owners and occupants within a 500-foot radius of the subject property (Attachment 8).

SUMMARY: The required findings can be made that the revised project complies with the LCP. Further, the Planning Department findings of fact are supported by substantial evidence in the record.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-17
2. Vicinity Map and Aerial Photograph
3. Project Plans
4. Department Review Sheets
5. Site and Story Poles Photographs
6. Primary View Determination Photos for 6855 Wildlife Road
7. Previous Site and Story Pole Photographs
8. 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. 16-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 16-006 AMENDING COASTAL DEVELOPMENT PERMIT NO. 14-024, SITE PLAN REVIEW NO. 14-018 AND MINOR MODIFICATION NO. 14-016 TO INCREASE THE FRONT YARD SETBACK, REVISE THE GRADING DESIGN AND CONFIGURATION OF THE POOL AND BACKYARD AMENITIES, AND MAKE OTHER MODIFICATIONS, RESULTING IN CONSTRUCTION OF A NEW TWO-STORY, 6,632 SQUARE FOOT SINGLE-FAMILY RESIDENCE, A 628 SQUARE FOOT ATTACHED GARAGE, A 999 SQUARE FOOT BASEMENT, POOL, LANDSCAPING, RETAINING WALLS AND FENCING, GRADING, VARIOUS HARDSCAPE, 36 SQUARE FEET OF COVERED PORCHES PROJECTING MORE THAN SIX FEET, AND AN ALTERNATIVE WASTEWATER TREATMENT SYSTEM, INCLUDING AN 18 PERCENT RATHER THAN 40 PERCENT MINOR MODIFICATION OF THE FRONT YARD SETBACK, AND A SITE PLAN REVIEW FOR HEIGHT IN EXCESS OF 18 FEET, UP TO 28 FEET FOR A PITCHED ROOF, LOCATED IN THE RURAL RESIDENTIAL – ONE ACRE ZONE AT 6847 WILDLIFE ROAD (WILDLIFE II, LLC)

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

SECTION 1. Recitals.

A. On January 20, 2015, the Planning Commission adopted Resolution No. 15-04 approving CDP No. 14-024, Site Plan Review No. 14-018, Minor Modification No. 14-016, and Demolition Permit No. 14-004.

B. On July 7, 2015, the Planning Department administratively approved modifications to the Planning Commission approved plans that were deemed to be minor for submittal into plan check.

C. On May 6, 2016, the Planning Department administratively approved modifications to the Planning Commission approved plans that were deemed to be minor for issuance of building permits. Subsequently, grading permits were issued by the City of Malibu Building Safety Division.

D. On June 28, 2016, Planning Department Staff notified the applicant and property owner that the development plans were approved in incorrectly and exceeded the changes allowed by Conditions nos. 3 and 10 of Planning Commission Resolution No. 15-04. A Stop Work Order was subsequently issued on June 30, 2016.

E. On July 1, 2016, the applicant submitted the subject application, Coastal Development Permit Amendment (CDPA) No. 16-006 to amend the previously approved CDP. The application was routed to the City Geotechnical Staff, City Public Works Department, and the City Environmental Health Administrator for review.

F. On July 7, 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.

G. On July 15, 2016, story poles were placed on the subject site.

H. On July 21, 2016, the project was deemed complete for processing.

I. On August 1, 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 California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposal as described above. The Planning Commission has exercised its independent judgment and has found that the project as amended is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and that the same categorical exemption determination (CE No. 15-004) pursuant to CEQA Guidelines Sections 15301 (I) Demolition of Existing Structures and 15303 (a) and (e) – New Construction for the original project applies to the amended project. The Planning Department has further determined that none of the six exceptions to the use of the categorical exemption apply to this amended project (CEQA Guidelines Section 15300.2).

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 for CDPA No. 16-006 to amend the scope of work previously approved for CDP No. 14-024, SPR No. 14-018, and MM No. 14-016, to increase the front yard setback, revise the grading design and configuration of the pool and backyard amenities, and make other modifications, resulting in construction of a new two-story, 6,632 square foot single-family residence, a 628 square foot attached garage, a 999 square foot basement, pool, landscaping, retaining walls and fencing, grading, various hardscape, 36 square feet of covered porches projecting more than six feet, and an alternative onsite wastewater treatment system (AOWTS), including a minor modification for an 18 percent rather than 40 percent minor modification of the front yard setback, and a site plan review for height in excess of 18 feet, up to 28 feet for a pitched roof located at 6847 Wildlife Road.

The amended 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. 14-024, SPR No. 14-018 and MM No. 14-016 remain in effect and are incorporated by reference.

The amended project is consistent with the zoning, grading 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 amended project have been reviewed for conformance with the LCP by the Planning Department, City Environmental Health Administrator, City Public Works Department, and City geotechnical staff. The amended project, as conditioned,

conforms to the LCP in that it meets all of the required development standards of the RR-1 zoning district, with incorporation of the site plan review and minor modification. The revised grading configuration complies with the LCP in that it does not exceed the 1,000 cubic yard limitation per residential lot of the LCP, does not result in scenic or visual resource impacts and reduces the amount of export from the site by 600 cubic yards, thereby reducing construction traffic impacts.

2. Based on evidence contained within the record, the amended project, as conditioned, has similar impacts to the previously approved project, which was found to be the least environmentally damaging alternative. The amended project will not result in significant adverse environmental impacts and there are no project alternatives that would result in significant environmental advantages. The front yard setback reduction has been decreased, two accessory pavilions have been eliminated, the amount of soil export has been reduced and the disturbed development area has not changed. The proposed amended project conforms to all residential development criteria and is the least environmentally damaging alternative.

B. Site Plan Review for Construction in Excess of 18 feet in Height (LIP Section 13.27.5)

1. Based on the evidence contained in the record, the amended project is consistent with the LCP in that the proposed project is located within the RR-1 zone which allows for residential use and complies with applicable development standards. The project is also consistent with the Rural Residential General Plan land use designation. Based on submitted plans, reports, visual impact analysis, and detailed site investigation, it has been determined that the amended project is consistent with all applicable policies and provisions of the LCP.

2. The revised project proposes a two-story single-family residence within a single-family residential neighborhood. Story poles were placed on the site to demonstrate the size, mass, and bulk of the revised residence location, and to demonstrate the amended project's potential for aesthetic changes to the site relative to nearby properties. Two-story residences are common in the area and are sited at a variety of setbacks from the street. The amended project's height and bulk, and new second floor balcony, will not adversely affect neighborhood character because the residence will be similar in height, size and siting to other residences and structures in the vicinity. Furthermore, neighboring properties are separated by mature vegetation and additional landscaping will be installed to maintain privacy between the project site and the surrounding properties. Therefore, the amended project does not adversely affect neighborhood character.

3. Based on the review of the project plans and the site visit to evaluate and inspect the story poles as they relate to public views, it was determined that the proposed residential development would not be visible from any public scenic viewing area. Therefore, the proposed amended project is not expected to have a significant adverse effect on public views.

4. The revised 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. The revised project has been reviewed and conditionally approved by the Planning Department, City Environmental Health Administrator, City Geologist, and City Public Works Department, and it meets the City's residential development policies. The revised project must also be approved by the City Building Safety Division, as applicable, prior to the issuance of building permits.

5. The revised project maintains consistency with the LCP and General Plan similar to the original project in that the revised project is located in an area identified for residential use.

6. Ocean views for adjacent properties are to the southwest and to the east, and are limited and obscured, while mountains views are available to the north. A primary view determination (PVD) conducted for 6855 Wildlife, adjacent to the east, demonstrated no potential for primary view impacts from the amended project. No other property owners requested a PVD. The amended project, as conditioned, 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 M.M.C. Section 17.40. 040(A)(17).

C. Minor Modification for an 18 percent Reduction in the Front Yard Setback (LIP Section 13.27.5)

1. Based on the evidence contained in the record, the amended project, with the inclusion of the site plan review and minor modification, and as designed and conditioned, is consistent with policies and provisions of the Malibu LCP.

2. The revised project is not expected to adversely affect neighborhood character. The reduced front yard setback of 53.4 feet would exceed the front yard setback for the adjacent residences located at 6835 Wildlife Road and 6844 Wildlife Road (30 feet). The proposed project would also install landscaping along the property's Wildlife Road frontage, which would help maintain the existing Wildlife Road streetscape aesthetic. Therefore, the revised project would not adversely impact neighborhood character.

3. The amended project, as conditioned, complies with all applicable requirements of state and local law.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDPA No. 16-006 subject to the following conditions.

No other changes to the conditions contained in Planning Commission Resolution No. 15-04 are made by this amendment and all other applicable findings, terms, and/or conditions contained in Resolution No. 15-04 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 approved project is limited to:
 - a. Previously completed onsite demolition of improvements and septic system;
 - b. Construction of a:
 - c. 6,632 square foot, two-story residence with an attached 628 square foot two-car garage up to 28 feet in height;
 - d. 999 square foot basement (exempt from TDSF);
 - e. 36 square feet of covered porches projecting over six feet (included in TDSF);
 - f. New second floor covered balcony less than six feet deep;
 - g. Concrete driveway with three unenclosed parking spaces;
 - h. Pool and pool equipment;
 - i. Landscaping, hardscape, outdoor barbeque, entry gates, fencing, and walls;
 - j. AOWTS;
 - k. Grading and retaining walls;
 - l. SPR No. 14-018 for construction up to 28 feet with a pitched roof; and
 - m. MM No. 14-016 for reduction of the required front yard setback from 65 feet to 53.4 feet.
3. Subsequent submittals for this project shall be in substantial compliance with site plans on-file with the Planning Department, dated **July 21, 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. Prior to Final Plan Check Approval, if your property is serviced by Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

Kirk Allen
Address: 1000 S. Fremont Ave., Building A-9 East, 4th Floor – “Waterworks Division”
Alhambra, CA 91803
Email: Kallen@DPW.LACOUNTY.GOV
Phone: (626) 300-3839
6. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property (as defined by MMC Section 17.45.050) 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.
7. The use of building materials treated with toxic compounds such as copper arsenate is prohibited.

8. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building and Safety Division.
9. Prior to or at the time of a Planning Department 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.
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. Invasive plant species, as determined by the City of Malibu, are prohibited.
12. 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.
13. Pursuant to LIP Section 4.6.1.A, development (including the installation of fencing) is prohibited on slopes of 25% (4:1) and steeper.

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 1st day of August 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, 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 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. 16-17 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 1st day of August 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

KATHLEEN STECKO, Recording Secretary

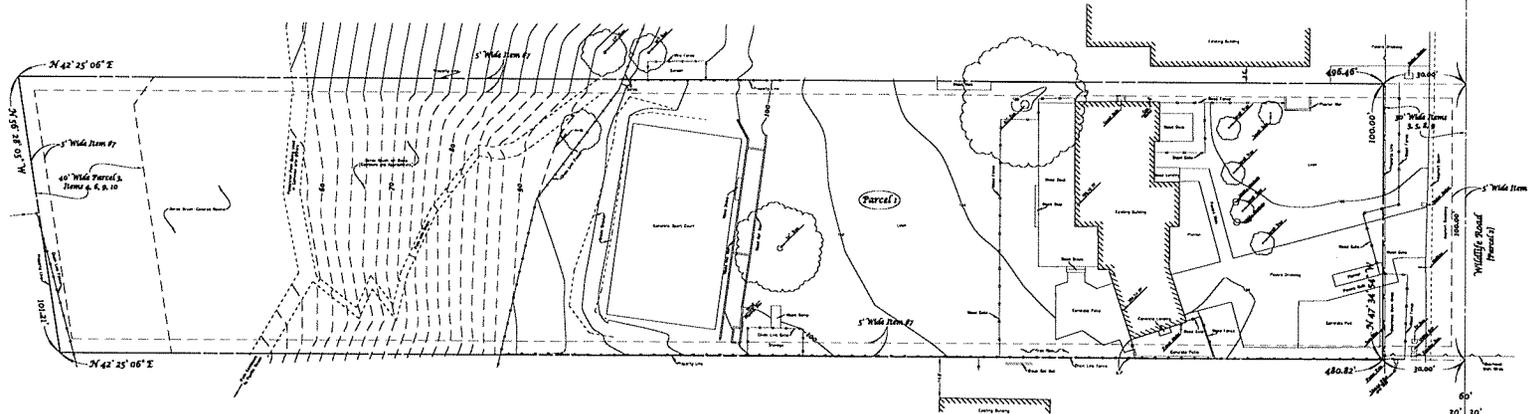


Architectural Survey



Legend

- Unfinished
- - - - - Complete
- Existing
- Boundary



NOTICE OF PREPARATION: This drawing is prepared for the use of the architect and is not to be used for any other purpose. It is the responsibility of the architect to verify the accuracy of the information provided and to ensure that the drawing is in accordance with the applicable laws and regulations. The architect shall not be responsible for any errors or omissions in this drawing.

NOTICE OF RECORDING: This drawing is prepared for the use of the architect and is not to be used for any other purpose. It is the responsibility of the architect to verify the accuracy of the information provided and to ensure that the drawing is in accordance with the applicable laws and regulations. The architect shall not be responsible for any errors or omissions in this drawing.

NOTICE OF CONSTRUCTION: This drawing is prepared for the use of the architect and is not to be used for any other purpose. It is the responsibility of the architect to verify the accuracy of the information provided and to ensure that the drawing is in accordance with the applicable laws and regulations. The architect shall not be responsible for any errors or omissions in this drawing.

Plan Prepared for: **Richard and Shawn Sperber**
 6847 Wildlife Road
 Malibu, CA 90265

Plan Prepared by: **M & M & Co.**
 15145 Rascoe Boulevard
 Northridge, CA 91343
 (818) 891-9100
 Gregory M. Amoroso, L.S. #771

SPERBER RESIDENCE

6847 WILDLIFE Rd.
 MALIBU, CA 90265



THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DIMENSION PENCILS SHALL BE PROVIDED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO.	DATE	ISSUE
04/16/2015	COP 1st SUBMITTAL	
10/20/2015	PLAN CHECK CORRECTIONS #1	
11/24/2015	POOL SUBMITTAL	
12/09/2015	PLAN CHECK CORRECTIONS #2	
3/10/2016	PLAN CHECK CORRECTIONS #3	
3/18/2016	PUBLIC WORKS DEPARTMENT	
2/26/2016	POOL RESUBMITTAL	
04/23/2016	REVISION	
07/09/2016	REVISION	
10/21/2016	PLANNING DEPT. RESUBMITTAL	

BURDGE & Associates
 ARCHITECTS

MALIBU
 CLAY VALLEY

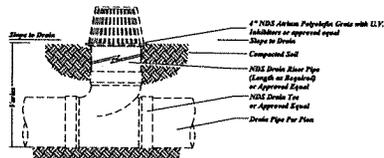
WWW.BUJAA.COM

2124 PACIFIC COAST HWY. 480 WASHINGTON AVE.
 MALIBU, CA 90265 SUITE 204-C
 TEL: 310-454-3865 AETONUM, OR 8240
 TEL: 208-486-3228

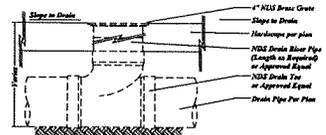
DESCRIPTION:

SURVEY

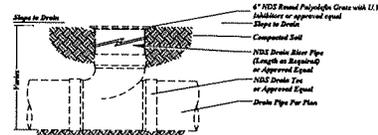
DRAWING NO.	T-1.2
PROJECT	SPERBER RESIDENCE
DATE	Plot Date: 7/21/16
SCALE	1" = 20'-0"
DRAWN BY	DMG, KT, MA, CD, UY



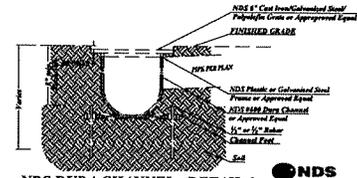
4" NDS ATRIUM GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 1



