August 15, 2016 Regular Meeting

1. Agenda

   Documents:

   PC160815_AGENDA_AMENDED (LINKS).PDF

2. Item 3B1 - Administrative Coastal Development Permit No. 15-019 / 29803 And 29807 Baden Place

   Documents:

   PC160815_ITEM3B1.PDF

3. Item 3B2 - Approval Of Minutes

   Documents:

   PC160815_ITEM3B2.PDF

4. Item 4A - Wireless Telecommunications Facility No. 16-001 / 29970.5 Harvester Road

   Documents:

   PC160815_ITEM4A.PDF
   PC160815_ITEM4A_SUPPLEMENTAL.PDF

5. Item 5A - Coastal Development Permit No. 14-055 / 5943 Kanan Dume Road

   Documents:

   PC160815_ITEM5A.PDF
   PC160815_ITEM5A_SUPPLEMENTAL.PDF

6. Item 5B - Coastal Development Permit No. 14-028 / 31438 Broad Beach Road

   Documents:

   PC160815_ITEM5B.PDF

7. Item 5C - Coastal Development Permit No. 14-004 / 33728 Pacific Coast Highway

   Documents:

   PC160815_ITEM5C.PDF

Amended[1] Malibu Planning Commission
Regular Meeting Agenda

Monday, August 15, 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 – August 4, 2016: *Amended Agenda posted on August 11, 2016*

1. Ceremonials / Presentations

None.

2. Written and Oral Communication from the Public

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

B. Planning Commission and staff comments and inquiries

3. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 15-019 and Lot Merger No. 16-002 – An application to merge two parcels (29803 and 29807 Baden Place) and construct a tennis court with a 12 foot high sports court fencing, decomposed granite path, and hardscape and landscaping

Location:	29803 and 29807 Baden Place, not within the appealable coastal zone
APNs:	4469-040-004 and 4469-040-003
Owners:	Isackson Family Trust U/T/A dated December 21, 1999 and Isackson Family Trust dated December 21, 1999
Case Planner:	Senior Planner Hawner, 456-2489 ext. 276

1 *See Added Recommended Action and Supplemental Agenda Report for Item Nos.4.A. and 5.A.*

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 15-019 and Lot Merger No. 16-002.

2. Approval of Minutes

Recommended Action: Approve the minutes for the August 1, 2016 Regular Planning Commission meeting.

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

4. Continued Public Hearings

A. 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 July 18, 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.*
Case Planner:	*Senior Planner Fernandez, 456-2489 ext. 482*

Recommended Action: Continue the item to the September 6, 2016 Regular Planning Commission meeting.

5. New Public Hearings

A. Coastal Development Permit No. 14-055 - An application to allow a new 817 square foot greenhouse, parking area, new landscaping, new vineyards, and new fencing

Location:	*5943 Kanan Dume Road, not within the appealable coastal zone*
APN:	*4467-018-006*
Owner:	*Malibu Belleview Estate*
Case Planner:	*Contract Planner Rudolph, 456-2489 ext. 238*

Recommended Action: Adopt Resolution No. 16-72 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-055 to allow a new 817 square-foot greenhouse, parking area, new landscaping, new vineyards, and new fencing located in the Rural Residential-Five Acre zoning district at 5943 Kanan Dume Road (Malibu Belleview Estate).

B. Coastal Development Permit No. 14-028, Variance Nos. 14-012 and 15-013 - An application for the construction of a new beachfront single-family residence, accessory structure, and associated development

Location:	31438 Broad Beach Road, within the appealable coastal zone APN: 4470-017-065
Owner:	Ben Lingo
Case Planner:	Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 16-73 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-028, an application for the construction of a new 7,237 square foot single-family residence with attached garage, pool, spa, and roof deck on a beachfront lot and removal of an existing rock revetment, including Variance (VAR) No. 14-012 for construction on slopes and VAR No. 15-013 for construction of a shoreline protection device to allow for the continued protection of an existing slope and surrounding properties located in the Single-Family Medium Density zoning district at 31438 Broad Beach Road (Lingo).

C. Coastal Development Permit No. 14-004, Minor Modification No. 14-025, and Site Plan Review No. 14-005 – An application for a new single-family residence and associated development

Location:	33728 Pacific Coast Highway, within the appealable coastal zone
APN:	4473-021-004
Owner:	EZ-ASP65-Residence, LLC
Case Planner:	Senior Planner Hawner, 456-2489 ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 16-68 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-004 to construct a new 5,693 square foot, two-story, single-family residence with an attached two-car garage, 734 square foot second unit, and tennis court, swimming pool, landscaping and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system, including Minor Modification No. 14-025 for a 46 percent reduction of the front yard setback, and Site Plan Review No. 14-005 for construction in excess of 18 feet in height up to 24 feet for a flat roof, located in the Rural Residential–Two Acre zoning district at 33728 Pacific Coast Highway (EZ-ASP65-Residence, LLC).

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

None.

Adjournment

Future Planning Commission Meetings

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
Monday, October 17, 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 11th day of August, 2016.

Kathleen Stecko

Kathleen Stecko, Senior Office Assistant

Planning Commission Meeting
08-15-16
Item 3.B.1.

Commission Agenda Report

To: Chair Mazza and Members of the Planning Commission

Prepared by: Stephanie Hawner, Senior Planner

Approved by: Bonnie Blue, Planning Director BB

Date prepared: August 2, 2016 Meeting date: August 15, 2016

Subject: Administrative Coastal Development Permit No. 15-019 and Lot Merger No. 16-002 – An application to merge two parcels (29803 and 29807 Baden Place) and construct a tennis court with a 12 foot high sports court fencing, decomposed granite path, and hardscape and landscaping

Location: 29803 and 29807 Baden Place, not within the appealable coastal zone
APNs: 4469-040-004 and 4469-040-003
Owners: Isackson Family Trust U/T/A dated December 21, 1999 and Isackson Family Trust dated December 21, 1999

RECOMMENDED ACTION: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 15-019 and Lot Merger No. 16-002.

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

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

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

Permit Issuance and Local Appeal Period

On August 9, 2016, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on August 9, 2016 and end on August 19, 2016. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

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

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

ATTACHMENT: Administrative Coastal Development Permit No. 15-019

City of Malibu

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

PLANNING DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 15-019
Lot Merger No. 16-002
Categorical Exemption No. 16-077
29803 and 29807 Baden Place
APNs 4469-040-004 and 4469-040-003

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application from Tobias Architecture, on behalf of property owners, Robert K. Isackson and Shellan Isackson, Trustees of the Isackson Family Trust dated December 21, 1999, and Robert Isackson, Trustee of the Isackson Family Trust U/T/A dated December 21, 1999 for an administrative coastal development permit (ACDP) to merge two parcels (29803 and 29807 Baden Place) and construct a tennis court with a variable six to 12 foot high sports court fence, decomposed granite path, and hardscape and landscaping. The subject parcels are zoned Rural Residential-Two Acre (RR-2) and are not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Proposed Project

This approval will permit the following work:

a. Merge two contiguous parcels (29803 and 29807 Baden Place);
b. Construction of a tennis court;
c. Sports court fencing;
    i. Within the required rear yard setback, view permeable fencing not to exceed six feet in height, as measured from existing grade; and
    ii. Outside of the required rear yard setback, view permeable fencing not to exceed 12 feet in height, as measured from existing grade.
d. Impermeable concrete paving for tennis court in the amount of 7,255 square feet; and
e. Installation of new landscaping, hardscaping and decomposed granite paths.

Project Description

The property at 29803 Baden Place is developed with a 7,400 square foot, single-family residence with a basement and a detached 3-car garage and associated development. The residence was in approved in 1980 by the CCC pursuant to CDP No. SF-80-6700. The property at 29807 Baden Place is an undeveloped contiguous parcel under common ownership. Both of the subject parcels were created pursuant to Parcel Map No. 1108, in the City of Malibu, County of Los Angeles as per map filed in Book 21 Page 36 of Parcel Maps, in conformance with the Subdivision Map Act.

The applicant is proposing to merge the two parcels to accommodate the construction of a tennis court as an accessory use to the existing residence. Pathways, hardscape and landscaping are proposed to aesthetically and functionally unify the two parcels (Attachment 1 – Project Plans).

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

Pursuant to LIP Section 13.29.1, the project can be processed administratively by the Planning Director because: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the proposed project is not within the CCC continuing jurisdiction as defined in LIP Chapter 2; and 3) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 4) water wells; and 5) OWTS.