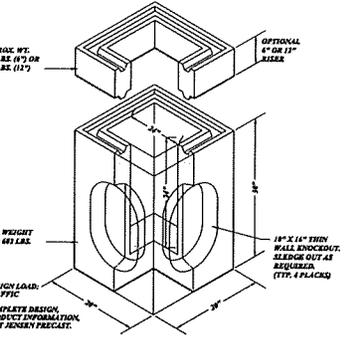
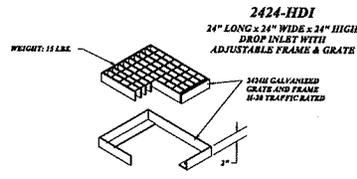
4" NDS BRASS GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 2



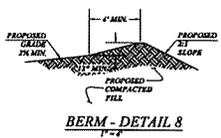
6" NDS ROUND GRATE WITH SANITARY SEWER & DRAIN TEE - DETAIL 3



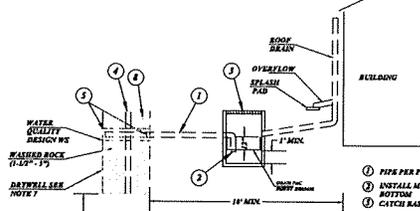
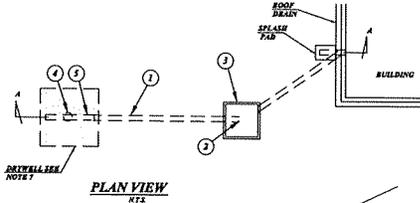
NDS DURA CHANNEL - DETAIL 6



CATCH BASIN - DETAIL 4

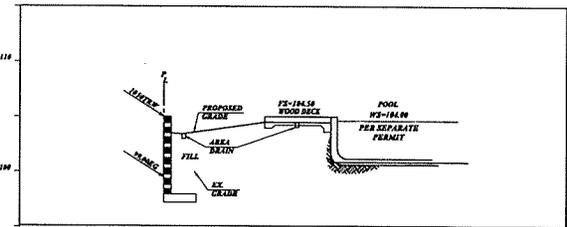


BERM - DETAIL 8

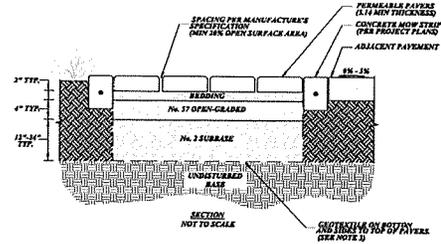


SECTION A-A NTS
DRYWELL - DETAIL 5

1. TYPE PER PLAN
2. INSTALL MESH SCREEN AT INLET TO WELL, MIN. 1' ABOVE CATCH BASIN BOTTOM
3. CATCH BASIN PER DETAIL 4, INTEGRATE WITH FILTER INSET
4. 1" VERTICAL PERFORATED PVC PIPE INSPECTION WELL WITH SCREW LID FLUSH WITH GROUND
5. CAP END OF 1" PERFORATED HORIZONTAL PVC DEFLECTION PIPE
6. MINIMUM 1' ABOVE SEASONAL HIGH GROUND WATER TABLE AND 3' ABOVE BEDROCK
7. DRYWELL - 18" W, 18" H, 11.7' DEEP
8. CHOKING STONE LAYER SHALL BE PLACED ON TOP OF DRYWELL TO SEPARATE IT FROM THE TOPSOIL AND PREVENT CLOGGING

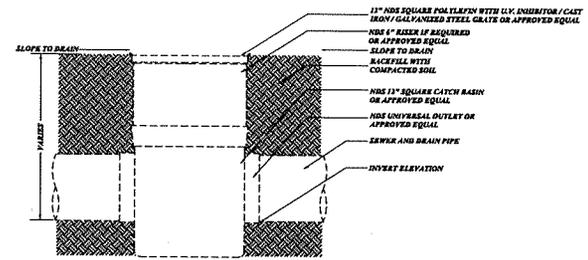


SECTION 2 12" x 12"

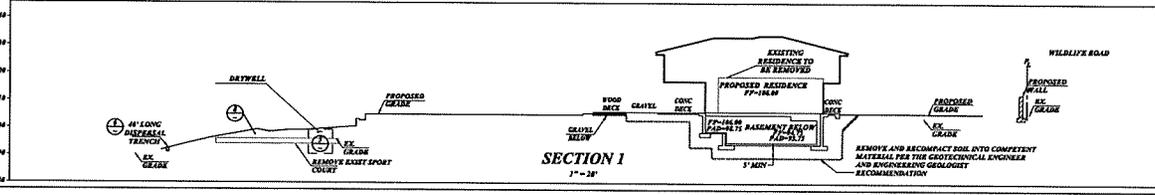


- NOTES:**
1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 4% INCHES PER FOOT).
 2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL, MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
 3. IF INFILTRATION HAZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP. GEOTEXTILE SHALL BE REPLACED WITH IMPERMEABLE LINER AND UNDERDRAIN PERFORATED PIPE.
 4. SLOPE IS NOT GREATER THAN 3% PERCENT.
 5. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-CRANE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
 6. SEE PERMEABLE PAVING FACT SHEET FOR MORE INFORMATION.

PERMEABLE PAVING - DETAIL 7



12" NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN - DETAIL 9



SECTION 1 3" x 3"

- LEGEND:**
- DN DOWNS
 - EG EXISTING GRADE
 - ES EXISTING SURFACE
 - FF FINISH FLOOR
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - FL FLOW LINE
 - HP HIGH POINT
 - INV INVERT
 - NG NATURAL GRADE
 - PL PROPERTY LINE
 - RF RIGHT OF WAY
 - TS TOP OF GRADE
 - TW TOP OF RETAINING WALL
 - TW TOP OF WALL
 - WZ WATER SURFACE
 - WY WINDOW WELL
 - STRUCTURAL WALL (PER SEPARATE PERMIT)

PREPARED FOR:
ARCHDIA AND MALIBU FREEZER
MALIBU, CA 90261



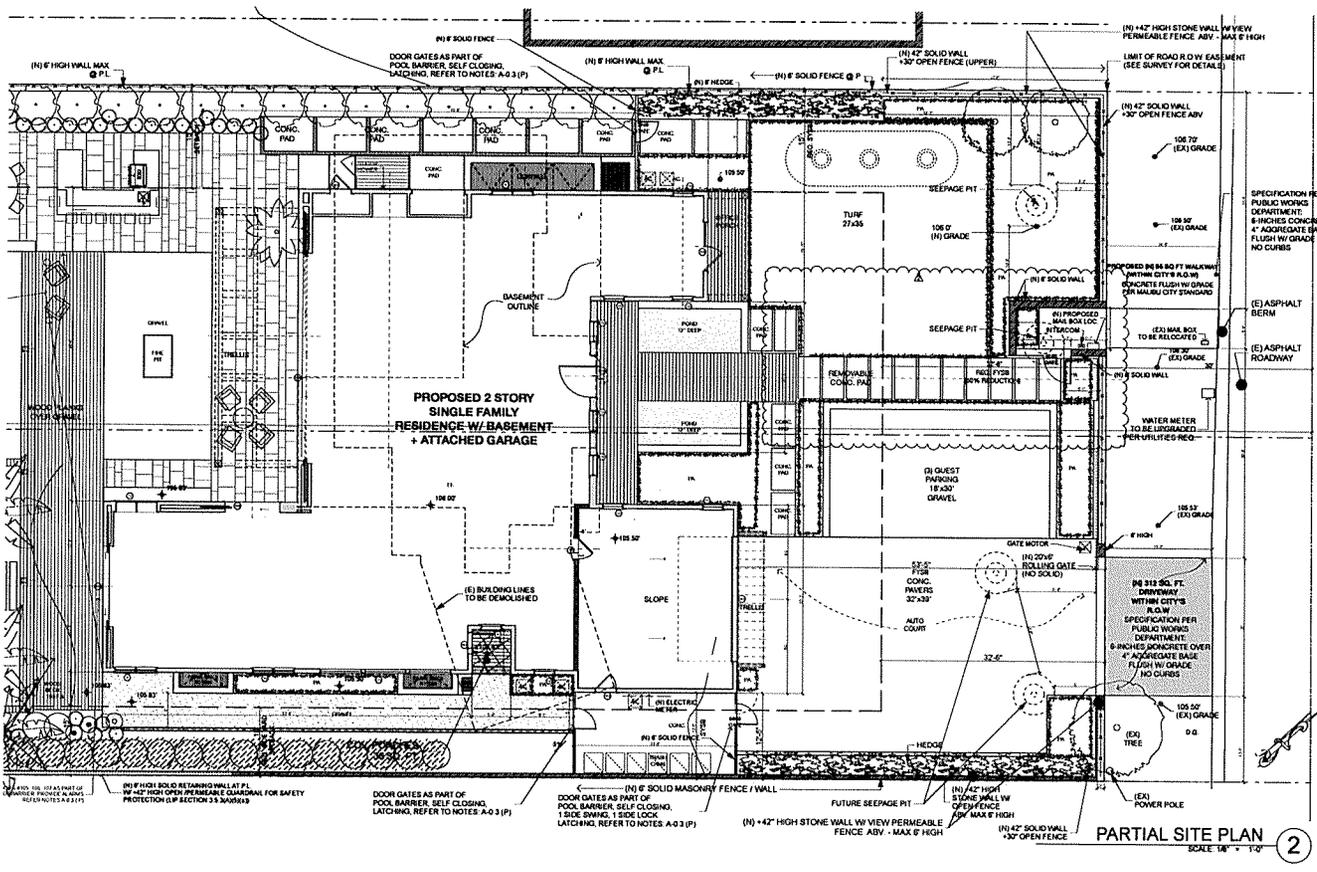
1225 Colton Ave.
San Jose, CA 95128
(408) 251-7176
GeoVisions

PREPARED BY:
DATE: 7/21/16

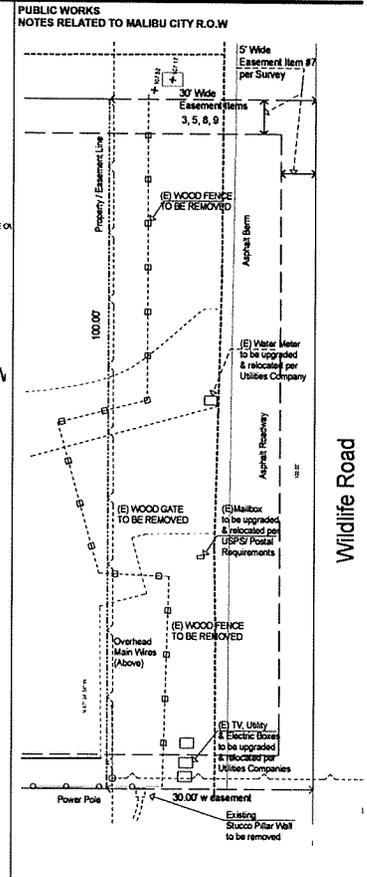
CITY OF MALIBU
DETAIL SHEET

6847 WILDLIFE ROAD

SHEET 3 OF 4 JOB No.: GW1526 DATE: 7/21/16



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
10470216	10/14/2016	CDP 1st SUBMITTAL
10700216	11/02/2016	PLAN CHECK CONNECTIONS #1
11040216	11/02/2016	POOL SUBMITTAL
13060216	12/06/2016	PLAN CHECK CONNECTIONS #2
21020216	2/10/2016	PLAN CHECK CONNECTIONS #3
21180216	2/18/2016	PUBLIC WORKS DEPARTMENT
23612016	3/23/2016	POOL RE-SUBMITTAL
24072016	7/20/2016	REVISION
27062016	7/20/2016	REVISION
31012016	1/10/2017	PLANNING DEPT. SUBMITTAL

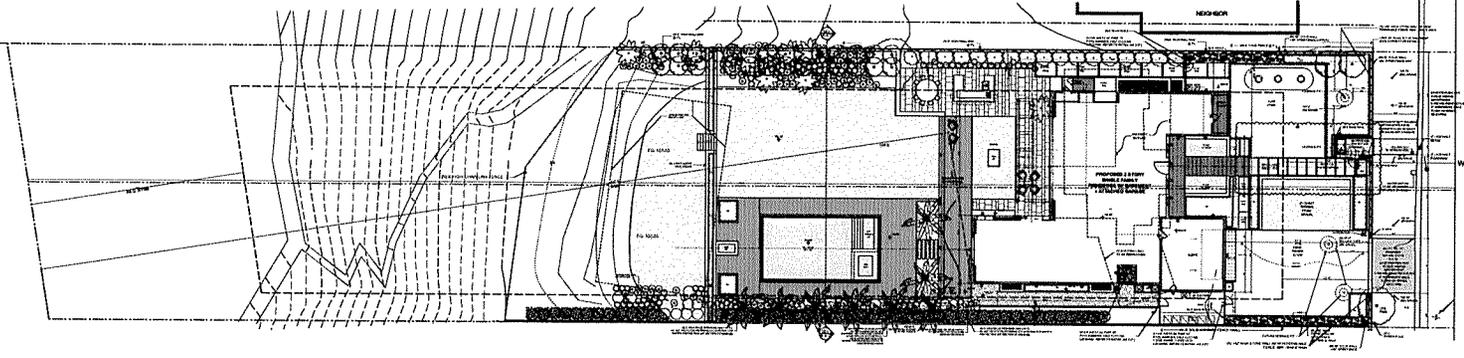
BURDGE & Associates ARCHITECTS

MALIBU SUN VALLEY WWW.BJAJIA.COM
MALIBU, CA 90265 BUREAU CITY, MO 64701
TEL: 310-456-9905 TEL: 660-456-9905

DESCRIPTION:
PROPOSED SITE PLAN

DRAWING NO. **A-0.1**

PROJECT: SPERBER RESIDENCE
DATE: FEB 2016
SCALE: AS NOTED
DRAWN BY: DWA, KJ, MA, DD, DY



SITE/KEY PLAN
SCALE: 1" = 20'

SITE PLAN NOTES:
FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (S RA01 3 CR)

NOTES TO CONTRACTOR:
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 MMU-13 04 000 (03/05)"

THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
1	04/18/2011	CDP 1st SUBMITTAL
2	10/20/2011	PLAN CHECK CORRECTIONS #1
3	11/04/2011	POOL SUBMITTAL
4	11/06/2011	PLAN CHECK CORRECTIONS #2
5	01/05/2012	PLAN CHECK CORRECTIONS #3
6	01/18/2012	PUBLIC WORKS DEPARTMENT
7	02/10/2012	POOL RESUBMITTAL
8	02/23/2012	REVISION
9	01/28/2012	REVISION
10	02/10/2012	PLANNING DEPT. RESUBMITTAL

BURDGE & Associates
ARCHITECTS
MALIBU
SUN VALLEY
WWW.BUJIA.COM

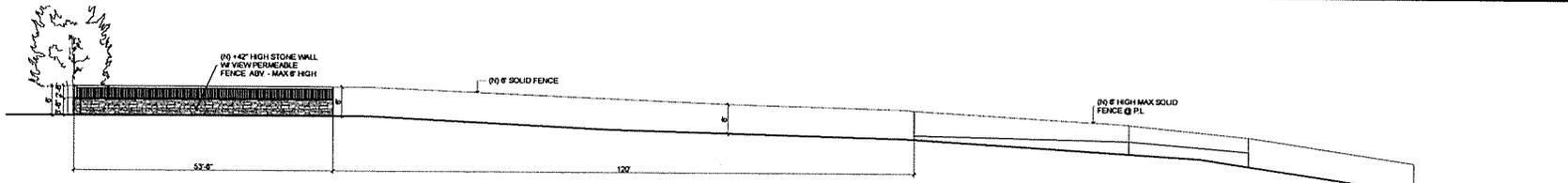
11228 PACIFIC COAST HWY. SUITE 204 E
MALIBU, CA 90265
TEL. 310-454-9405
480 WASHINGTON AVE. SUITE 204 E
REDWOOD, CA 95468
TEL. 209-466-3206

DESCRIPTION:

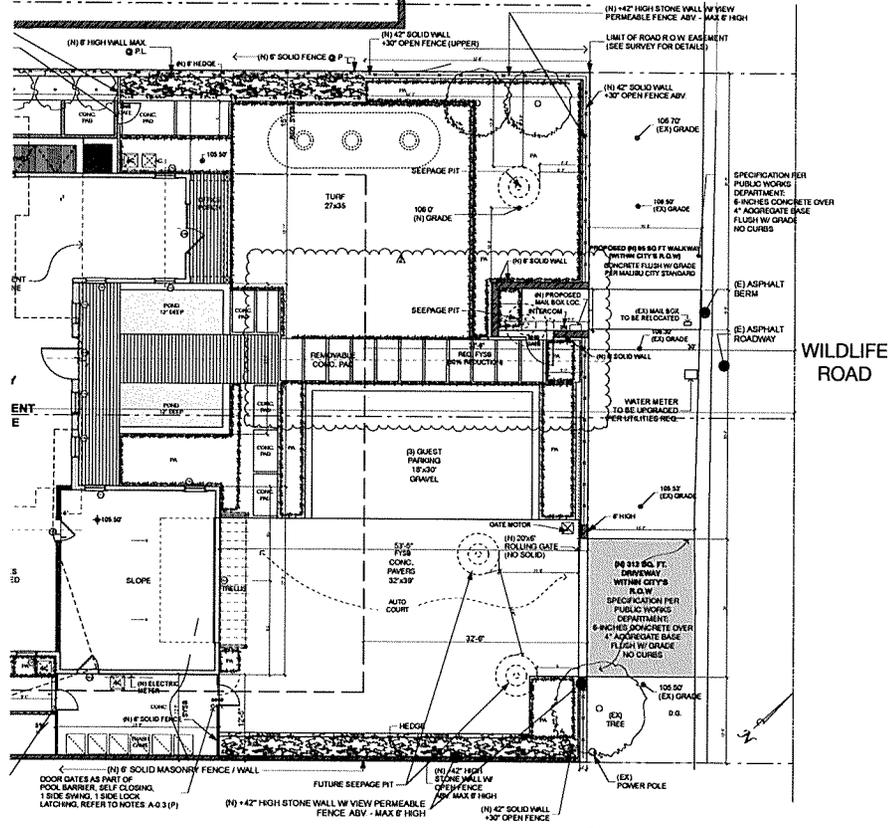
WALL AND FENCE PLAN

DRAWING NO. **A-0.2**

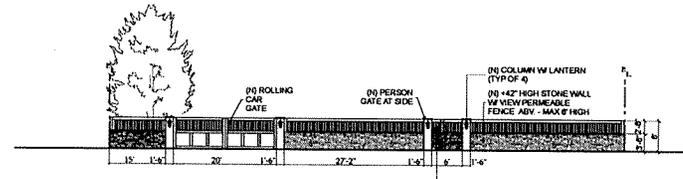
PROJECT: SPERBER RESIDENCE
DATE: PWD DATE: 7/21/16
SCALE: AS NOTED
DRAWN BY: DWB, KT, MA, DD, UY



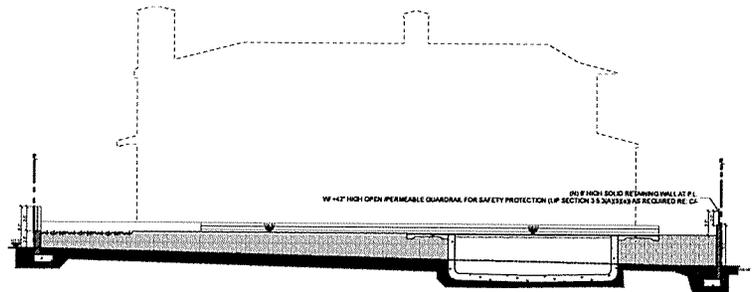
(A) NORTH WEST - SIDE ELEVATION



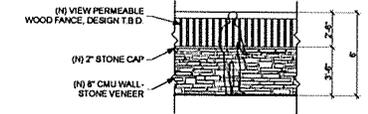
PARTIAL SITE PLAN (2)
SCALE: 1/8" = 1'-0"



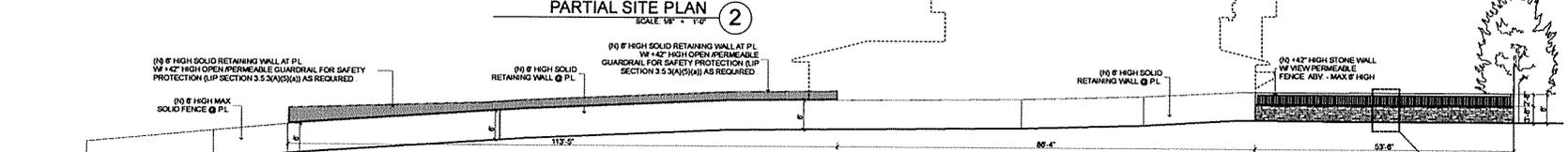
(B) NORTH EAST - FRONT ELEVATION



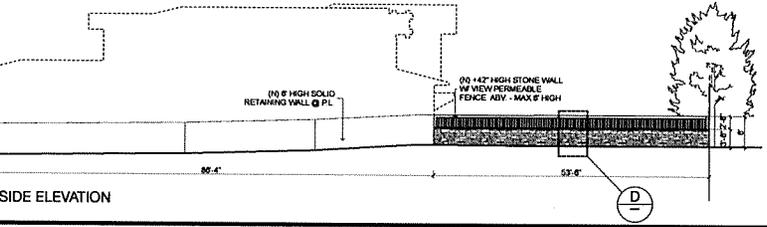
SITE SECTION SS-1
SCALE: 1/4" = 1'-0"



(D) FENCE DETAIL



(C) SOUTH EAST - SIDE ELEVATION



(1)

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
04/06/2015	COP 1st SUBMITTAL	
10/28/2015	PLAN CHECK CORRECTIONS #1	
11/24/2015	POOL SUBMITTAL	
12/09/2015	PLAN CHECK CORRECTIONS #2	
01/05/2016	PLAN CHECK CORRECTIONS #3	
01/18/2016	PUBLIC WORKS DEPARTMENT	
03/01/2016	POOL RESUBMITTAL	
08/23/2016	REVISION	
07/08/2016	REVISION	
07/21/2016	PLANNING DEPT. RESUBMITTAL	

BURDGE & Associates
ARCHITECTS

MALIBU SUN VALLEY WWW.BURDGE.COM
BUAIA.COM

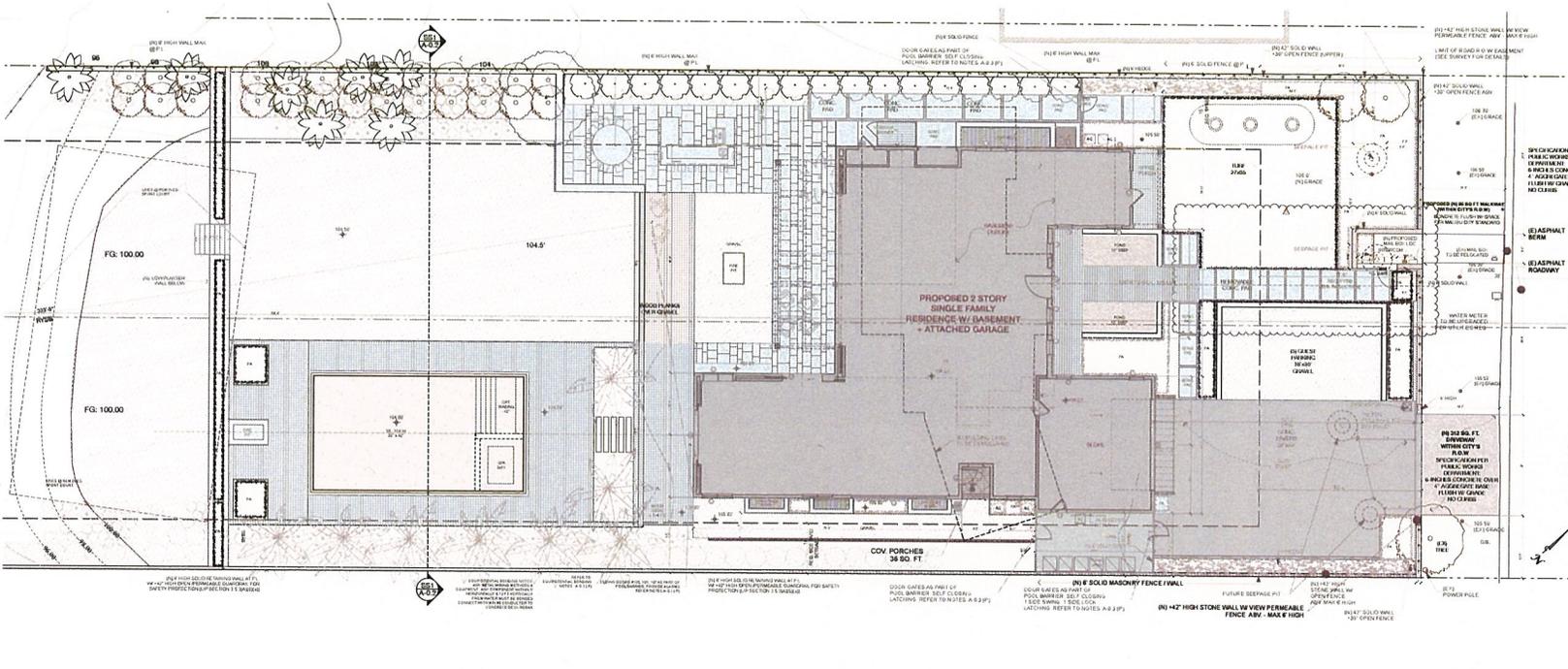
1228 PACIFIC COAST HWY. MALIBU, CA 90265 TEL: 310-496-9805

480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83840 TEL: 208-486-3208

DESCRIPTION:
EXHIBIT SITE PLAN:
MATERIAL IDENTIFICATION AND IMPERMEABLE AREAS

DRAWING NO. **A-03**

PROJECT	SPERBER RESIDENCE
DATE	Plot Date: 7/21/16
SCALE	3/32"=1'-0"
DRAWN BY	DWB, KT, MA, DD, LY



MATERIAL IDENTIFICATION 1

IMPERMEABLE AREA CALCULATION:

HOUSE FOOTPRINT	4,529 SQ. FT.
WALKWAYS	6,707 SQ. FT.
LIGHTWELL & CRAWL SPACE ACCESS	192 SQ. FT.
DRIVEWAY	1,570 SQ. FT.
TOTAL IMPERMEABLE AREA	12,998 SQ. FT.

MAX. IMPERMEABLE COVERAGE:
48,863 x 30% = 14,658.9 Sq. Ft.

PROPOSED IMPERMEABLE AREA:
12,998 SQ. FT. < 14,658.9 SQ. FT.

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
04/16/2014		COP 1st SUBMITTAL
05/02/2014		PLAN CHECK CORRECTIONS #1
11/04/2014		POOL SUBMITTAL
12/05/2014		PLAN CHECK CORRECTIONS #2
01/05/2014		PLAN CHECK CORRECTIONS #3
01/15/2014		PUBLIC WORKS DEPARTMENT
03/01/2014		POOL RESUBMITTAL
04/23/2014		REVISION
07/08/2014		REVISION
01/02/2014		PLANNING DEPT. RESUBMITTAL

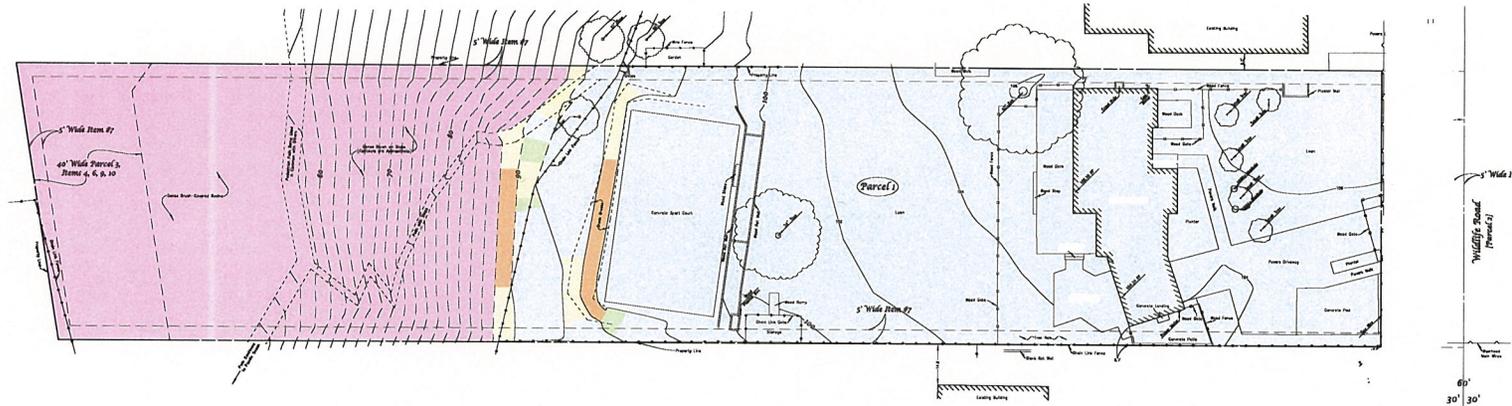
BURDIGE & Associates
ARCHITECTS
MALIBU SUN VALLEY WWW.BUAIJA.COM

21225 PACIFIC COAST HWY. 480 HAWTHORNE AVE.
MALIBU, CA 90265 SUITE 204 C
TEL: 310-456-5805 KETCHIKAN, CA 94940
TEL: 208-486-2228

DESCRIPTION:

SLOPE MAP

DRAWING NO.	A-0.4
PROJECT	SPERBER RESIDENCE
DATE	Plot Date: 7/21/16
SCALE	1"=20'-0"
DRAWN BY	DMB, KT, MA, DD, LY



LEGEND

5% - 5.1% = 30,111 square feet = 61.6%

4.1% - 5.1% = 173 square feet = 0.4%

3% - 4.1% = 855 square feet = 1.8%

2.5% - 3% = 599 square feet = 1.2%

1% - 2.5% = 17,126 square feet = 35.0%

1% - Steeper = 0 square feet = 0.0%

Total Area = 48,864 square feet, 1.12 acres

Plan Prepared For: Richard and Shawn Sperber
6847 Wildlife Road
Malibu, CA 90265

Plan Prepared By: M & M & Co.
16145 Roscoe Boulevard
North Hills, CA 91343
(818) 891-9100
Gregory M. Amoroso, L.S. 8771

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
04/16/2014	04/16/2014	CONTRACT SUBMITTAL
05/06/2014	05/06/2014	PLAN CHECK CONNECTIONS #1
07/04/2014	07/04/2014	POOL SUBMITTAL
07/06/2014	07/06/2014	PLAN CHECK CONNECTIONS #2
08/06/2014	08/06/2014	PLAN CHECK CONNECTIONS #3
08/18/2014	08/18/2014	PUBLIC WORKS DEPARTMENT
09/01/2014	09/01/2014	POOL RESUBMITTAL
09/23/2014	09/23/2014	REVISION
07/06/2014	07/06/2014	REVISION
07/01/2014	07/01/2014	PLANNING DEPT. RESUBMITTAL

BURDGE & Associates
ARCHITECTS

MALIBU BJAIA.COM
EAG VALLEY WWW.BJAIA.COM

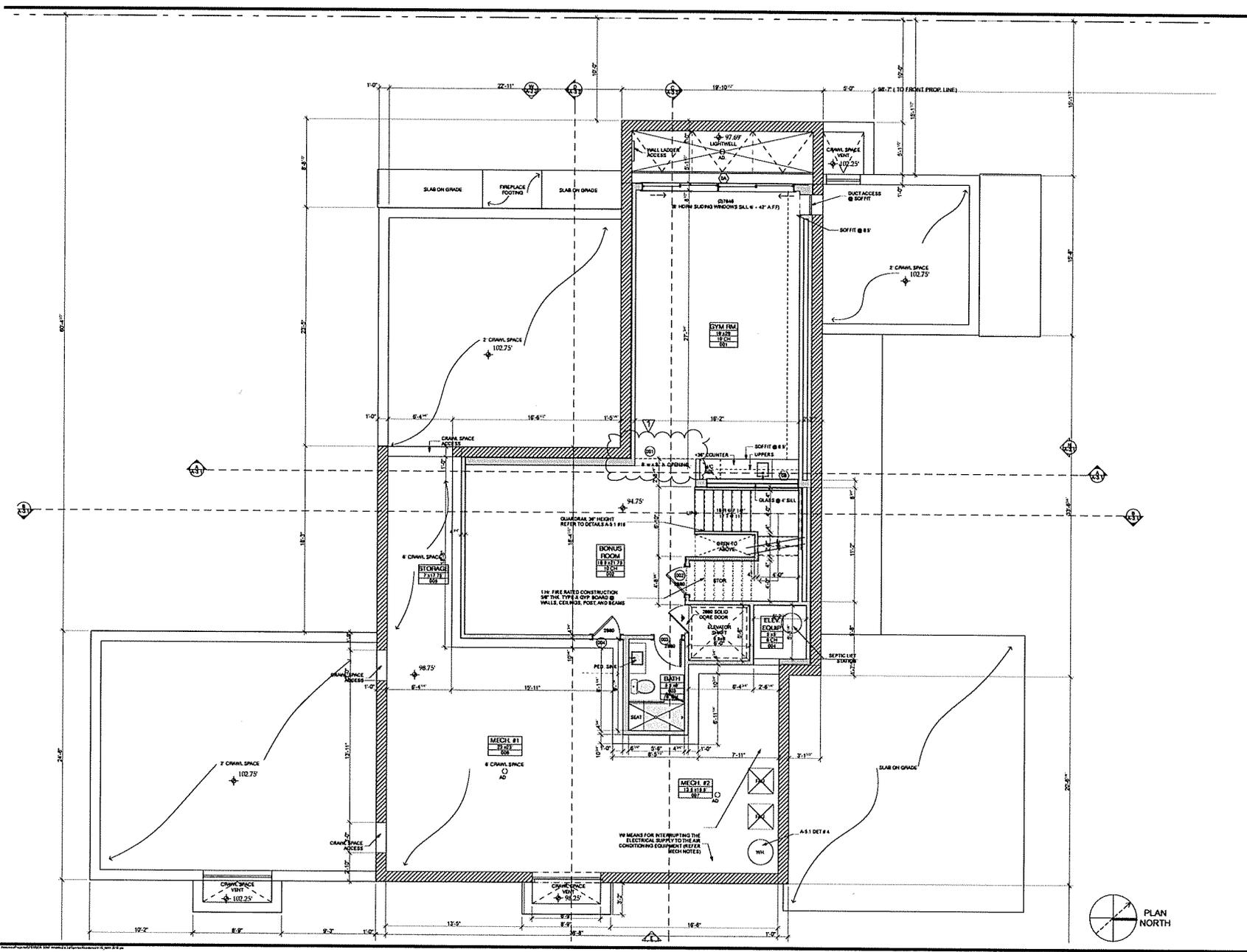
2328 PACIFIC COAST HWY. SUITE 204 C MALIBU, CA 90265 480 WASHINGTON AVE. SUITE 204 C KETCHIKAN, AL 35540
TEL 310-496-9405 TEL 208-486-3208

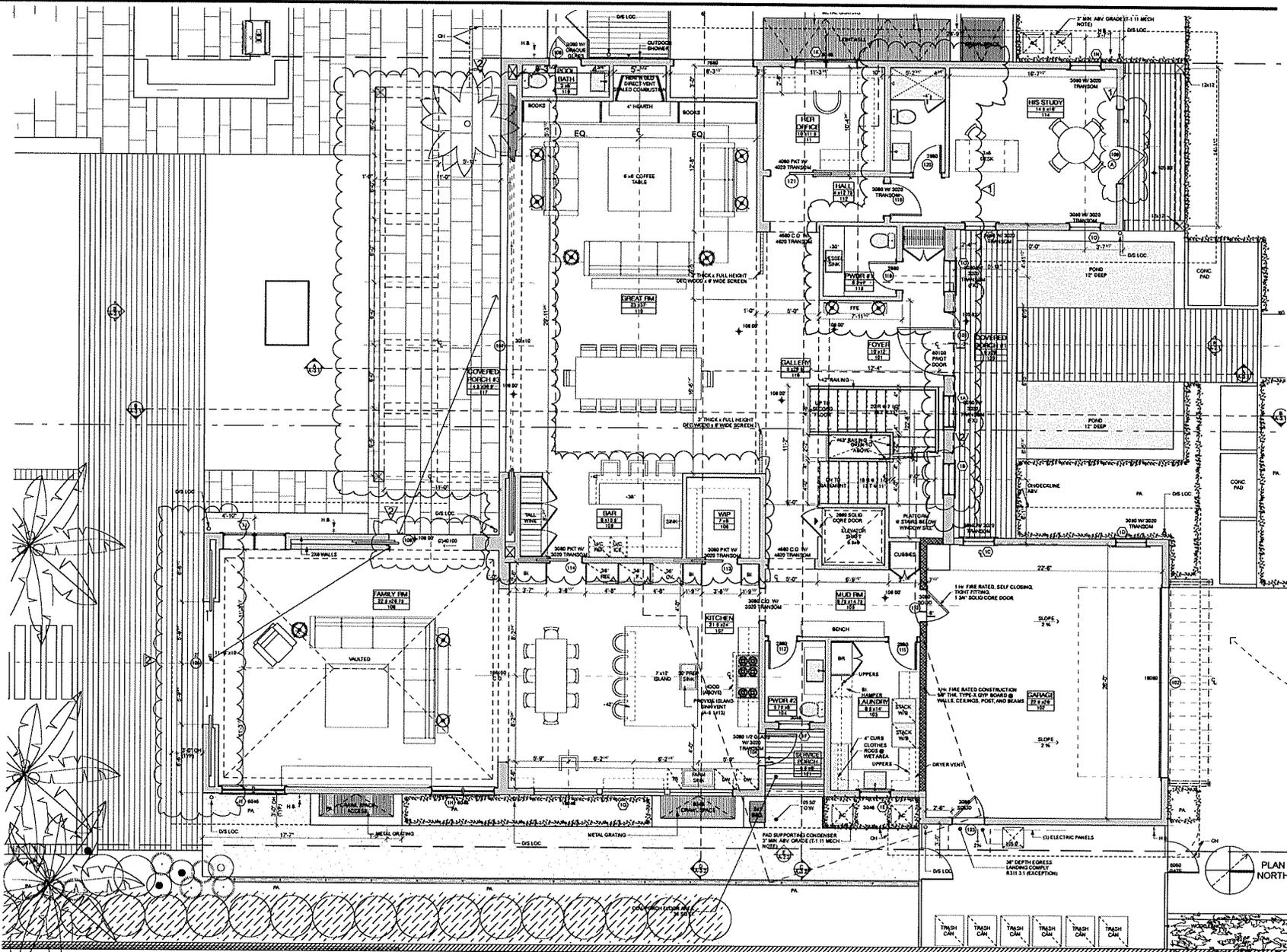
DESCRIPTION:

BASEMENT

DRAWING NO. **A-1.1**

PROJECT: SPERBER RESIDENCE
DATE: PRELIMINARY 7/21/16
SCALE: 1/4" = 1'-0"
DRAWN BY: DWB, KT, MA, DD, LY





SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
04162015	05/14	CONTRACT SUBMITTAL
10202015	05/14	PLAN CHECK CORRECTIONS #1
11262015	05/14	POOL SUBMITTAL
12062015	05/14	PLAN CHECK CORRECTIONS #2
2102015	05/14	PLAN CHECK CORRECTIONS #3
3102015	05/14	PUBLIC WORKS DEPARTMENT
32612015	05/14	POOL RESUBMITTAL
36232015	05/14	REVISION
37062015	05/14	REVISION
3102015	05/14	PLANNING DEPT RESUBMITTAL

BURDGE & Associates
ARCHITECTS

MALIBU SUN VALLEY WILSON, CA
BUJAINA.COM

2128 PACIFIC COAST HWY SUITE 205C MALIBU, CA 90265
TEL: 310-458-9805

485 WASHINGTON AVE SUITE 205C KETCHIKAN, ALASKA 99901
TEL: 208-486-3228

DESCRIPTION:

FIRST FLOOR

DRAWING NO. **A-1.2**

PROJECT	SPERBER RESIDENCE
DATE	Plot Date: 7/21/16
SCALE	1/8" = 1'-0"
DRAWN BY	TMB, AT: MA, DDJY

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
04/18/2012	05/14	CONTRACT SUBMITTAL
12/08/2012	01/08	PLAN CHECK CONNECTIONS #1
11/04/2012	11/04	POOL SUBMITTAL
12/08/2012	01/08	PLAN CHECK CONNECTIONS #2
03/08/2012	03/08	PLAN CHECK CONNECTIONS #3
03/18/2012	03/18	PUBLIC WORKS DEPARTMENT
03/08/2012	03/08	POOL SUBMITTAL
04/02/2012	04/02	REVISION
07/06/2012	07/06	REVISION
07/02/2012	07/02	PLANNING DEPT. SUBMITTAL

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ARCHITECTS
MALIBU
SUN VALLEY
WWW.BJAIA.COM

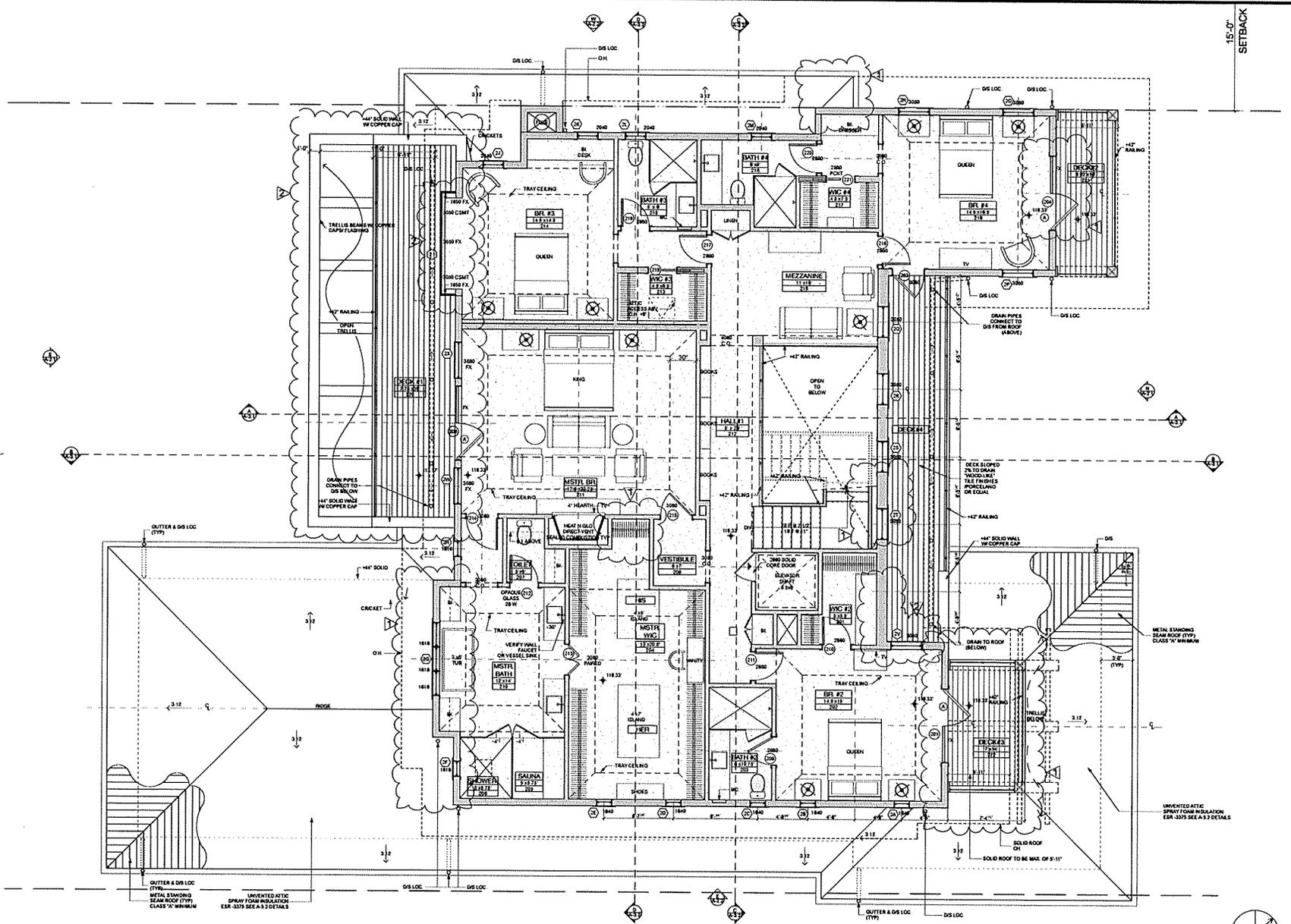
21228 PACIFIC COAST HWY. 488 WILSON HWY.
MALIBU, CA 90265 SUITE 204 C
TEL: 310-456-5805 ACTON, MA 01820
TEL: 308-485-2228

DESCRIPTION:

SECOND FLOOR PLAN

DRAWING NO. **A-1.3**

PROJECT: SPERBER RESIDENCE
DATE: Pld Date: 7/2/12
SCALE: 1/4" = 1'-0"
DRAWN BY: DWB, RT, MA, DOLY



15'-0"
SETBACK



SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
1	04/16/2011	COPY FOR SUBMITTAL
2	10/20/2011	PLAN CHECK CORRECTIONS #1
3	11/04/2011	POOL SUBMITTAL
4	12/08/2011	PLAN CHECK CORRECTIONS #2
5	03/02/2012	PLAN CHECK CORRECTIONS #3
6	01/18/2012	PUBLIC WORKS DEPARTMENT
7	03/01/2012	POOL RESUBMITTAL
8	04/23/2012	REVISION
9	07/08/2012	REVISION
10	07/12/2012	PLANNING DEPT. RESUBMITTAL