Project Background

Previous Approvals:

- Administrative Plan Review No. 09-075: new swimming pool and spa
- Over-the-counter (OC) permit No. 09-020: new deck
- OC No. 08-235: interior remodel
- OC No. 08-134: interior remodel, moving fixtures and walls
- OC No. 08-103: remove retaining wall and replace existing deck

Administrative Coastal Development Permit Application

- Application Date: March 30, 2013
- Posting of Property: May 31, 2016
- Completeness Determination: June 9, 2016
- Notice of Application Mailer: July 25, 2016
- Notice of Decision Mailer: August 4, 2016
- Issuance of ACDP: August 9, 2016
- Planning Commission Reporting: August 15, 2016
- Appeal Period: August 10, 2016 through August 19, 2016

Surrounding Land Uses and Project Setting

The subject properties are located in a residentially developed neighborhood in west Malibu. Properties in the vicinity of the subject properties are zoned RR-2 and RR-Five Acre (RR-5) and are developed with single-family residences that have attached or detached garages, swimming pools, and tennis courts. The project site is provided direct access from Baden Place. The project site has no trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the properties are not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map.

Table 1 provides a summary of the lot dimensions and the lot area of the combined subject parcels with the lot merger.

Table 1 – Total Property Data (Merged Parcels)	
Lot Depth	335.86 feet
Lot Width	206.65 feet
Gross Lot Area	64,555 square feet (1.48 acres)
Net Lot Area*	59,390 square feet (1.36 acres)

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

Table 2 includes a description of the adjacent land uses.

Table 2 – Adjacent Land Uses				
	Address	**Size**	**Zone**	**Land Use**
North	29811 Baden Place	.55 acres	RR-2	Single-Family Residence
South	29820 Baden Place	2.04 acres	RR-2	Single-Family Residence
West	29701 Baden Place	0.91 acres	RR-2	Single-Family Residence
East	29821 Baden Place	0.68 acres	RR-2	Single-Family Residence

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmentally Quality Act (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 according to CEQA Guidelines and Section 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 applies to this project (CEQA Guidelines Section 15300.2).

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP carries out the LUPs policies, and contains specific requirements to which every project requiring a coastal development permit must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. The applicable chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters do contain required findings: 1) Coastal Development Permit; 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.

For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable to the project: Coastal Development Permit and Hazards. The lot merger is subject to the findings of MMC Chapter 16.32. These chapters are discussed in the LIP Findings section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 2 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards.

Table 3 – LCP Non-Beachfront Zoning Conformance (Merged Parcel)			
Development Requirement	**Required/Allowed**	**Proposed**	**Comments**
SETBACKS			
Front Yard	65 ft.	200 ft.	Complies
Rear Yard	50.38 ft.	19 ft.	Complies because less than 6 feet in height.
Side Yard (10% minimum)	20.67 ft.	40 ft.	Complies
Side Yard (25% cumulative)	51.66 ft.	60 ft.	Complies
IMPERMEABLE COVERAGE	17,817 sq. ft.	17,013 sq. ft.	Complies
HEIGHT	- 12 ft. outside of required yard setbacks. - 6 ft. within required yard setbacks.	- 12 ft. outside of required yard setbacks. - 6 ft. within required yard setbacks	Complies
CONSTRUCTION ON SLOPES	3 to 1 or less	3 to 1 or less	Complies

Grading (LIP Chapter 8)

LIP Section 8.3, ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The project proposes 134 cubic yards of non-exempt grading, and 1,610 cubic yards of exempt grading for removal and recompaction of the near-surface fill and soils under the proposed tennis court. The project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. The subject site has a low probability of containing archaeological resources. A Phase I Archaeological Report was prepared by Past, Inc. in January 2010 for the project site. No archaeological resources were found onsite during the Phase I investigation. The study concluded that the project area yielded no archeological resources and that proposed improvements should have no adverse impacts to known cultural resources.

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

Water Quality (LIP Chapter 17)

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

Administrative Coastal Development Permit Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

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

The project is located in the RR-2 zoning district, an area designated for residential uses. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29 and LACFD. As discussed herein, based on submitted reports and plans, and visual analysis, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards in the RR-2 residential zoning district.

Finding A2. The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project is not located between the first public road and the sea. In addition, the subject properties do not contain any trails as depicted on the LCP Park Lands Map. Therefore, this finding is not applicable.

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

Pursuant to the authority and criteria contained in the CEQA, the proposed project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and is categorically exempt from CEQA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no further feasible alternatives that would further reduce any impacts on the environment.

The following alternatives to the proposed project were considered.

1. No Project – The no project alternative would avoid any changes to the subject parcels, leaving the vacant parcel with no development. The project site is zoned for residential use and the proposed project is consistent with the RR-2 zoning designation. The no project alternative would not accomplish any of the project objectives, and therefore, is not feasible.

2. Smaller Project – A smaller project could be proposed on the project site. A smaller project would limit the accessory use. However, there are no significant environmental advantages to a smaller project because the proposed tennis court is proposed on an existing undeveloped parcel that could have otherwise be developed with a single-family residence. Instead, the vacant parcel is being merged with an existing developed parcel to allow for an accessory use.

3. Proposed Project – The proposed project will allow for the merger of an undeveloped parcel with a developed parcel for the construction of new tennis court. The project conforms to the required yard setbacks, maximum allowable impermeable coverage and height limitations. The proposed project has been reviewed and conditionally approved by all City Departments and meets the City's residential development policies. Therefore, the project, as proposed, is the least environmentally damaging alternative.

Finding A4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).

The subject properties are not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply. Furthermore, no additional fuel modification is required as a result of the proposed project.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The subject properties are not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

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

The project site is not located along, within, provides views to or is visible from any scenic area, scenic road, or public viewing area. Therefore, the findings of LIP Chapter 6 are not applicable.

E. Transfer of Development Credits (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credit applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

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 listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, and LACFD. The required findings are made as follows:

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.

The applicant submitted geotechnical and engineering reports and addenda prepared by GeoConcepts, Inc. These reports are on file at City Hall. In these reports, site-specific conditions are evaluated and recommendations are provided to address any pertinent issues. Potential geologic hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, wave uprush and tsunami, and flood and fire hazards. Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, will neither be subject to nor increase

the instability of the site from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City geotechnical staff, City Public Works Department and the LACFD, including foundations, and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood or any other hazards.

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 which requires that the property owners indemnify and hold the City harmless for wildfire hazards to the project.

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 I1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

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

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

Finding F4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As previously discussed in Findings A3 and F1, there are no feasible alternatives to development that would avoid or substantially lessen impacts on 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 A3, the proposed project, as designed and conditioned, development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

H. Public Access (LIP Chapter 12)

The project site is not located along or near the shore, bluff-top or recreational area, and has no trails on or adjacent to it according to the LCP Park Lands Map. Therefore, the findings of LIP Chapter 12 are not applicable.

I. Land Divisions (LIP Chapter 15) (MMC Chapter 16.32)

The project does not include any land division. Therefore, the findings of LIP Chapter 15 is not applicable.

However, the project does include a voluntary lot merger. LIP Section 15.4 regulates such mergers and provides that contiguous parcels may be merged pursuant to a CDP if the merger is not inconsistent with any policy or standard of the LCP that protects environmentally sensitive habitat areas and/or visual resources of the coastal zone. The subject merger is authorized pursuant to this CDP, and is consistent with all LCP policies and standards that protects ESHA and/or visual resources.

MMC Chapter 16.32 indicates that mergers may be processed if at least one of the affected parcels is undeveloped with any structure, and the subject parcels have been created as specified in the Subdivision Map Act. One of the subject parcels is undeveloped and both parcels were created pursuant to a Parcel Map, in conformance with the procedural requirements of the Subdivision Map Act.

A condition of approval requires that the applicant submit to the City a recorded instrument evidencing the merger. The instrument must be reviewed and approved by the City prior to recording. A copy of the recorded instrument shall be provided to the Los Angeles County Assessor's Office.

Correspondence

Since the date of submittal, staff has not received correspondence.

Approval of Administrative Coastal Development Permit No. 15-019

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves ACDP No. 15-019, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

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

2. Approval of this application is to allow for the following:
    a. Merge two contiguous parcels (29803 and 29807 Baden Place);
    b. Construction of a tennis court;
    c. Sports court fencing;
        i. Within the required rear yard setback, view permeable fencing not to exceed six feet in height, as measured from existing grade; and

ii. Outside of the required rear yard setback, view permeable fencing not to exceed 12 feet in height, as measured from existing grade.

d. Impermeable concrete paving for tennis court in the amount of 7,255 square feet; and

e. Installation of new landscaping, hardscaping and decomposed granite paths.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Department date stamped **June 17, 2015**. The proposed development shall further comply with all conditions of approval stipulated in this Resolution and Referral Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

5. The applicant shall submit three (3) complete sets of plans, including the items required in Condition No. 6 to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. This ACDP, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the Notice of Decision 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 ACDP shall be expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

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

9. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City geotechnical staff, City Environmental Health Administrator, City Biologist, City Public Works Department, WD29 and the LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the 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 ACDP shall not commence until the ACDP is effective. The ACDP is not effective until all appeals have been exhausted.

12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

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

Cultural Resources

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

15. 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.

Construction / Framing

16. 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.

17. 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.

Public Works

18. Geology and geotechnical reports shall be submitted with plan review to the Public Works Department. The consulting engineer shall sign the final plans prior to the issuance of building and grading permits.