BURDIGE & Associates
ARCHITECTS

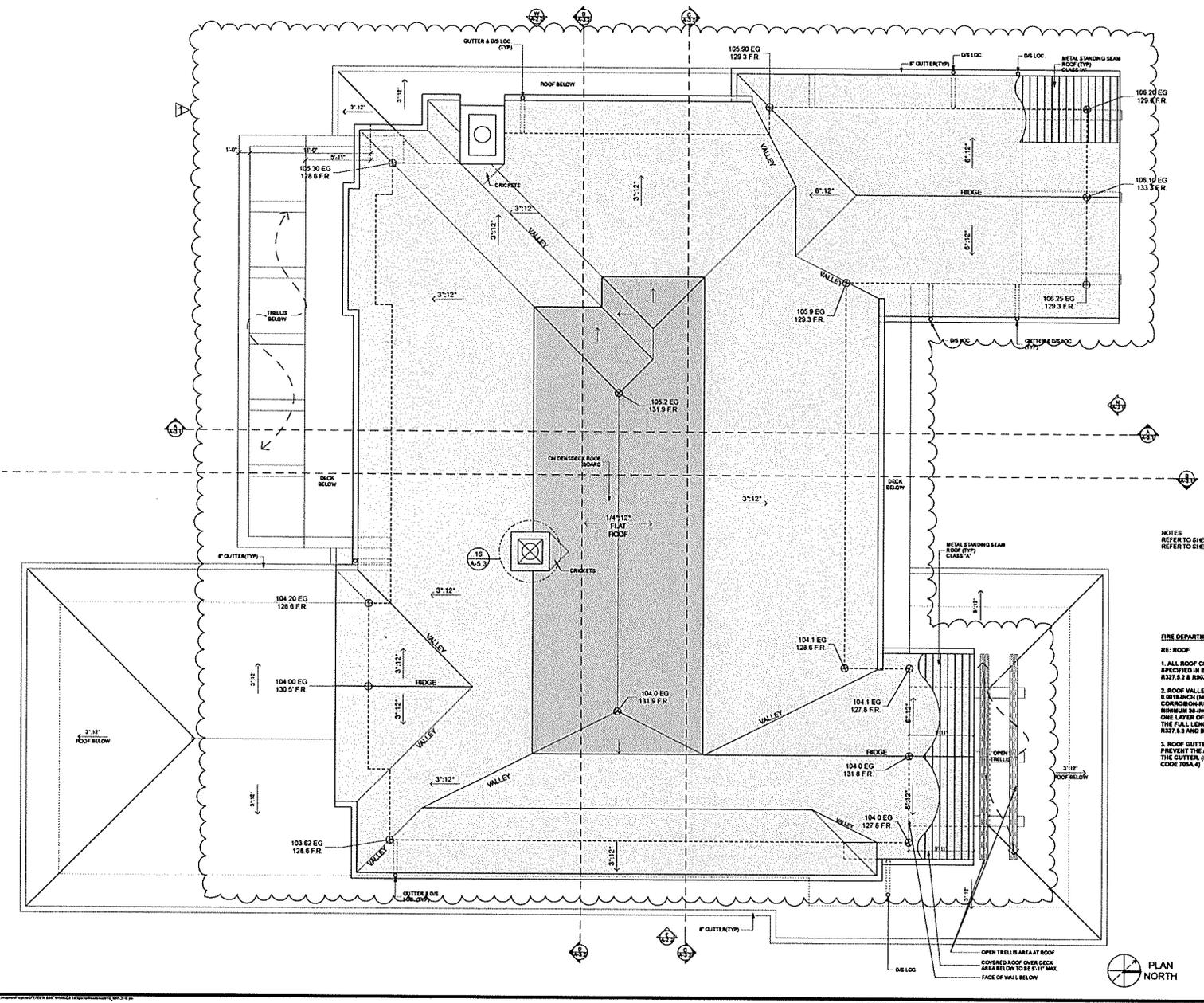
MALIBU, CALIFORNIA
WWW.BJAAIA.COM

21228 PINEVIEW COAST HWY. #400 HIGHLAND AVE
MALIBU, CA 90265 SUITE 204 C
TEL: 310-496-9800 ACTON, MA 02460
TEL: 208-486-3228

DESCRIPTION:

ROOF PLAN

DRAWING NO.	A-1.4
PROJECT	SPERBER RESIDENCE
DATE	Feb Date 7/21/12
SCALE	1/4" = 1'-0"
DRAWN BY	DMB, KT, MA, DD, LV



NOTES
REFER TO SHEET A-2 #10 FOR UNVENTED ATTIC ROOF ASSEMBLY
REFER TO SHEET A-3 FOR ROOF DETAILS

- FIRE DEPARTMENT NOTES**
- RE: ROOF
- ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1905.1.1 (RESIDENTIAL CODE R317.5.2 & R902)
 - ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 6.0018 INCH (NO. 26 GALVANIZED SHEET GAGE) COMMON-RIB STEEL, INSTALLED OVER A MINIMUM 26-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 17 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R317.5.3 AND BUILDING CODE 790A.4)
 - ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R317.9.4 AND BUILDING CODE 790A.4)



SPERBER RESIDENCE

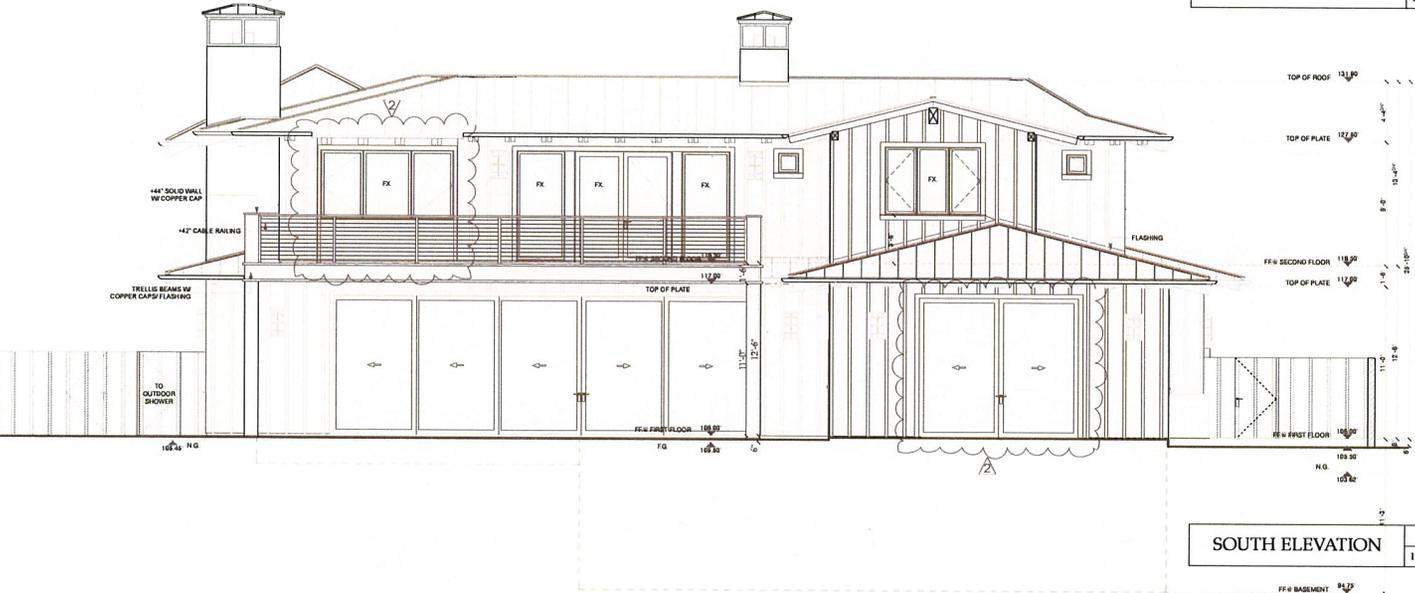
6947 WILDLIFE Rd.
MALIBU, CA 90265



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NORTH ELEVATION 1
1/4" = 1'-0"



SOUTH ELEVATION 2
1/4" = 1'-0"

NO.	DATE	ISSUE
04/02/2015		CDP 1st SUBMITTAL
10/09/2015		PLAN CHECK CORRECTIONS #1
11/04/2015		POOL SUBMITTAL
12/09/2015		PLAN CHECK CORRECTIONS #2
3/16/2016		PLAN CHECK CORRECTIONS #3
6/13/2016		PUBLIC WORKS DEPARTMENT
09/15/2016		POOL RESUBMITTAL
06/23/2016		REVISION
07/08/2016		REVISION
01/12/2016		PLANNING DEPT. RESUBMITTAL

BURDGE & Associates
ARCHITECTS

MALIBU SUN VALLEY WWW.BJAIA.COM

2125 PACIFIC COAST HWY. 489 WASHINGTON AVE.
MALIBU, CA 90265 SUITE 204 C
TEL: 310-498-9995 KETCHIKAN, SD 57349
TEL: 208-486-3208

DESCRIPTION:
PROPOSED ELEVATIONS

DRAWING NO.	
A-2.1	
PROJECT	SPERBER RESIDENCE
DATE	Plot Date: 7/21/16
SCALE	1/4" = 1'-0"
DRAWN BY	DWB, KT, MA, DD, UY

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
1	04/18/2015	COP 1st SUBMITTAL
2	10/09/2015	PLAN CHECK CORRECTIONS #1
3	10/04/2015	POOL SUBMITTAL
4	12/09/2015	PLAN CHECK CORRECTIONS #2
5	01/05/2016	PLAN CHECK CORRECTIONS #3
6	01/09/2016	PUBLIC WORKS DEPARTMENT
7	03/01/2016	POOL RESUBMITTAL
8	06/23/2016	REVISION
9	07/08/2016	REVISION
10	07/21/2016	PLANNING DEPT. RESUBMITTAL

BURDGE & Associates
ARCHITECTS

MALIBU SUN VALLEY WWW.BUJAJA.COM

21228 PACIFIC COAST HWY. SUITE 204 C MALIBU, CA 90265 TEL: 310-454-5805

480 WASHINGTON AVE. SUITE 204 C KETCHIKAN, ID 83240 TEL: 208-465-3228

DESCRIPTION:

PROPOSED ELEVATIONS

DRAWING NO. **A-2.2**

PROJECT	SPERBER RESIDENCE
DATE	FILE DATE: 02/11/16
SCALE	1/4" = 1'-0"
DRAWN BY	DWB, KT, MA, DD, UY



EAST ELEVATION 1
1/4" = 1'-0"



WEST ELEVATION 2
1/4" = 1'-0"

SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



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NO.	DATE	ISSUE
04/18/2011		COPY FOR SUBMITTAL
10/29/2011		PLAN CHECK CORRECTIONS #1
11/24/2011		POOL SUBMITTAL
12/06/2011		PLAN CHECK CORRECTIONS #2
01/05/2012		PLAN CHECK CORRECTIONS #3
01/18/2012		PUBLIC WORKS DEPARTMENT
03/01/2012		POOL RESUBMITTAL
06/23/2012		REVISION
07/08/2012		REVISION
07/21/2012		PLANNING DEPT. RESUBMITTAL

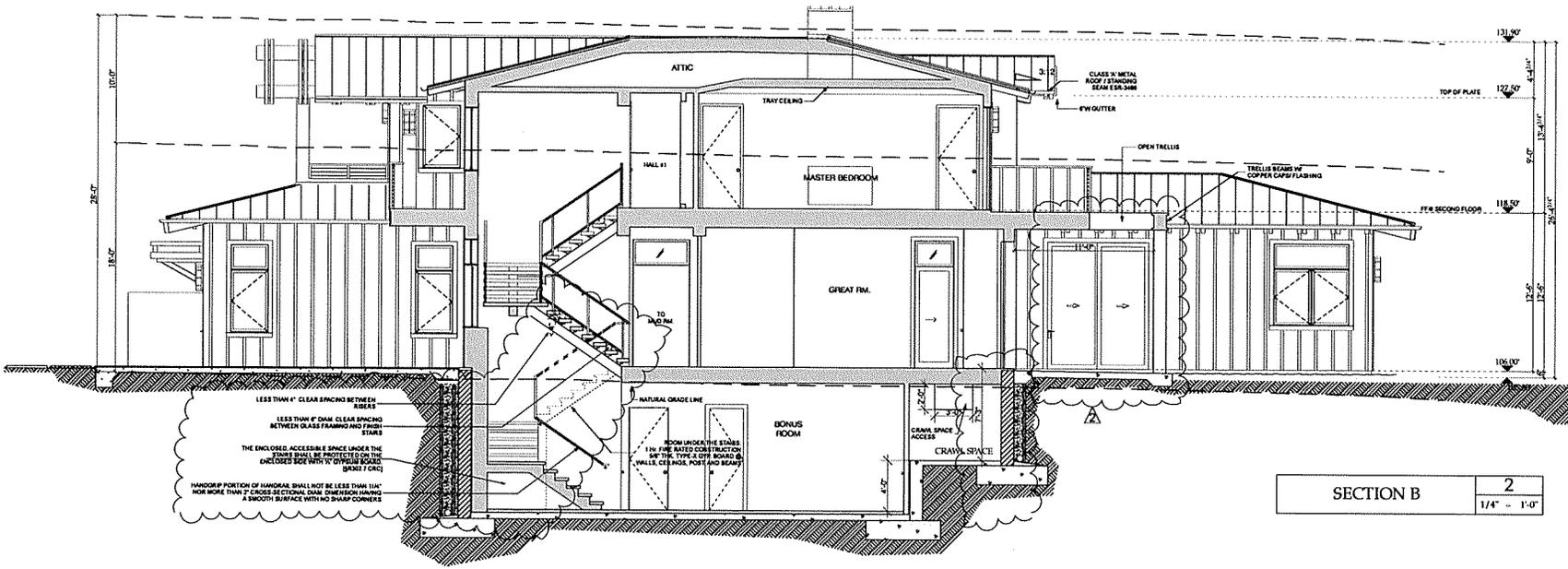
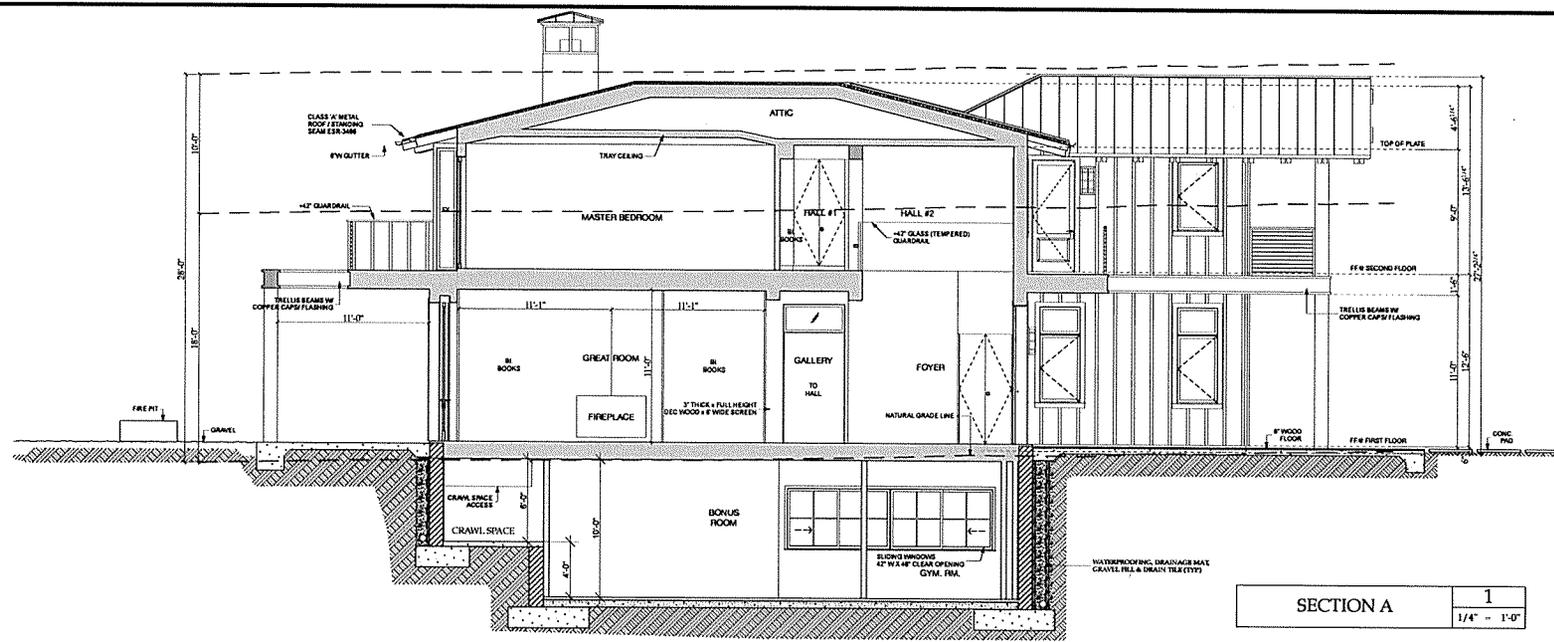
BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY WWW.BJAJA.COM
MALIBU, CA 90265

3125 PACIFIC COAST HWY. 480 HUNTINGTON BEACH, CA 92648
TEL: 714-966-9405 SECTION: 03-2504F TEL: 310-486-3228

DESCRIPTION:

PROPOSED SECTIONS

DRAWING NO.	A-3.1
PROJECT	SPERBER RESIDENCE
DATE	PHS DWG. 7/21/12
SCALE	AS NOTED
DRAWN BY	DWB, KT, MA, DD,UY



SPERBER RESIDENCE

6847 WILDLIFE Rd.
MALIBU, CA 90265



THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO.	DATE	ISSUE
04/16/2011	04/16	SUBMITTAL
10/27/2011	10/27	PLAN CHECK CORRECTIONS #1
11/20/2011	11/20	POOL SUBMITTAL
12/06/2011	12/06	PLAN CHECK CORRECTIONS #2
3/16/2012	3/16	PLAN CHECK CORRECTIONS #3
3/17/2012	3/17	PUBLIC WORKS DEPARTMENT
03/16/2012	03/16	POOL RESUBMITTAL
03/23/2012	03/23	REVISION
03/27/2012	03/27	REVISION
03/27/2012	03/27	PLANNING DEPT RESUBMITTAL

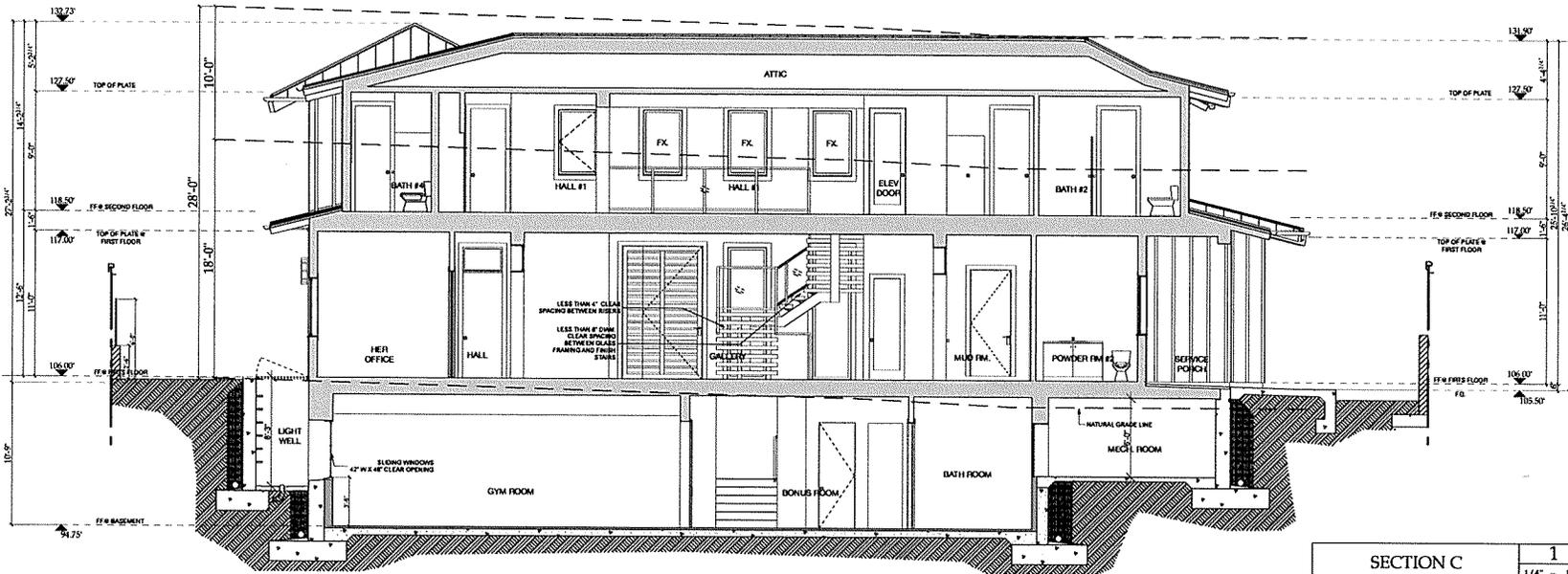
BURDGE & Associates
ARCHITECTS
MALIBU, CALIFORNIA
WWW.BJAJIA.COM

21228 PACIFIC COAST HWY. 480 WASHINGTON AVE.
MALIBU, CA 90265 SUITE 201 C
TEL: 310-458-5885 MALIBU, CA 90265
TEL: 310-449-3228

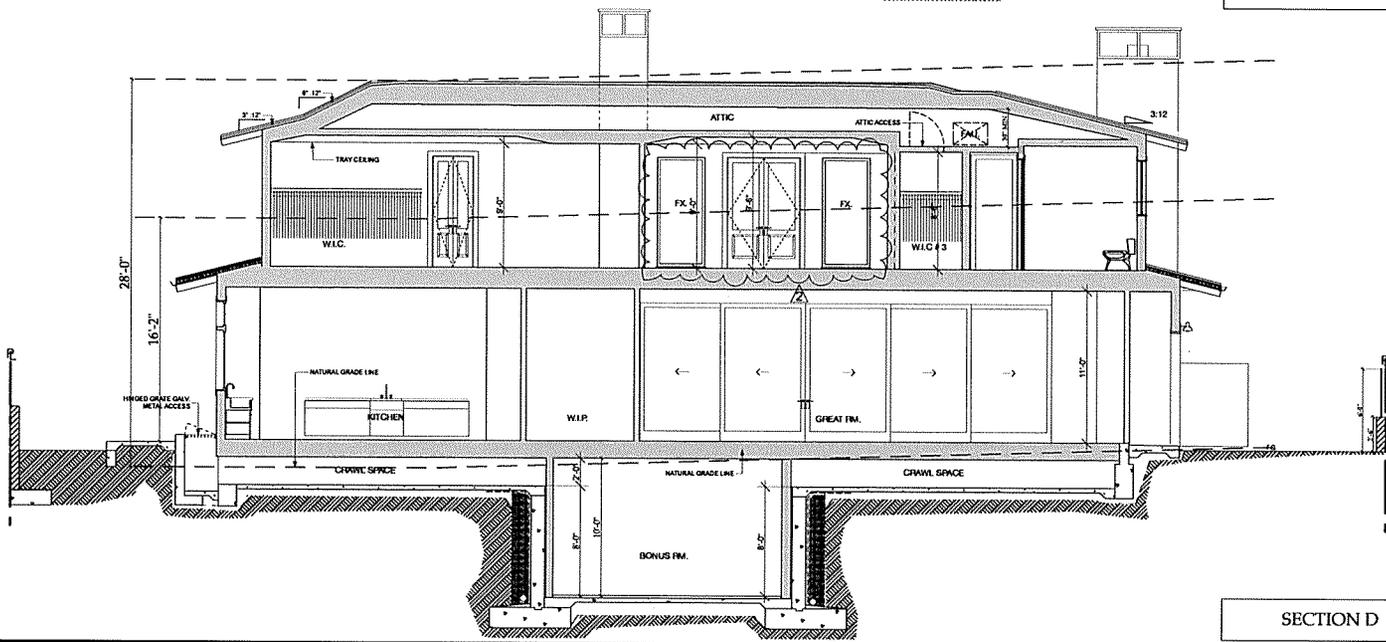
DESCRIPTION:

PROPOSED SECTIONS

DRAWING NO.	A-3.2
PROJECT	SPERBER RESIDENCE
DATE	PHS Dwg: 7/2/16
SCALE	AS NOTED
DRAWN BY	DWG. KT. MA. DOUY



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



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

FILE



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

RECEIVED
JUL 21 2016
PLANNING DEPT.

TO: City of Malibu City Biologist DATE: ~~7/11/2016~~
 FROM: City of Malibu Planning Department
 PROJECT NUMBER: CDPA 16-006
 JOB ADDRESS: 6847 WILDLIFE RD
 APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates
 APPLICANT ADDRESS: 21235 Pacific Coast Highway
Malibu, CA 90265
 APPLICANT PHONE #: (310) 456-5905
 APPLICANT FAX #: (310) 456-2467
 APPLICANT EMAIL: joseph@buaia.com
 PROJECT DESCRIPTION: **Amend CDP 14-024 to increase FYSB, modify swimming pool location and rear yard landscaping**

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

7/21/16
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 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: 6847 Wildlife Road
Applicant/Phone: Joseph Lezama/ 310.456.5905
Project Type: Demo ESFR, NSFR, Pool
Project Number: CDPA 16-006
Project Planner: Jasch Janowicz
Previous Biological Review: incomplete 5/27/14; Approved 8/26/14

REFERENCES: Site Plans, Planting Plan, Hydrozone Plan + calculations, irrigation plan

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 293,098 gallons per year. The Estimated Applied Water Use (EAWU) totals 239,268 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.\

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
 - A. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

Kirk Allen

Address: 1000 S. Fremont Ave, Bldg. A-9 East, 4th Floor-“Waterworks Division”,
Alhambra, CA 91803

Email: Kallen@DPW.LACOUNTY.GOV (preferred)

Phone: (626) 300-3389

Please note this action may require several weeks. As such, the applicant should submit their approved landscape plans to DPW as soon as feasible in order to avoid a delay at plan check.

- B. 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.

- C. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.
 - D. 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.
 - 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. Pursuant to LIP Section 4.6.1.A, development is prohibited on slopes of 25% (4:1) and steeper.
 - L. 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.
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: _____

Dave Crawford, City Biologist

310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org

Date: 7/21/16



City of Malibu

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

PUBLIC WORKS REVIEW REFERRAL SHEET

RECEIVED
JUL 16 / 3 / 2016
PLANNING DEPT.

TO: Public Works Department
FROM: City of Malibu Planning Department

DATE:

PROJECT NUMBER: CDPA 16-006
JOB ADDRESS: 6847 WILDLIFE RD
APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates
APPLICANT ADDRESS: 21235 Pacific Coast Highway
Malibu, CA 90265
APPLICANT PHONE #: (310) 456-5905
APPLICANT FAX #: (310) 456-2467
APPLICANT EMAIL: joseph@buaia.com
PROJECT DESCRIPTION: Amend CDP 14-024 to increase FYSB, modify swimming pool location and rear yard landscaping

TO: Malibu Planning Department and/or Applicant
FROM: Public Works Department

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

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

SIGNATURE

DATE



City of Malibu

MEMORANDUM

To: Planning Department

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

Date: July 19, 2016

Re: Proposed Conditions of Approval for 6847 Wildlife Road CDPA 16-006

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 the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.
2. Several private improvements located within the City's right-of-way, such as (but not limited to) landscaping, railroad ties, fencing. These improvements are required to be removed as part of this project and must be shown on the plans. The applicant shall place notes on the plans for the removal of existing encroachments within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the City's right-of-way.

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. 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

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 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.

7. 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.
8. 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

9. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
10. 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

GEOTECHNICAL REVIEW REFERRAL SHEET

RECEIVED
JUL 13 2016
PLANNING DEPT.

TO: City of Malibu Geotechnical Staff
FROM: City of Malibu Planning Department

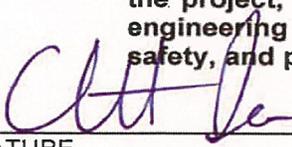
DATE: 7/1/2016

PROJECT NUMBER: CDPA 16-006
JOB ADDRESS: 6847 WILDLIFE RD
APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates
APPLICANT ADDRESS: 21235 Pacific Coast Highway
Malibu, CA 90265
APPLICANT PHONE #: (310) 456-5905
APPLICANT FAX #: (310) 456-2467
APPLICANT EMAIL: joseph@buaia.com
PROJECT DESCRIPTION: Amend CDP 14-024 to increase FYSB, modify swimming pool location and rear yard landscaping

TO: Malibu Planning Division 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.


SIGNATURE

7/18/16
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.

Story Pole and Site Photographs

View from Wildlife Road



View southeast from northerly neighbor



Site Photographs

View south from southerly neighbor



View south near eastern property line



Site Photographs

View south near westerly property line



View east towards neighbor



Site Photographs

View west toward neighbor



View east toward neighbor at back of house



Site Photographs

View southeast from back yard area



View east from back yard area toward neighbor's rear yard



Site Photographs

View southeast across neighbor property



View north toward back of neighbor's house



Site Photographs

View south from limit of grading



View north along eastern property line





City of Malibu

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

PLANNING DEPARTMENT PRIMARY VIEW DETERMINATION

Primary View Determination: 6855 Wildlife Road – Chris Farrar

On July 12, 2016, staff conducted a primary view determination at 6855 Wildlife Road. Staff documented the primary view standing on the adjacent covered patio abutting the exterior of the living room the 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 July 12, 2016, the view from this location on the property is as follows: The diagram below corresponds with the photographs from South to North. 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 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 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 **Jasch Janowicz, Contract Planner, at (310) 456-2489, extension 345.**

Date: July 7, 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

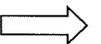
NOTICE OF PUBLIC HEARING

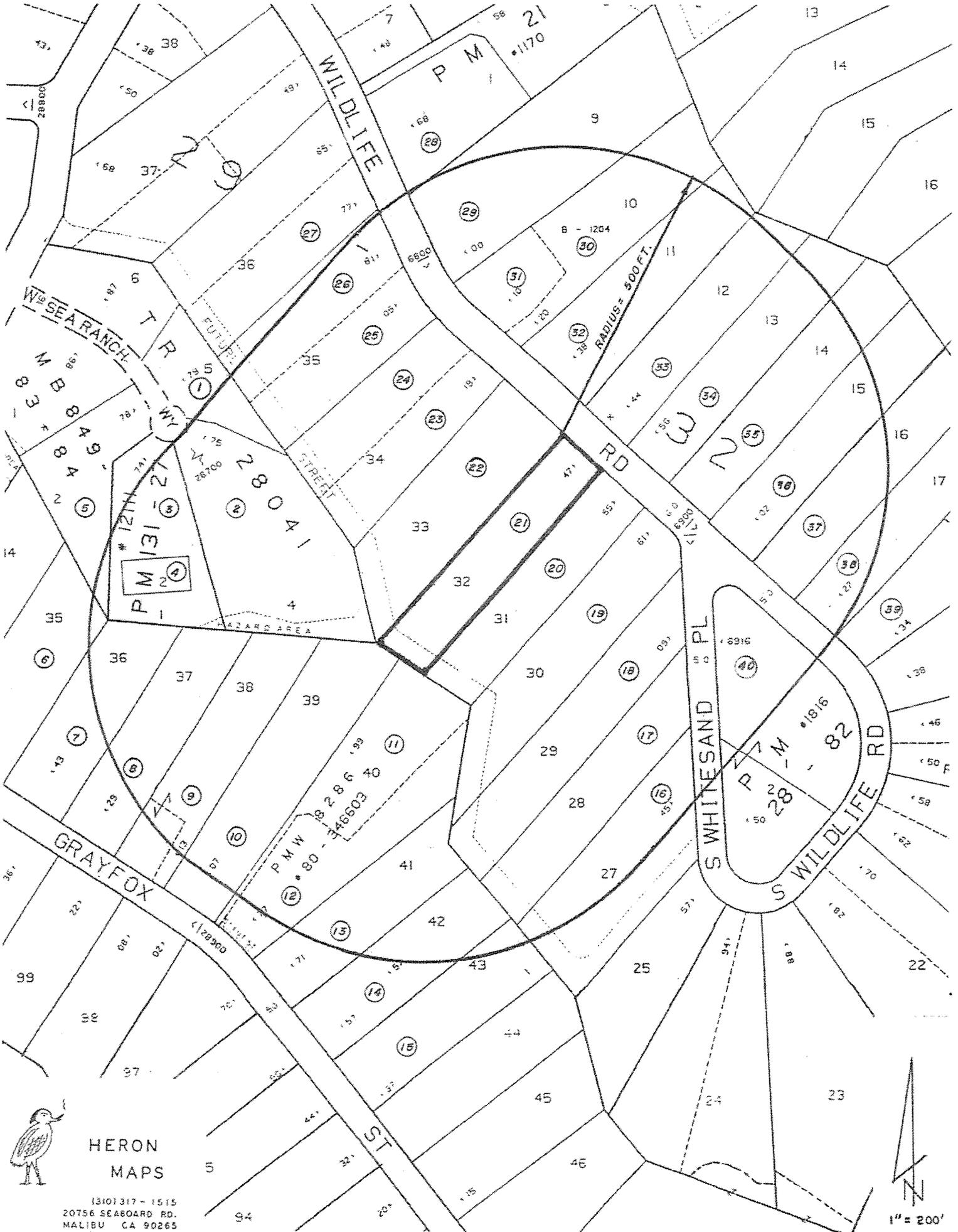
The Malibu Planning Commission will hold a public hearing on **MONDAY, August 1, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.**

COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 16-006 - An application to amend Coastal Development Permit No. 14-024, previously approved for demolition of an existing single-family residence and construction of a new two-story residence and accessory development, to increase the front yard setback by moving the residence approximately 13 feet further from the street, make minor interior and exterior modifications (such as new second floor balconies), relocate the swimming pool to be parallel with the southerly side property line, and revise the grading, design and accessory development of the rear yard

LOCATION:	6847 Wildlife Road, within the appealable coastal zone
APN:	4466-006-017
ZONING:	Rural Residential-One Acre (RR-1)
APPLICANT:	Burdge and Associates
OWNER:	Wildlife II, LLC
APPLICATION FILED:	July 1, 2016
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 analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301 (l) Demolition of Existing Structures and 15303 (a) and (e) - New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).