19. Applicant must finalize the lot merger prior to the issuance of permits.

Grading and Drainage

20. A Grading and Drainage Plan containing the following information shall be reviewed and approved by the Public Works Department, prior to issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    d. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
    e. Any native trees required to be protected;

f. Any rare or endangered species as identified in the biological assessment, along with fencing of these areas if required by the City Biologist;
g. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
h. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

Stormwater

21. 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.

Waste Management

22. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals and drywall.

23. An Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Environmental and Sustainability Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

Geology

24. 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.

25. 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 a CDP amendment or a new CDP.

Biology/Landscaping

26. Invasive plant species, as determined by the City of Malibu, are prohibited.

27. Prior to the installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building Safety Division.

28. Prior to, or at the time of Planning Department Final Inspection, the property owner/applicant shall submit to the Planning Department a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

29. Prior to final plan check approval, provide landscape water use approval from WD29.

30. All new and existing vegetation forming a view impermeable condition (hedge) serving the same function as a fence or wall, occurring within the side or rear yard shall be maintained at or below six 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.

31. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

32. No non-native plant species shall be approved greater than 50 feet from the residential structure.

33. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of activities. Should active nests be identified, a buffer area no less than 50 feet (150 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to ANY vegetation removal on site

34. 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.

35. Up-lighting of landscaping is prohibited.

36. Necessary boundary fencing of any single area exceeding one half 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.

Site Specific Conditions

Lighting

37. Exterior lighting shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes and lighting of the shore are prohibited.

38. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot candle.

39. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Up-lighting of landscaping is prohibited.

Lot Merger

40. A lot merger certificate of compliance is required. To effectuate the lot merger, prior to grading or building permit issuance, the applicant must submit to the City a recorded instrument evidencing the merger. The instrument must be reviewed and approved by the City prior to recording. A copy of the recorded instrument shall be provided to the Los Angeles County Assessor's Office by the applicant.

Deed Restrictions

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

Prior to Occupancy

42. The applicant shall request a final Planning inspection prior to final inspection by the City of Malibu Environmental and Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning 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.

43. 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.

44. 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

45. This ACDP shall run with the land and bind all future owners of the property.

46. 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.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **August 19, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **August 15, 2016** Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Stephanie Hawner in the Planning Department at (310) 456-2489, extension 265, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: August 9, 2016

Prepared by:

Stephanie Hawner
Senior Planner

Approved by:

Bonnie Blue
Planning Director

Attachments:
1. Project Plans
3. Department Review Sheets
3. Notices

All reports referenced are available for review at City Hall.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for Administrative Coastal Development Permit No. 15-019 and Lot Merger No. 15-002, dated August 9, 2016, for the project located at 29803and 29807 Baden Place, Malibu, CA 90265. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____	_____
Date	Signature of Property Owner
	_____
	Print Property Owner Name
_____	_____
Date	Signature of Property Owner
	_____
	Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS
County of Los Angeles

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

personally appeared _____

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

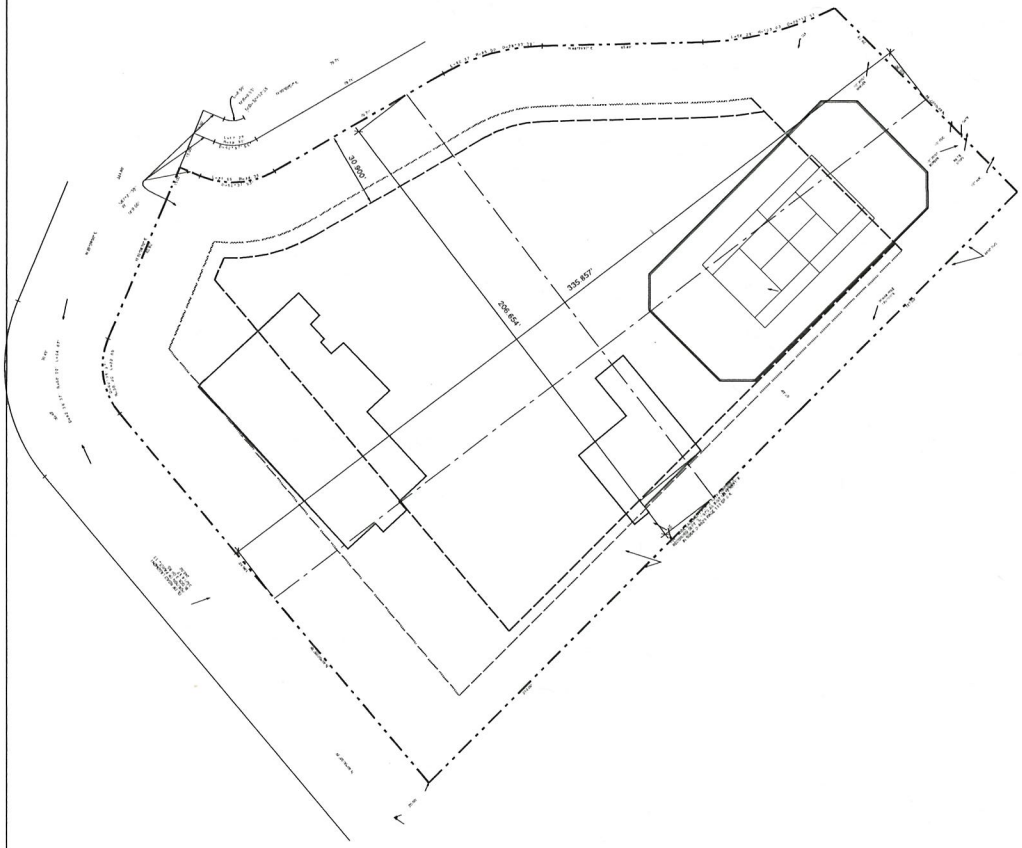
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

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

SITE PLAN FOR DEVELOPMENT ANALYSIS



RECEIVED
JUN 17 2015
PLANNING DEPT.

PROJECT TEAM

OWNER:	ROB ISACKSON 29803 BADEN PLACE MALIBU, CA 90265
ARCHITECT/APPLICANT:	TOBIAS ARCHITECTURE/Lester Tobias A.I.A. 22221 PACIFIC COAST HIGHWAY MALIBU, CA 90265 310.317.0507 FAX 310.317.4507 lester@tobiasarchitecture.com
LAND SURVEYOR:	CLEMONS LAND SURVEYING 1167 LAWRENCE DRIVE SUITE B NEWBURY PARK, CA 91320 BUSINESS (805) 498-5332 pat@clemonssurveying.com
CIVIL ENGINEER:	
GEOTECHNICAL ENGINEER:	GEOCONCEPTS, INC. 14428 HAMLIN ST. VAN NUYS, CA 91401 818.994.8835 818.994.8599 FAX
LANDSCAPE ARCHITECT:	MARK TESSIER LANDSCAPE ARCHITECTURE 1424 4TH STREET SUITE 234 SANTA MONICA, CA 90401 310.395.3595
STRUCTURAL ENGINEER:	

PROJECT DESCRIPTON

1. LOT LINE ADJUSTMENT MERGING APN 4469-040-004 & APN 4469-040-003.
2. NEW AT GRADE TENNIS COURT AT REAR OF ENLARGED PARCEL.
3. NEW TENNIS COURT FENCE.
4. NEW LANDSCAPE AT TENNIS COURT.

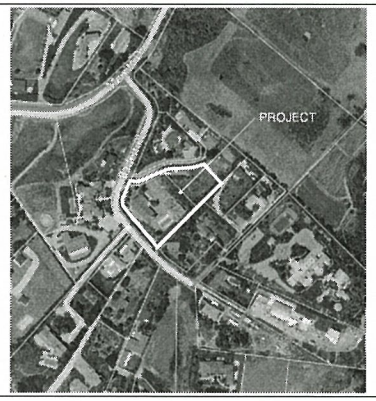
IMPERMEABLE ANALYSIS

ALLOWABLE IMPERMEABLE COVERAGE FOR COMBINED LOTS =17,817 SF

PROPOSED IMPERMEABLE COVERAGE

NEW TENNIS COURT	= 7,255 SF
EX. GARAGE	= 1,556 SF
EX. RESIDENCE	= 4,597 SF
EX. RESIDENCE FRONT PATIO	= 1,014 SF
EX. RESIDENCE ENTRY	= 391 SF
EX. CONCRETE DRIVEWAY PAVERS	= 1,136 SF
POOL DECK & COPING	= 1,064 SF
TOTAL PROPOSED	=17,013 SF