HERON
MAPS

(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265





Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner *RM*

Reviewed: Bonnie Blue, Planning Director *BS*

Date prepared: July 20, 2016 Meeting Date: August 1, 2016

Subject: Coastal Development Permit No. 09-047 and Site Plan Review No. 16-036 – A follow-up application for an emergency slope repair

Location: 24910 Pacific Coast Highway, within the appealable coastal zone

APN: 4458-015-013

Owner: Grant Sims

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-69 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 09-047, a follow-up application for a slope repair that took place under Emergency Coastal Development Permit (ECDP) No. 05-057 which included remedial grading (Site Plan Review (SPR) No. 16-036) and the installation of drainage devices in the Rural Residential-Two Acre (RR-2) zoning district located at 24910 Pacific Coast Highway (Sims).

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 is for the required follow-up approval of a slope repair that took place under an emergency coastal development permit. ECDPs can be issued to allow for emergency repairs where there is an immediate health and safety threat to the subject property or neighboring property. ECDPs are only considered temporary and

an application for a full CDP must be made within 90 days of issuance. On August 8, 2006 ECDP No. 05-057 was approved to allow for the stabilization of a failed sloped located on the subject property. However, the previous property owner and applicant did not complete the CDP process and did not respond to staff's comments. The property recently changed ownership and the new property owners have been diligent to provide staff with all the materials necessary to complete the subject application.

Surrounding Land Uses and Project Setting

As shown in Figure 1, the subject property is located on in the inland side of Pacific Coast Highway and is currently developed with a single-family residence. The subject property is relatively flat with the exception of a bluff feature along the rear (southern) property. It is this bluff that is the subject of this application.

Figure 1 – Aerial photograph of the subject property



As outlined in Table 1, the surrounding land uses consist of single-family residential uses, commercial development, and an institutional use.

Table 1 – Surrounding Land Uses				
Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
North	24903 Pacific Coast Highway	1.54 acres	CN ¹	Vacant
	24911 Pacific Coast Highway	1.52 acres	CN	Commercial Development
East	4458-015-041	2.46 acres	RR2	Vacant
South	24928 Malibu Road	0.15 acres	SFM ²	Residence
	24920 Malibu Road	0.15 acres	SFM	Residence

¹CN: Commercial Neighborhood

² SFM: Single Family Residential Development Medium Density

Table 1 – Surrounding Land Uses				
Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
West	24950 Pacific Coast Highway	4.17 acres	RR2	Residence

The project site is located within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, approval of this project can be appealed to the California Coastal Commission. The subject parcel does not contain Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA and Marine Resources Map. Table 2 below provides information on the size of the subject property.

Table 2 – Property Data	
Lot Depth	695 feet
Lot Width	98 feet
Gross Lot Area	68,110 square feet (1.56 acres)
Area of Street Easements	0 sq. ft.
Area of 1 to 1 Slopes	0 sq. ft.
Net Lot Area ³	68,110 square feet (1.56 acres)

Project Description

The proposed project is a follow-up to ECDP No. 05-057 and no additional work will take place as part of this approval. The work that took place consisted of the removal and recompaction of 5,134 cubic yards of soil. Since the grading that took place was recommended by a California Licensed Geologist and was necessary to mitigate a geotechnical hazard, the grading that took place meets the definition of remedial grading. Since the grading that took place consisted of remedial grading, SPR No. 16-036 is included as part of the project approval. In addition, native vegetation has re-established itself on the slope, adding to the stability of the site.

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

³ Net Lot Area = Gross Lot Area minus the area of street easements and 1 to 1 slopes.

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 site plan review findings), Scenic, Visual and Hillside Resource Protection, Hazards, Shoreline and Bluff Development findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Native Tree Protection, Transfer of Development Credits, 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 Administrator, City geotechnical staff, and the City Public Works Department for conformance with the LCP. 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 site plan review.

Grading (LIP Chapter 8)

The project proposes approval of 5,134 cubic yards of remedial grading that took place as part of a remedial slope repair. The proposed remedial grading has been reviewed and conditionally approved by the City geotechnical staff pursuant to LIP Section 8.3(G) and the required SPR findings are discussed later in this report. 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. The grading that took place is detailed in Table 3.

Table 3 – LCP Grading Conformance						
	Exempt**			Non-Exempt	Remedial	Total
	R&R*	Understructure	Safety***			
Cut	0	0	0	0	2,567	2,567
Fill	0	0	0	0	2,567	2,567
Total	0	0	0	0	5,134	5,134
Import	0	0	0	0	0	0
Export	0	0	0	0	0	0

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 Los Angeles County Fire Department (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, the subject site has a low potential of containing cultural resources due to the steepness and instability of the slope and it is not expected that the approval of the subject project would impact any archaeological resources. In addition, no cultural resources were encountered during the course of grading activities. Since no further work is proposed, no additional conditions related to cultural resources are included as part of the project approval.

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. Furthermore, the work that took place as part of the ECDP was reviewed by the Public Works Department. Standard conditions of approval were included in the ECDP which required 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 stormwater management were approved by the City Public Works Department. With the implementation of the above mentioned 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 does not include a new alternative onsite wastewater treatment system, nor did it modify the existing system. The proposed project has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the Malibu Plumbing Code, the Malibu Municipal Code (MMC), and the LCP.

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 Administrator, City geotechnical staff, and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned and with the approval of the site plan review, conforms to the LCP in that it meets all applicable residential development standards.

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

The project is located between Pacific Coast Highway and Malibu Road and the site does not provide or have the ability to provide for public access to the beach. Furthermore, there are no mapped trails on the subject property. Therefore, this finding does not apply.

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

1. No Project – The no project alternative is not feasible, because the work that place was required to remediate a geological hazard and the work that took place was determined to be the minimum amount of work necessary to protect the upslope existing single-family residence and surrounding development. The project site is designated for single-family development. The no project alternative would not accomplish any of the project objectives.
2. Proposed Project – The proposed project is for the approval of the work that took place under ECDP No. 05-057 which consisted of remedial grading and the installation of drainage devices. All of the required work has been completed and meets the LCP standards for slope stability, and no additional work will take place as part of this approval. 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 not contain ESHA, nor is it adjacent to ESHA. 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 because no impacts to ESHA are expected as part of the project. Therefore, this finding does not apply.

B. 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 site plan review for remedial grading. The project includes SPR No. 16-036 because it proposes approval of remedial grading that took place under ECDP No. 05-057 to recompact soil that was affected by landslide activity. Based on the evidence contained within the record, Planning Department staff recommends the approval of SPR No. 16-036.

Finding B1. 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 recommended remedial grading were reviewed by the City's geotechnical staff as required by LIP Section 8.3(G) and it was determined that the proposed remedial grading was required and complied with the City's geotechnical guidelines.

Finding B2. 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 with properties that have a steep slope which faces the Pacific Ocean. The proposed remedial grading will stabilize onsite soil conditions as well as add to the stability of surrounding properties and no structures besides drainage devices are being developed in the area where the remedial grading took place. It is not expected that the project will adversely affect neighborhood character.

Finding B3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

The work that took place restored the existing slope to its pre-slide topography and vegetation. The area in which the remedial grading took place will not be used for development; and therefore, the remedial grading will not impact public views.

Finding B4. The proposed project complies with all applicable requirements of state and local law.

While bluff slopes are subject to ESHA standards, the proposed project was reviewed by the City Biologist and it was determined that the project is not expected to impact sensitive resources or result in significant loss of vegetation or wildlife, since none currently exist onsite. The proposed project has received LCP conformance review from the City Biologist, City geotechnical staff, and the City Public Works Department. The project was 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.

C. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

As discussed previously in Finding A4, the project site does not contain ESHA. Accordingly, the supplemental ESHA findings pursuant to LIP Section 4.7.6(C) are not applicable.

D. 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.

E. 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 Pacific Coast Highway and beach along Malibu Road, which are LUP-identified scenic areas. The subject parcel is located adjacent to developed parcels that share a similar topography and the area of the repair is not visible from PCH. Since the project is located adjacent to scenic resources, the findings set forth in LIP Section 6.4 are enumerated herein.

Finding E1. 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 project consists of the approval of a slope repair that took place as part of an emergency coastal development permit. The work that was done restored the slope to its pre-slide topography and no new development took place. Since the site was restored to its original condition and the native vegetation has been reestablished, the project as conditioned will not have significant adverse scenic or visual impacts due to the project design, location or other reasons.

Finding E2. 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 E1, as conditioned, the project will not have significant adverse scenic or visual impacts.

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

The project was for the repair of a failed slope and the slope was restored to its original condition thereby preventing any visual impacts to surrounding areas and properties. As discussed in Finding A3 the project is the least environmentally damaging feasible alternative.

Finding E4. 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 E1, the project, as conditioned, will result in a less than significant impact on scenic and visual resources.

Finding E5. 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 E1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources, and no ESHA impacts are expected.

F. 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.

G. Hazards (LIP Chapter 9)

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

Finding G1. 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:

- Donald Kowalewsky dated November 10, 2009, June 5, 2009, and October 5, 2005 and,
- CY Geotech dated October 16, 2006.

The reports conclude that the proposed repair 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 December 5, 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 G2. 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 G1, 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 G3. 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 G4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding G1, 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 G5. 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 G1, no adverse impacts to sensitive resources are anticipated.

H. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located between Pacific Coast Highway and Malibu Road and is not located along the shoreline. However, the subject property contains a slope that descends steeply from the rear of the property to Malibu Road below that has previously been characterized as a bluff. The area of the slope repair was on this steep slope and, therefore, in accordance with LIP Section 10.2, the requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows.

Finding H1. 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 is located between Malibu Road and Pacific Coast Highway and no impacts are expected to public access along the coast. The bluff stabilization structures were installed. The only work that took place was the removal and recompaction of slope and the installation of drainage devices. The proposed development as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources.

Finding H2. 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 previously in Finding H1, the project as designed, constructed and conditioned, and approved is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding H3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

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

Finding H4. There are not alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As stated in Finding H1, as designed, constructed, and conditioned, the project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding H5. The shoreline protective device 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, and there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and it is the least environmentally damaging alternative.

The proposed project does not include a shoreline protection device or any bluff slope protection device and therefore, this finding is not applicable.

I. 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 or access to the beach. The slope repair that took place has not affected public access in the surrounding area. Therefore, complies with the provisions of Chapter 12 and no findings are required.

J. 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 Section 15304 – Minor Alterations of Land. 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 July 7, 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. 16-69. 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. 16-69
2. As-Built Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-69

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, APPROVING COASTAL DEVELOPMENT PERMIT NO. 09-047 – A FOLLOW-UP APPLICATION FOR A SLOPE REPAIR THAT TOOK PLACE UNDER EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 05-057 WHICH INCLUDED REMEDIAL GRADING (SITE PLAN REVIEW NO. 16-036) AND THE INSTALLATION OF DRAINAGE DEVICES IN THE RURAL RESIDENTIAL-TWO ACRE ZONING DISTRICT LOCATED AT 24910 PACIFIC COAST HIGHWAY (SIMS)

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

SECTION 1. Recitals.

- A. On August 9, 2006, Emergency Coastal Development Permit (ECDP) No. 05-057 was approved allowing for a remedial slope repair on the subject property.
- B. On July 16, 2009, an application for Coastal Development Permit Amendment (CDP) No. 09-047 was submitted to the Planning Department by applicant, Rae Cortina, on behalf of the property owner at that time, Jeff Lubell. The application was routed to City Departments for review.
- C. On June 6, 2016, a Notice of Application for the subject CDP was posted onsite.
- D. On July 7, 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.
- E. On August 1, 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 15304 – Minor Alterations of Land. 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 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, for CDP No. 09-047 to allow for a slope repair that took place under Emergency Coastal Development Permit (ECDP) No. 05-057 which included 5,134 cubic yards (2,576 cut and 2,567 fill) of remedial grading (Site Plan Review (SPR) No. 16-036) to repair a failed slope and the installation of drainage devices located at 24910 Pacific Coast Highway.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City Environmental Health Administrator, City geotechnical staff, and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project, as conditioned and with the approval of the site plan review, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that the proposed remedial slope repair will not result in scenic or visual impacts, or change the previous determination that the project is the least environmentally damaging feasible alternative.

B. Site Plan Review for Remedial Grading (LIP Section 13.27)

1. 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 recommended remedial grading were reviewed by the City's geotechnical staff as required by LIP Section 8.3(G) 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 with properties that have a steep slope which faces the Pacific Ocean. The proposed remedial grading will stabilize onsite soil conditions as well as add to the stability of surrounding properties and no structures besides drainage devices are being developed in the area where the remedial grading took place. It is not expected that the project will adversely affect neighborhood character.

3. The work that took place restored the existing slope to its pre-slide topography and vegetation. The area in which the remedial grading took place will not be used for development; and therefore, the remedial grading will not impact public views.

4. While bluff slopes are subject to ESHA standards, the proposed project was reviewed by the City Biologist and it was determined that the project is not expected to impact sensitive resources or result in significant loss of vegetation or wildlife, since none currently exist onsite. The proposed project has received LCP conformance review from the City Biologist, City geotechnical staff, and the City Public Works Department. The project was 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.

C. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

1. The project consists of the approval of a slope repair that took place as part of an emergency coastal development permit. The work that was done restored the slope to its pre-slide topography and no new development took place. Since the site was restored to its original condition and the native vegetation has been reestablished, 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 scenic or visual impacts.

3. The project was for the repair of a failed slope and the slope was restored to its original condition thereby preventing any visual impacts to surrounding areas and properties. The project is the least environmentally damaging feasible alternative.

4. The project, as conditioned, will result in a less than significant impact on scenic and visual resources.

5. As conditioned, development on the site will not have significant adverse impacts on scenic and visual resources, and no ESHA impacts are expected.

D. 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. Based on review of the reports completed by Donald Kowalewsky dated November 10, 2009, June 5, 2009, and October 5, 2005 and CY Geotech dated October 16, 2006, the proposed slope repair was suitable for the site and, if their recommendations are followed, the subject site will be safe from geologic hazards. Based on review of the project and associated technical submittals, on December 5, 2015, City geotechnical staff approved the project, subject to conditions. The proposed design has been designed based on the requirements of the wave uprush study and flood zone.

2. The project as designed, conditioned, and approved by City geotechnical staff 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 and conditioned is the least environmentally damaging alternative.
4. The project as designed, and conditioned, and approved by City geotechnical staff does not have any significant adverse impacts on the site stability or structural integrity.
5. No adverse impacts to sensitive resources are anticipated.

E. Shoreline and Bluff Development (LIP Chapter 10)

1. The proposed project is located between Malibu Road and Pacific Coast Highway and no impacts are expected to public access along the coast. The bluff stabilization structures were installed. The only work that took place was the removal and recompaction of slope and the installation of drainage devices. The proposed development as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources.

2. The project will not have significant adverse impacts on public access or shoreline sand supply or other resources.

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 public access or 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 approves CDP No. 09-047 and SPR No. 16-036, subject to the following conditions.