VICINITY MAP



LEGAL

PROJECT ADDRESS	29803 BADEN PLACE, MALIBU CA 90265
A.P.N.	4469-040-004
ZONE	RR-2 RURAL RESIDENTIAL, 2 ACRE MINIMUM PARCEL SIZE
APPLICABLE CODES	
ZONING	2002 LOCAL IMPLEMENTATION PLAN WITH AMENDMENTS
BUILDING CODE	LA COUNTY BUILDING CODE, 2011 EDITION
ELECTRICAL CODE	LA COUNTY ELECTRICAL CODE, 2011 EDITION
PLUMBING CODE	LA COUNTY PLUMBING CODE, 2011 EDITION
MECHANICAL CODE	LA COUNTY MECHANICAL CODE, 2011 EDITION
ADDITIONAL	LA COUNTY RESIDENTIAL CODE, 2011 EDITION
ADDITIONAL	LA COUNTY ENERGY CODE, 2008 EDITION
PLANNING PERMIT TYPE	COASTAL DEVELOPMENT PERMIT

DEVELOPMENT ANALYSIS

NET LOT SIZE: 59,390 SQUARE FEET

DEVEL. REQUIREMENT	REQUIRED/ ALLOWED	EXIST./PROP.	COMMENTS
T.D.S.F.	8,078 S.F.	4,304 S.F. (E)	TO REMAIN
SETBACKS			
FRONT YARD	65'-0"	34'-0" (E)	TO REMAIN
NORTH SIDE YARD: EXISTING	30'-9"	48'-7"	TO REMAIN
SOUTH SIDE YARD: NEW	20'-3"	17'-6"	TO REMAIN
REAR YARD	50'-3"	163'-0"	TO REMAIN
HEIGHT			
EXISTING HOUSE	N/A	N/A	TO REMAIN
EXISTING ACCESSORY STRUCTURE	N/A	N/A	TO REMIAN
PARKING	2-COVERED 2-UNCOVERED	2-COVERED 2-UNCOVERED	TO REMAIN TO REMAIN
SITE WALLS			
FRONT YARD	42" SOLID 6'-0" MAX.		
SIDE YARD	6'-0" MAX.		
REAR YARD	6'-0" MAX.		
GRADING			
SLOPE CONSTRUCTION	3:1 & FLATTER		COMPLIES
IMPERMEABLE SURFACE	17,817 S.F.	17,013 S.F.	COMPLIES
ESHA	NOT IN ESHA		COMPLIES

SHEET INDEX

T1.1	TITLE SHEET / PLOT PLAN
SITE PLANS / DETAILS	
	SURVEY
	SLOPE ANALYSIS
A1.2	SITE PLAN
1-1G	GRADING/DRAINAGE PLAN
	LANDSCAPE & IRRIGATION PLANS
FLOOR PLANS	
ELEVATIONS	
1/2" SECTIONS	
SCHEDULES	
DETAILS	
LIGHTING AND ELECTRICAL	

TOBIASARCHITECTURE
22223 PACIFIC COAST HIGHWAY MALIBU CALIFORNIA 90265
(310) 317-0507
TOBIASARCHITECTURE.COM

C22552
RENEWAL DATE 6/30/15

THE DRAWINGS, DETAILS, SPECIFICATIONS, AND DOCUMENTS CONTAINED HEREIN ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF TOBIAS ARCHITECTURE. THE LIMITED SCOPE OF THIS PROJECT AS PERTAINS TO THIS SPECIFIC PAGE. TOBIAS ARCHITECTURE RETAINS ALL COMMON LAW, STATUTORY AND ALL OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. ALL ARCHITECTURAL WORK, INCLUDING THE DRAWINGS, DETAILS, ARCHITECTURE & DRAWINGS, DETAILS, SPECIFICATIONS AND OTHER WRITTEN OR GRAPHIC DOCUMENTS, AS WELL AS THE DESIGNS, ARRANGEMENTS AND PLANS THEREIN, OR ANY PORTIONS OF THIS PROJECT THAT WERE NOT PART OF THE CONTRACTUAL USE OF THIS SHEET CONSENT OF TOBIAS ARCHITECTURE. ALL OF THIS SHEET ARE ALLOWED WITHOUT THE EXPRESS

ISACKSON RESIDENCE
BADEN PLACE
MALIBU, CA 90265

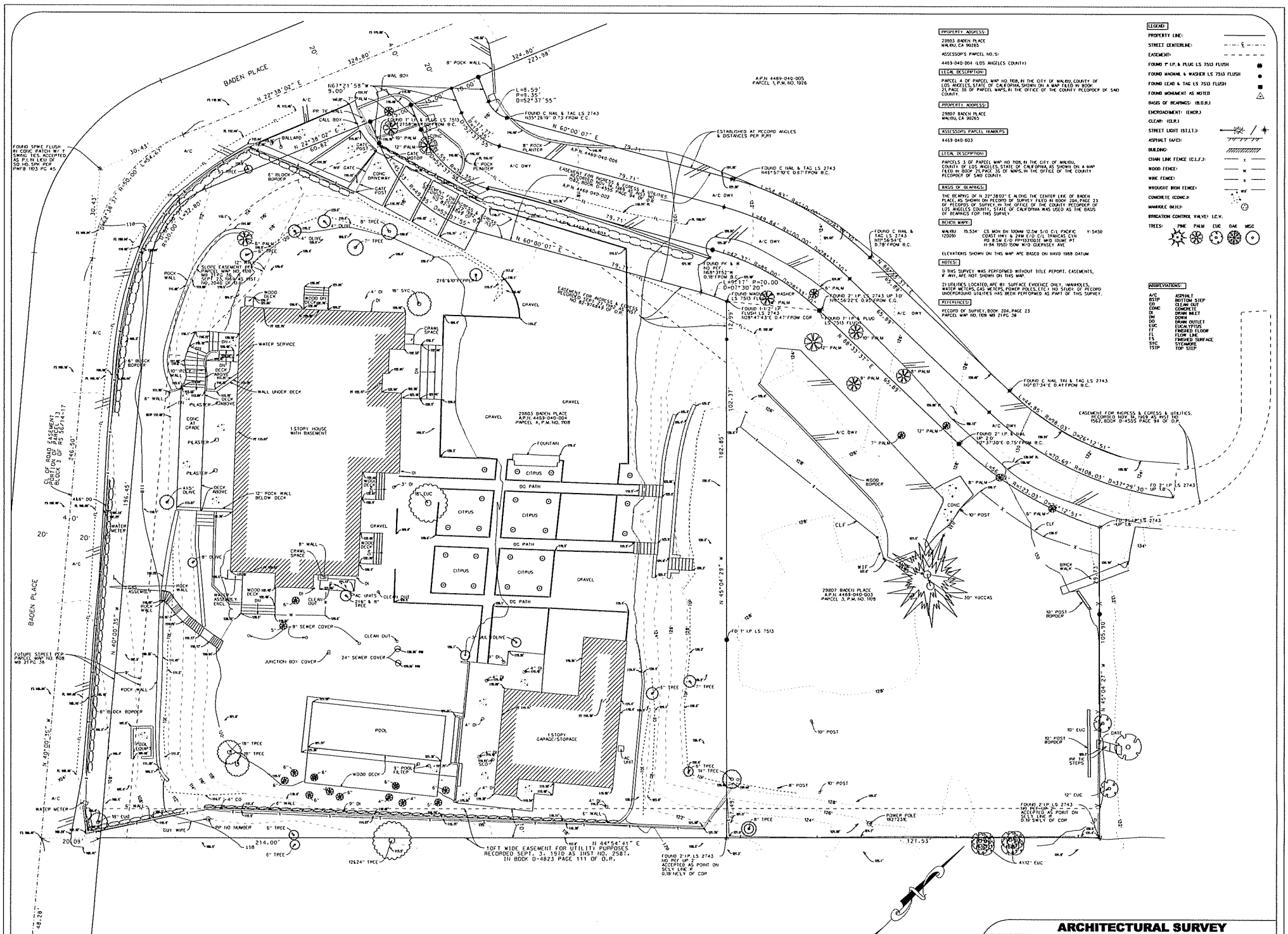
TITLE SHEET:
PROJECT DATA

NORTH

06/11/15

T1.1

ATTACHMENT 1



PROPERTY ADDRESS:

29803 BADEN PLACE
MALIBU, CA 90265

ASSESSOR'S PARCEL NO.S:

4469-040-004 (LOS ANGELES COUNTY)

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 1928, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SHOWN ON A MAP FILED IN BOOK 21, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY ADDRESS:

29807 BADEN PLACE
MALIBU, CA 90265

ASSESSOR'S PARCEL NUMBERS

4469-040-003

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO 1928, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 21, PAGE 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING OF N 22°38'02" E ALONG THE CENTER LINE OF BADEN PLACE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 204, PAGE 23 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

MALIBU (2009) 15.534' CS MON ON 100MM 12.5M S/O C/L PACIFIC COAST HWY & 24M E/O C/L TRANCAS CYN RD 8.5M E/O PP#133300E M/O IDUME PT H-94 1950 15CM W/O CARNISEY AVE Y-5450

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NAVD 1988 DATUM

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

2) UTILITIES LOCATED ARE BY SURFACE EVIDENCE ONLY. MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC.) NO STUDY OF RECORD UNDERGROUND UTILITIES HAS BEEN PERFORMED AS PART OF THIS SURVEY.

REFERENCES:

RECORD OF SURVEY, BOOK 204, PAGE 23
PARCEL MAP NO. 1928 M3 21PG 36

LEGEND:

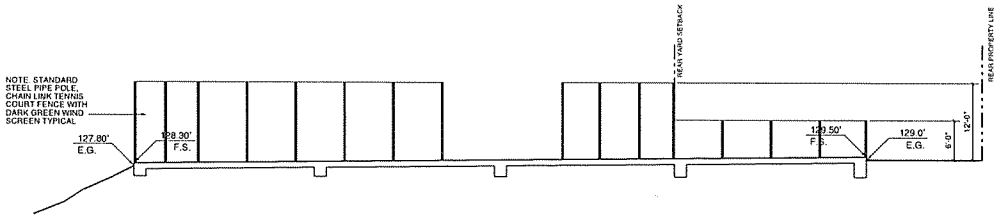
PROPERTY LINE:
STREET CENTERLINE:
EASEMENT:
FOUND 1" I.P. & PLUG LS 7513 FLUSH
FOUND MAGNAIL & WASHER LS 7513 FLUSH
FOUND LEAD & TAG LS 7513 FLUSH
FOUND MONUMENT AS NOTED
BASIS OF BEARINGS: (B.O.B.)
ENCROACHMENT: (ENCR.)
CLEAR: (CLR.)
STREET LIGHT (ST.L.T.):
ASPHALT (A/C):
BUILDING:
CHAIN LINK FENCE (C.L.F.):
WOOD FENCE:
WIRE FENCE:
WROUGHT IRON FENCE:
CONCRETE (CONC.):
MANHOLE (M.H.):
IRRIGATION CONTROL VALVE: I.C.V.
TREES: PINE PALM EUC OAK MISC

ABBREVIATIONS:

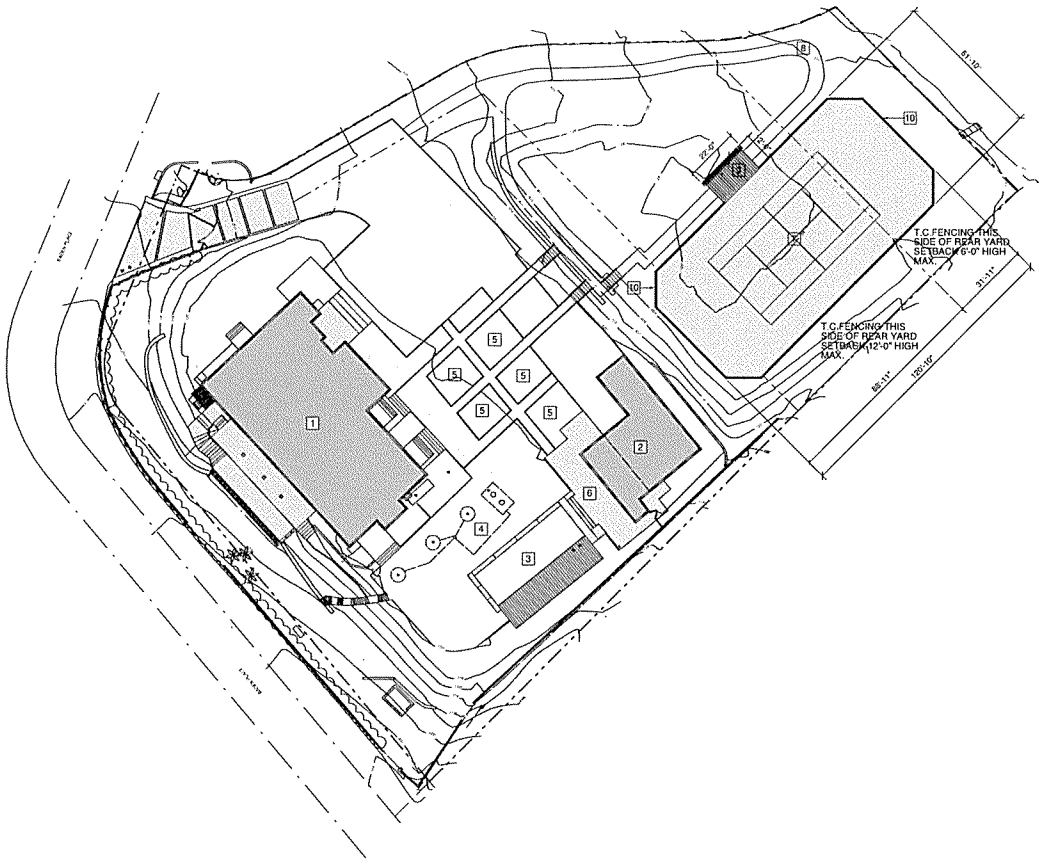
A/C	ASPHALT
BSTP	BOTTOM STEP
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DN	DOWN
DO	DRAIN OUTLET
EUC	EUCALYPTUS
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
SYC	SYCAMORE
TSTP	TOP STEP

ARCHITECTURAL SURVEY

REVISIONS:	
SURVEYED FOR:	ROBERT MACKSON 29803 BADEN PLACE MALIBU, CA 90265
SURVEYED BY:	CLEMONS LAND SURVEYING 1167 LAWRENCE DR. STE. B NEWBURY PARK, CA 91320 (805)498-5332 (805)498-5338 FAX
SCALE:	1" = 10'
JOB NO:	
DRAWN BY:	
SURVEY DATE:	10/06/2010
SHEET:	1 OF 1



TENNIS COURT SECTION WITH FENCE DIMENSIONS 1/8" = 1'-0"



SHEET NOTES

1. EXISTING SINGLE FAMILY RESIDENCE TO REMAIN UNCHANGED
2. EXISTING GARAGE & STORAGE TO REMAIN UNCHANGED
3. EXISTING POOL & DECKING TO REMAIN UNCHANGED
4. EXISTING OWTS TO REMAIN UNCHANGED
5. EXISTING PLANTER TO REMAIN UNCHANGED
6. EXISTING CONCRETE SLAB TO REMAIN UNCHANGED
7. PROPOSED TENNIS COURT AT GRADE
8. PERMEABLE PATHWAY
9. WOOD TRELLIS, 10'-0" ABOVE GRADE. DETAILS T.B.D.
10. T.C. FENCING W/WIND SCREEN (SEE HT. NOTES)

IMPERMEABLE EXHIBIT

ALLOWABLE IMPERMEABLE COVERAGE FOR COMBINED LOTS	=17,817 SF
PROPOSED IMPERMEABLE COVERAGE	
NEW TENNIS COURT	= 7,255 SF
EX. GARAGE	= 1,556 SF
EX. RESIDENCE	= 4,597 SF
EX. RESIDENCE FRONT PATIO	= 1,014 SF
EX. RESIDENCE ENTRY	= 391 SF
EX. CONCRETE DRIVEWAY PAVERS	= 1,136 SF
POOL DECK & COPING	= 1,064 SF
TOTAL PROPOSED	=17,013 SF