SECTION 5. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.
2. Approval of this CDP will permit the slope repair that took place under ECDP No. 05-057 which allowed for 5,134 cubic yards of remedial grading, revegetation, and the installation of drainage devices.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **July 16, 2009**. 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 working days of receipt of this executed resolution.
5. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the August 1, 2016, Planning Commission agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.
6. Within six months of this approval the property owner shall obtain permits and complete all required inspections for the approval of the slope repair that is the subject of this CDP.

Deed Restrictions

7. 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 the Planning Department prior to final Planning Department approval.
8. 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.

SECTION 6. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 1st day of August 2016.

ROOHI STACK, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 245.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission’s decision to the Coastal Commission within 10 working days of the issuance of the City’s Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-69 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 1st day of August 2016 by the following vote:

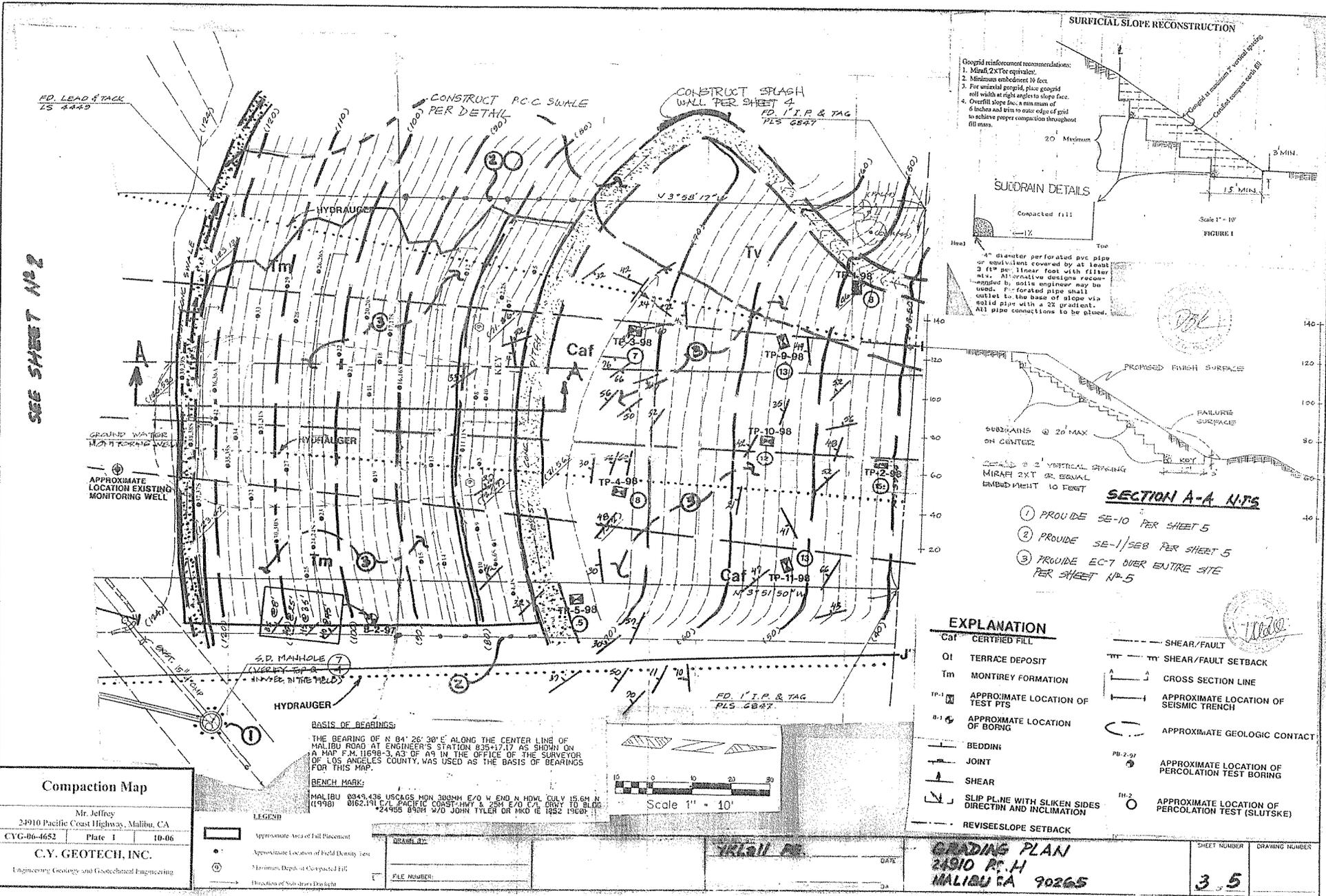
AYES:

NOES:

ABSTAIN:

ABSENT:

KATHLEEN STECKO, Recording Secretary



FD. LEAD & TAG
15 4449

CONSTRUCT P.C.C SWALE
PER DETAIL

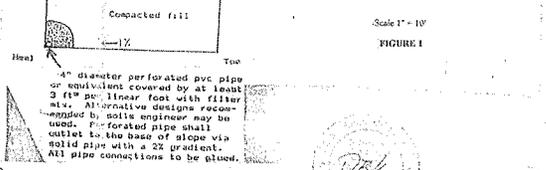
CONSTRUCT SPLASH
WALL PER SHEET 4
FD. I.T.P. & TAG
15 6847

SEE SHEET NO. 2

SURFICIAL SLOPE RECONSTRUCTION

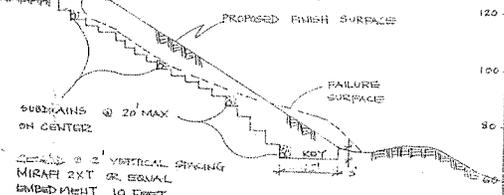
- Geogrid reinforcement recommendations:
1. Minib. 2X2Te equivalent.
 2. Minimum embedment 10 feet.
 3. For vertical geogrid, plus geogrid soil width at right angles to slope face.
 4. Overfill slope face, a minimum of 6 inches and trim to base edge of grid to achieve proper compaction throughout fill mass.

SUDDRAIN DETAILS



4" diameter perforated pvc pipe or equivalent covered by at least 3 ft of linear foot with filter mat. Alternative designs recommended by soils engineer may be used. Perforated pipe shall collect to the base of slope via solid pipe with a 2% gradient. All pipe connections to be glued.

SECTION A-A N.T.S.



- 1 PROVIDE SE-10 PER SHEET 5
- 2 PROVIDE SE-1/SEB PER SHEET 5
- 3 PROVIDE EC-7 OVER ENTIRE SITE PER SHEET NO. 5

EXPLANATION

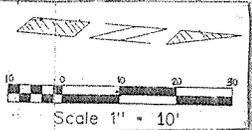
Caf	CERTIFIED FILL	---	SHEAR/FAULT
QI	TERRACE DEPOSIT	TTT	SHEAR/FAULT SETBACK
TM	MONTREY FORMATION	A	CROSS SECTION LINE
TP-1	APPROXIMATE LOCATION OF TEST PTS	---	APPROXIMATE LOCATION OF SEISMIC TRENCH
B-1	APPROXIMATE LOCATION OF BORING	---	APPROXIMATE GEOLOGIC CONTACT
---	BEDDING	---	APPROXIMATE LOCATION OF PERCOLATION TEST BORING
---	JOINT	---	APPROXIMATE LOCATION OF PERCOLATION TEST (SLUTSKE)
---	SHEAR PLANE WITH SLIKEN SIDES DIRECTIN AND INCLINATION	---	
---	REVISED SLOPE SETBACK	---	

BASIS OF BEARINGS:

THE BEARING OF N 84° 26' 30" E ALONG THE CENTER LINE OF MALIBU ROAD AT ENGINEER'S STATION 835+17.17 AS SHOWN ON A MAP F.M. 11698-3, A3 OF A9 IN THE OFFICE OF THE SURVEYOR OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCH MARK:

MALIBU 8349.438 USCAGS MON 300MM E/O W END N HDVL CULV 15.6M N (1998) 8162.191 C/L PACIFIC COAST HWY 3 25M E/O C/L DRY TO BLOC 24405 BAKR W/O JOHN TYLER DR MKD IE 1982 1960.



Compaction Map

Mr. Jeffrey
24910 Pacific Coast Highway, Malibu, CA
CYG-06-4652 Plate I 10-06
C.Y. GEOTECH, INC.
Engineering Geology and Geotechnical Engineering

LEGEND

---	Approximate Area of Fill Placement
•	Approximate Location of Field Density Test
○	Minimum Depth of Compacted Fill
---	Direction of Sub-drain Drainsight

DRAWN BY:		DATE:	
FILE NUMBER:		DA:	

GRADING PLAN
24910 P.C.H
MALIBU CA 90265

SHEET NUMBER	DRAWING NUMBER
35	



City of Malibu

23555 Civic Center Way, Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356

TE
001654

ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: 7/16/2009
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 09-047
JOB ADDRESS: 24910 PACIFIC COAST HWY
APPLICANT / CONTACT: Sharyl Beebe, Prism Planning
APPLICANT ADDRESS: PO Box 283
MALIBU, CA 90265
APPLICANT PHONE #: (310)463-7755
APPLICANT FAX #: (310) 496-7520
PROJECT DESCRIPTION: Slope Repair
 New Construction Remodel Fire Damage

TO: Malibu Planning Department and/or Applicant
FROM: Andrew Sheldon, City Environmental Health Administrator

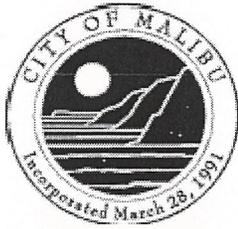
- An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project. *No conflict with owts plot plan approved by Env. Health on 5-18-2001.*
- An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received.

A Sheldon
SIGNATURE

10-9-2009
DATE

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not a Private Sewage Disposal System Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator, may be contacted at the City Hall Annex counter Monday through Thursday from 8:00 am to 10:00 am, or by calling (310) 456-2489 x364



City of Malibu

23815 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW REFERRAL SHEET

TE
11/25/09

TO: Public Works Department

DATE: ~~7/16/2009~~

FROM: Planning Division

PROJECT NUMBER: CDP 09-047

JOB ADDRESS: 24910 PACIFIC COAST HWY

APPLICANT / CONTACT: Rob Ross, Houck Construction, Inc.

APPLICANT ADDRESS: 1531 Pontius Ave
Los Angeles, CA 90025

APPLICANT PHONE #: (310)980-3200

APPLICANT FAX #:

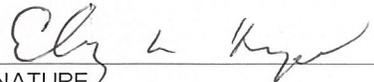
PROJECT DESCRIPTION: Slope Repair

To: Malibu Planning Division

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

12/29/09
DATE



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: 7/16/2009
FROM: City of Malibu Planning Department
PROJECT NUMBER: CDP 09-047
JOB ADDRESS: 24910 PACIFIC COAST HWY
APPLICANT / CONTACT: Alan Block, Block and Block
APPLICANT ADDRESS: 1880 Century Park East
Los Angeles, CA 90067
APPLICANT PHONE #: (310) 552-3336
APPLICANT FAX #: (310) 552-1850
APPLICANT EMAIL: alan@blocklaw.net
PROJECT DESCRIPTION: Follow up to ECDP - Slope Repair

TO: Malibu Planning Division and/or Applicant
FROM: Dave Crawford, City Biologist

The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).

The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.

The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).

SIGNATURE

DATE

12/3/09

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at dcrawford@malibucity.org or by leaving a detailed voice message at (310) 456-2489, extension 277.*

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 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 or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact **Richard Mollica, Senior Planner**, at (310) 456-2489, extension 346.

Date: July 7, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 4

Notice of Public Hearing



City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

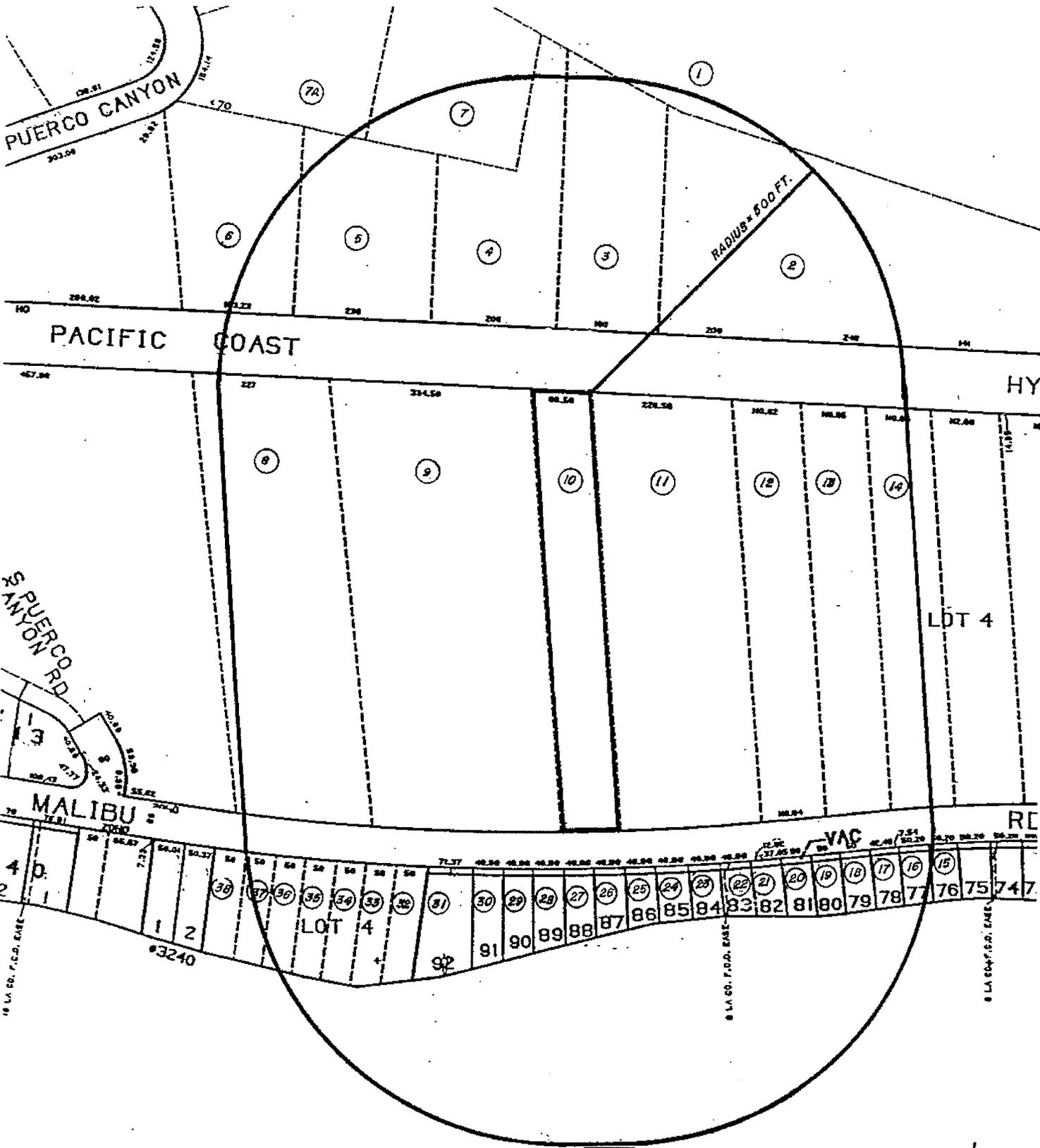
The Malibu Planning Commission will hold a public hearing on **MONDAY, August 1, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 09-047 AND SITE PLAN REVIEW NO. 16-036 - An application for a slope repair that took place under Emergency Coastal Development Permit No. 05-057 which consisted of removal and recompaction and remedial grading to repair a failed slope, and the installation of drainage devices

LOCATION:	24910 Pacific Coast Highway, within the appealable coastal zone
APNS:	4458-015-013 and 4458-015-014
ZONING:	Rural Residential-Two Acre (RR-2)
APPLICANT:	Block and Block
OWNERS:	Grant and Patricia Sims
APPLICATION FILED:	July 16, 2009
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15304 - Minor Alterations of Land. 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 Road
 Malibu CA 90265



1" = 200'