LEGEND

PROPOSED WORK

PARCEL 4 TO REMAIN UNCHANGED

TOBIASARCHITECTURE
22223 PACIFIC COAST HIGHWAY MALIBU CALIFORNIA 90265
(310) 317-0507
TOBIASARCHITECTURE.COM

C22552
RENEWAL DATE
6/30/15

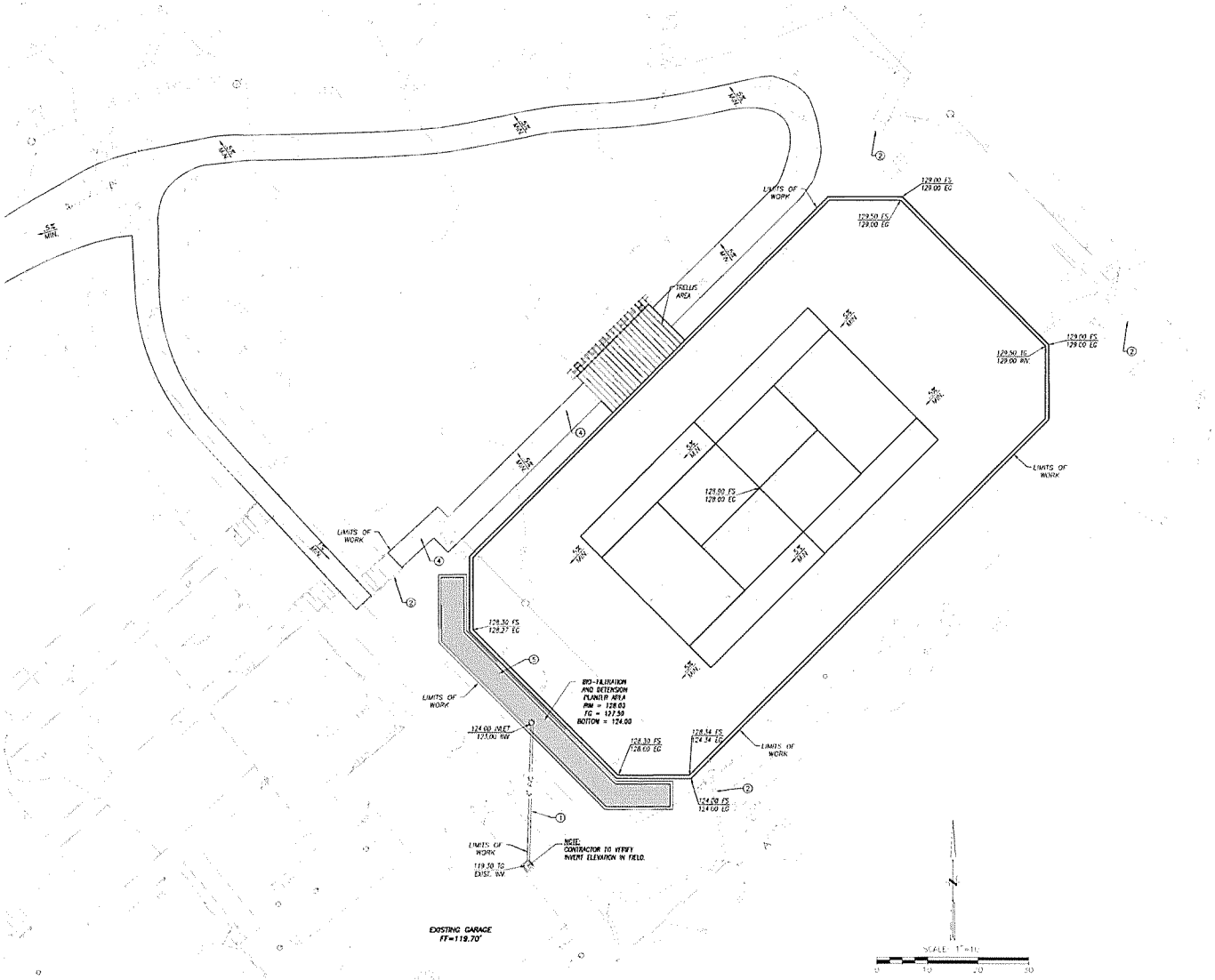
THE DRAWINGS, DETAILS, SPECIFICATIONS, AND DOCUMENTS CONTAINED HEREIN ARE INSTRUMENTS OF SERVICE OF TOBIAS ARCHITECTURE FOR USE SOLELY WITH RESPECT TO THE LIMITED SCOPE OF THE PROJECT AS PERTAINS TO THIS SPECIFIC PAGE. TOBIAS ARCHITECTURE RETAINS ALL RIGHTS, TITLE AND INTEREST, INCLUDING WITHOUT LIMITATION, COPYRIGHT AND ANY AND ALL OTHER INTELLECTUAL PROPERTY RIGHTS. TOBIAS ARCHITECTURE CONVEYS NO RIGHTS TO USE THE INSTRUMENTS OF SERVICE OR THE DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR ON EXTENSIONS OF THIS PROJECT NOT CONTEMPLATED BY THE CURRENT AGREEMENT OF DRAWINGS. NO REPRODUCTIONS OF THIS SHEET ARE ALLOWED WITHOUT THE EXPRESS CONSENT OF TOBIAS ARCHITECTURE.

ISACKSON RESIDENCE
BADEN PLACE
MALIBU, CA 90265

TENNIS COURT
SITE PLAN

1" = 20'-0"
06/11/15

A1.2



LEGEND

℄	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
℄	DAYLIGHT LINE
DN	DOWN
DS	DOWNSPOUT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
PA	PLANTER AREA
℄	PROPERTY LINE
NG	NATURAL GRADE
TC	TOP OF CURB
TD	TOP OF DECK
TG	TOP OF GRATE
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
	RETAINING WALL PER SEPARATE PERMIT
	BLOCK WALL PER SEPARATE PERMIT
FS	CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.
	12" SQ. CATCH BASIN PER NDS, PLASTIC PRODUCTS PART NO. 1200-1204 U.N.O.
	6"ø SPEE-D BASIN PER NDS, PLASTIC PRODUCTS PART NO. 101, 201, 300 U.N.O.
	INDICATES 4"ø PERF. SUBDRAIN
(185.5 T.C.) (185.0 F.C.)	EXISTING SPOT ELEVATIONS

CONSTRUCTION NOTES

1. CONSTRUCT NEW 35 PVC PIPE (SIZE AS SHOWN) AT 1% MINIMUM SLOPE (MIN. PIPE SIZE 4"ø.)
2. EXISTING TO REMAIN.
3. EXISTING TO BE REMOVED.
4. CONSTRUCT 4" THICK DECOMPOSED GRANITE PATHWAY.
5. CONSTRUCT BIO-FILTRATION AND DETENSION PLANTER AREA.

CALCULATIONS FOR:
BEACHSON
29807 BADEN PLACE
MALIBU, CA
Job # 8945

sub area	total area	required planter basin SIZE SHOWN w/slope (sq.ft.)	ponding depth of surface water (ft)	effective depth of water in filter media (ft)	effective depth of water in gravel media (ft)	*total effective depth of water (ft)	min. surface area required for planter basins (sq.ft)	min. surface area provided for planter basin (sq.ft)
A1	4,17	912	1	6.5	6.2	1.9	728	783

Required planter basin sizes find 0.75" storm based 1.5
*Note: effective depth of water includes ponding above soil surface in basin plus 0.4 cascading water volume outside of the 12" of gravel and 0.25 cascading water volume inside of the 24" of filter media
Note: these calculations are based on a 1.0' drop from in basin

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

29807 BADEN PLACE 3-11-15

PROPOSED TENNIS COURT

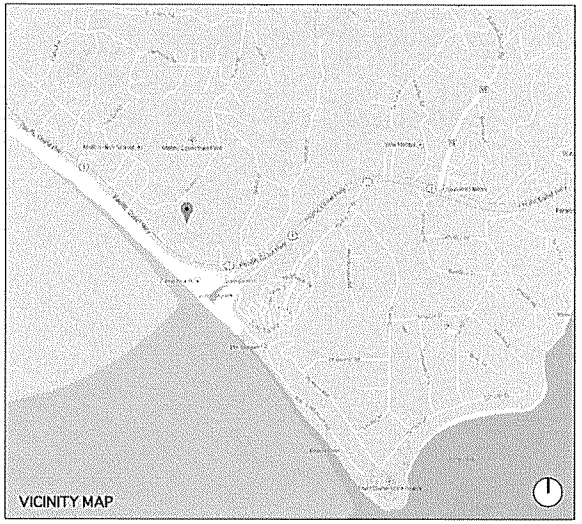
PLANS PREPARED BY:

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
4005 Pierce Court, Suite 101, Thousand Oaks, California 91360
(805)497-1044 (818)991-7148 FAX (818)991-5942 Email workflow@lcengroup.com

REGISTERED PROFESSIONAL ENGINEER JAMES DAVID TALMETT C 52258 EXP. DEC. 2016 CIVIL STATE OF CALIFORNIA

NO.	REVISION	BY	CHKD.	DATE

DESIGNED BY JL	DATE	SCALE 1" = 10'	APPROVED BY / DATE
DRAWN BY JL	DATE		ROBERT BRAGER P.E., J.D. PUBLIC WORKS DIRECTOR/CITY ENGINEER RCE NO. 52102 EXP. 12/31/2012
CHECKED BY JF	DATE	PROJECT NUMBER 8945	
			Sheet 1 of 1



ISACKSON RESIDENCE

29803 Baden Place, Malibu, California 90265

ISACKSON RESIDENCE - LANDSCAPE

29803 Baden Place, Malibu, California 90265

PROJECT DESCRIPTION

Total Proposed Landscaped Areas:
- within Hydrozones - 19,500 SF
- Irrigated - 11,014 SF

Proposed Landscape Types:
- Turf - 0 SF
- Planting - 11,014 SF
- Hardscape - 8,486 SF

Irrigation Supply Type - Public Potable Water

SHEET SCHEDULE

T-1.0 - TITLE SHEET
L-1.0 - LANDSCAPE PLAN
IR-1.1 - IRRIGATION PLAN
IR-1.2 - IRRIGATION LEGEND
IR-1.3 - IRRIGATION DETAILS
IR-1.4 - IRRIGATION DETAILS

MTLA MARK TESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessler.com

REVISIONS

DATE
March 03, 2015

SCALE
No Scale

DRAWING NAME
TITLE SHEET

SHEET
T-1.0

STATEMENT OF COMPLIANCE

I Have complied with the criteria of the Landscape Water Conservation Ordinance and applied them for the efficient use of water in the landscape (*or irrigation, as applicable*) design plan.

Preparer Name: Mark D. Tessier

Preparer Signature:

Professional License / Designation: Landscape Architect, CA #5043

HARDSCAPE PERMEABILITY

SYMBOL	PERMEABILITY	HARDSCAPE MATERIAL(S)
	PERMEABLE / PERVIOUS HARDSCAPE SURFACE	GRAVEL / DECOMPOSED GRANITE
	IMPERMEABLE / IMPERVIOUS HARDSCAPE SURFACE	TENNIS COURT PAVING / ASPHALT CONC. & CMU WALL

HYDROZONE SCHEDULE

SYMBOL	HYDROZONE CATEGORY	PLANT FACTOR (PF) RANGE
3	HIGH WATER USE ZONE	0.7 - 1.0 PF
2	MODERATE WATER USE ZONE	0.4 - 0.6 PF
1	LOW WATER USE ZONE	0.0 - 0.3 PF

CITY OF MALIBU GUIDELINES

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU, ARE PROHIBITED.
2. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH).
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPES, OR WHERE SLOPE PLANTINGS ARE REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROTECTION. PLANTS SHOULD BE SELECTED TO HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15 FEET BETWEEN LARGE WOODY (>10 FT CANOPY) SHRUBS IS RECOMMENDED BY THE FIRE DEPT. LAWNS ARE PROHIBITED ON SLOPES >5%.
4. SLOPE PLANTING MEASURES, SUCH AS CONTOUR PLANTING AND TERRACING, OR OTHER TECHNIQUES, SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SOIL EROSION.
5. THE LANDSCAPE PLAN SHALL COMPLY WITH ALL SPECIAL CONDITIONS TO PRESERVE ARCHAEOLOGICAL RESOURCES.
6. THE LANDSCAPE PLAN PROHIBITS THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.

PLANT LIST - UPPER PROPERTY

KEY	ZONE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	WUCOLS
TREES							
PRU CAR	B	Prunus caroliniana 'Compacta'	Carolina Cherry	36" box	24	4'-0" o.c.	MEDIUM
LAU NOB	C	Laurus nobilis	Bay Laurel	36" box	30	4'-0" o.c.	LOW
ARC CUN	B	Archontophoenix cunninghamii	King Palm	36" box	3	per plan	MEDIUM
ARB MAR	C	Arbutus 'Marina'	Stawberry Tree	36" box	7	per plan	LOW
SHRUBS							
CEA HOR	C	Ceanothus horizontalis 'Yankee Pt."	California Lilac	1 gal.	800	3'-0" o.c.	LOW
GROUND COVERS							
CAR PAN	B	Carex pansa	California Sedge	hydroseed	hydroseed	6" o.c.	MEDIUM

SOILS REPORT RECOMMENDATIONS

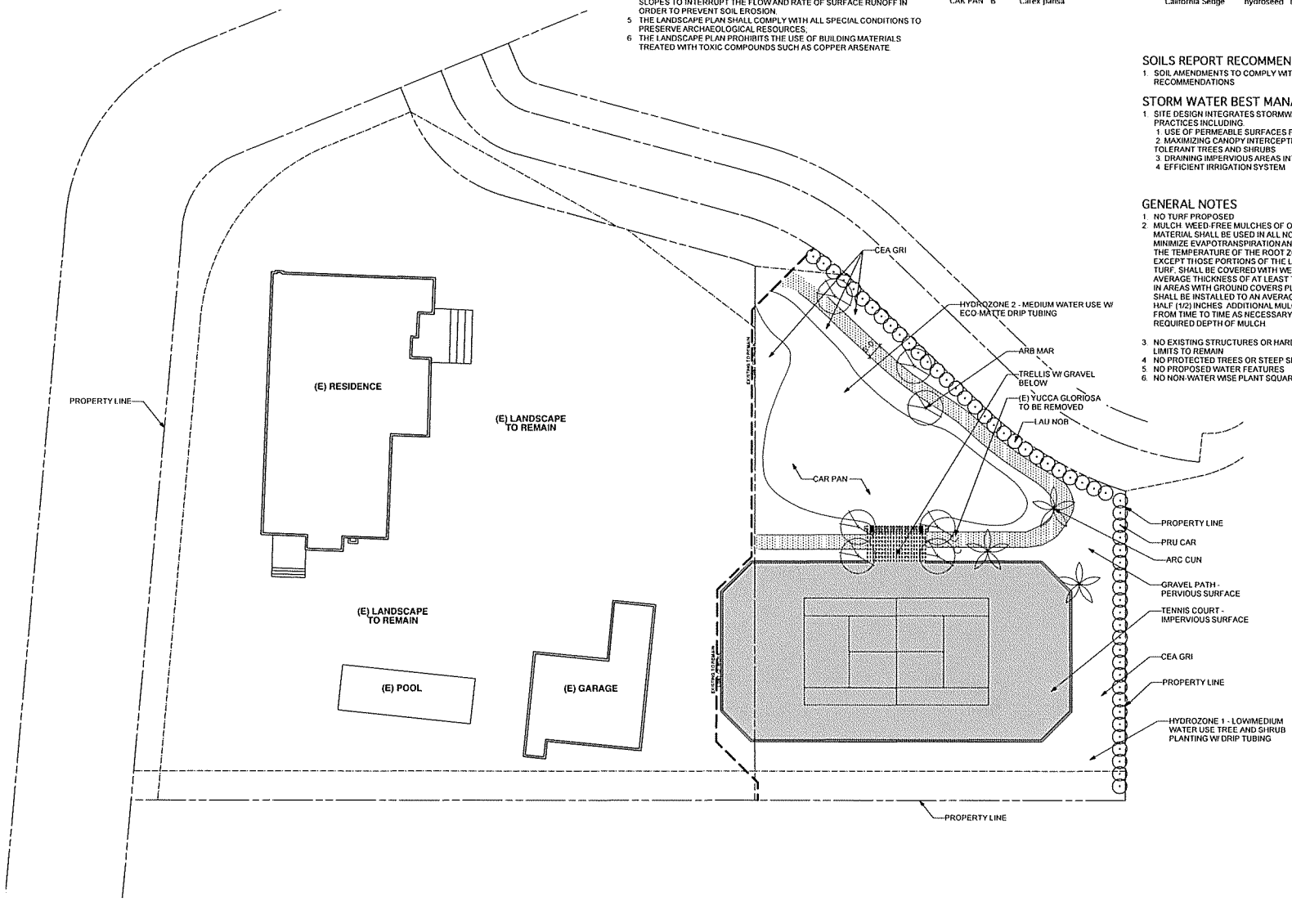
1. SOIL AMENDMENTS TO COMPLY WITH SOILS REPORT RECOMMENDATIONS

STORM WATER BEST MANAGEMENT PRACTICES

1. SITE DESIGN INTEGRATES STORMWATER BEST MANAGEMENT PRACTICES INCLUDING:
   1. USE OF PERMEABLE SURFACES FOR WALKWAYS, ETC
   2. MAXIMIZING CANOPY INTERCEPTION WITH NATIVE AND DROGHT TOLERANT TREES AND SHRUBS
   3. DRAINING IMPERVIOUS AREAS INTO ADJACENT LANDSCAPING
   4. EFFICIENT IRRIGATION SYSTEM

GENERAL NOTES

1. NO TURF PROPOSED
2. MULCH: WEED-FREE MULCHES OF ORGANIC OR INORGANIC MATERIAL SHALL BE USED IN ALL NON-TURF, IRRIGATED AREAS TO MINIMIZE EVAPOTRANSPIRATION AND RUNOFF, AND TO MODERATE THE TEMPERATURE OF THE ROOT ZONE. THE LANDSCAPE AREA, EXCEPT THOSE PORTIONS OF THE LANDSCAPE AREA PLANTED IN TURF, SHALL BE COVERED WITH WEED-FREE MULCH MATERIAL TO AN AVERAGE THICKNESS OF AT LEAST THREE (3) INCHES THROUGHOUT. IN AREAS WITH GROUND COVERS PLANTED FROM FLATS, MULCH SHALL BE INSTALLED TO AN AVERAGE THICKNESS OF ONE AND ONE HALF (1/2) INCHES. ADDITIONAL MULCH MATERIAL SHALL BE ADDED FROM TIME TO TIME AS NECESSARY IN ORDER TO MAINTAIN THE REQUIRED DEPTH OF MULCH.
3. NO EXISTING STRUCTURES OR HARDSCAPE ELEMENTS WITHIN WORK LIMITS TO REMAIN
4. NO PROTECTED TREES OR STEEP SLOPES ON SITE
5. NO PROPOSED WATER FEATURES
6. NO NON-WATER WISE PLANT SQUARE FOOTAGE PROPOSED



ISACKSON RESIDENCE

29803 Baden Place, Malibu, California 90265

MTLA MARK TESSIER LANDSCAPE ARCHITECTURE INCORPORATED

1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessler.com

REVISIONS

DATE
March 03, 2015

SCALE
1/16"=1'-0"

DRAWING NAME
LANDSCAPE PLAN

SHEET
L-1.0

NOTE A:
POINT OF CONNECTION SHALL BE A CONNECTION DOWNSTREAM OF AN EXISTING 1" DOMESTIC WATER METER WITH A 1" SERVICE LINE. MAKE A CONNECTION TO THE ADJACENT EXISTING 1 1/4" IRRIGATION MAINLINE DOWNSTREAM OF THE EXISTING ADJACENT IRRIGATION BACKFLOW DEVICE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE	110 PSI
DESIGN WATER PRESSURE	58 PSI
MAXIMUM SYSTEM DEMAND	18 GPM
RESIDUAL WATER PRESSURE	52 PSI

NOTE B:
CONTROLLER SHALL BE RAIN MASTER EAGLE PLUS MOD. # EGP-16-PSB INSTALLED IN A STAINLESS STEEL ENCLOSURE AS PART OF CONTROLLER ASSEMBLY. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
MAINLINE AND RELATED IRRIGATION EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT TO BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYPICAL.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

A20	1.5"	35	30	
1	5	1.75	1,500	

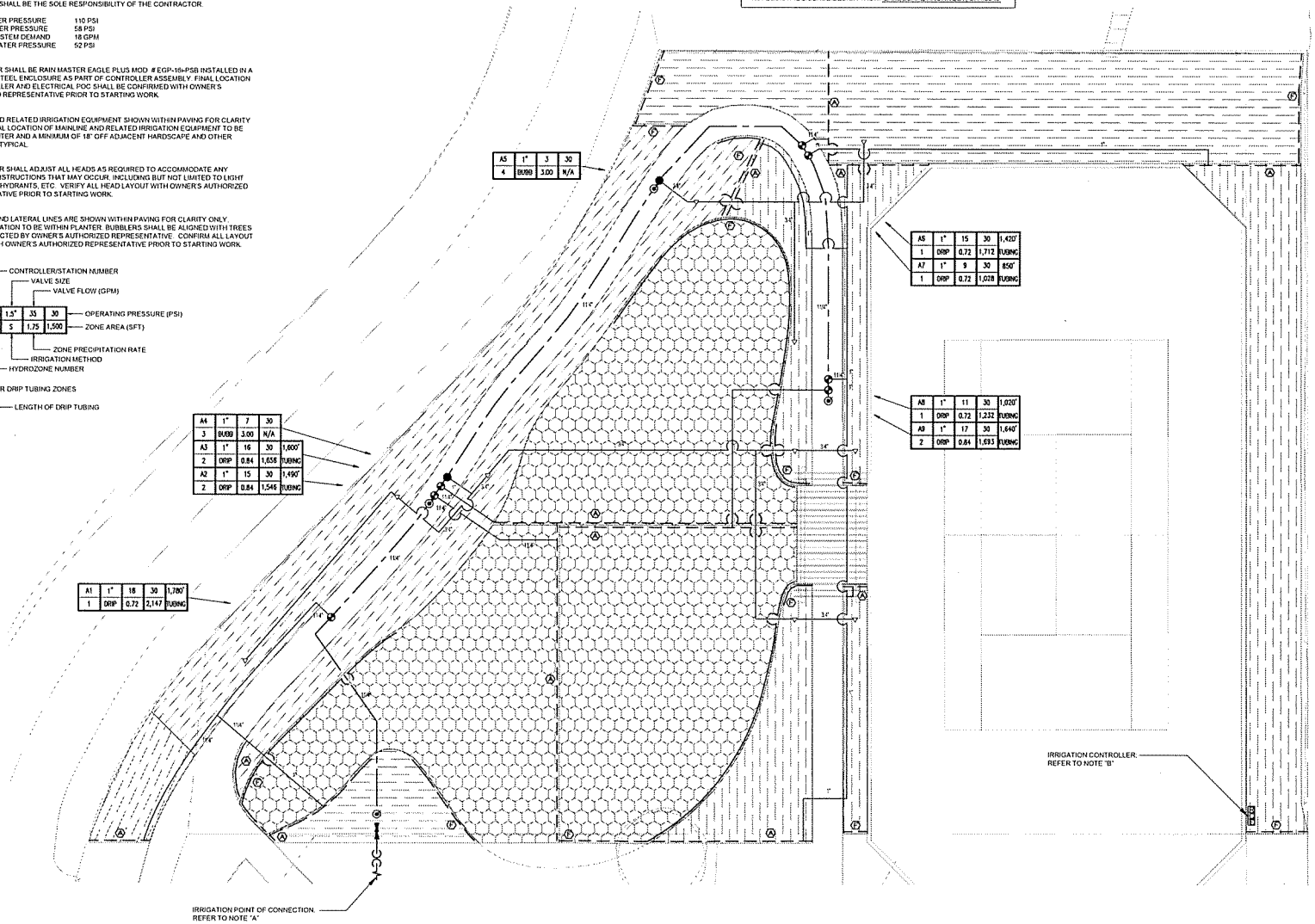
- CONTROLLER/STATION NUMBER
- VALVE SIZE
- VALVE FLOW (GPM)
- OPERATING PRESSURE (PSI)
- ZONE AREA (SFT)
- ZONE PRECIPITATION RATE
- IRRIGATION METHOD
- HYDROZONE NUMBER

FOR DRIP TUBING ZONES

1,750' TUBING

- LENGTH OF DRIP TUBING

STATEMENT OF COMPLIANCE:
I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE (OR IRRIGATION, AS APPLICABLE) DESIGN PLAN.
PREPARER NAME: MARK D. TESSIER
PREPARER SIGNATURE:
PROFESSIONAL LICENSE/DESIGNATION: LANDSCAPE ARCHITECT, CA #5043



ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

MTLA MARK TESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessier.com

REVISIONS

DATE
May 29, 2014

SCALE
1/8"=1'-0"

DRAWING NAME
IRRIGATION PLAN - ENLARGEMENT 3

SHEET
IR-1.1

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK, OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

LANDSCAPE IRRIGATION WATER ANALYSIS

PROJECT NAME:	Isackson Residence	
PROJECT ADDRESS:	29503 BADEM PLACE MALIBU, CA	
POINT OF CONNECTION NUMBER:	1	
CONTROLLER NUMBER OR LETTER:	A	
REFERENCE EVAPOTRANSPIRATION RATE (Eto):	44.1	INCHES / YEAR
TOTAL OF HYDROZONE AREAS (HA):	11,014	SQUARE FEET
TOTAL OF SPECIAL LANDSCAPE AREAS (SLA):	0	SQUARE FEET
TOTAL LANDSCAPE AREAS (LA):	11,014	SQUARE FEET

MAXIMUM APPLIED WATER ALLOWANCE:

TOTAL MAWA = (Eto) x (0.62) x [(0.7 x LA) + (0.3 x SLA)] = 210,801 GALLONS / YEAR

ESTIMATED APPLIED WATER USED:

TOTAL EAWU = (Eto) x (0.62) x [((PF x HA)/IE) + SLA] = 133,842 GALLONS / YEAR

THIS PROJECT USES LESS WATER THAN THE MAXIMUM APPLIED WATER ALLOWANCE

HYDROZONE AREA (HA) CALCULATIONS FOR HYDROZONES:

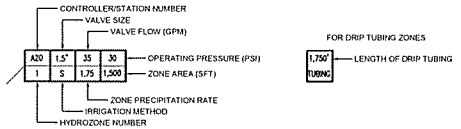
HYDROZONE DESCRIPTION	HYDROZONE AREA (HA)	PLANT FACTOR (PF)	ADJUSTED HA (PF x HA)	IRRIGATION EFFICIENCY (IE)
HYDROZONE #1: SHRUB AREA WITH INLINE DRIP TUBING	6,119	0.40	2,448	0.900
HYDROZONE #2: SHRUB AREA WITH ECO MAT TUBING	4,895	0.40	1,958	0.900
TOTAL OF ALL HYDROZONE AREAS (HA) ON THE PROJECT:	11,014		4,406	
CALCULATED AVERAGE IRRIGATION EFFICIENCY OF ALL HYDROZONE AREAS:				0.900

SPECIAL LANDSCAPE AREA DESCRIPTION		AREA (SF)	PLANT FACTOR (PF)	HYDROZONE AREA (HA)	IRRIGATION EFFICIENCY (IE)
SLA #1:	ACTIVE PLAY TURF AREA WITH SPRAY HEADS	0	N/A	N/A	N/A
SLA #2:	ACTIVE PLAY TURF AREA WITH ROTOR HEADS	0	N/A	N/A	N/A
TOTAL SPECIAL LANDSCAPE AREAS (SLA) ON PROJECT:		0			

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	PR (TRI.)	DETAIL
▽	HUNTER	PROS-06-PRS30-CV POP-UP BUBBLER HEAD W/ MSBN-60Q BUBBLE NOZZLE. EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL.	.50 (1.0)	30	N/A	N/A	A
	HUNTER	PLD-05-12, PLD DRIP TUBING W/ .6 GPH EMITTERS 12" ON CENTER. INSTALL TUBING ROWS A MAXIMUM OF 16" APART IN SHRUB AREAS. ALL TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER. VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK					B,C,D
	HUNTER	ECO-MAT 17mm, ECO-MAT FLEECE WRAPPED DRIP TUBING W/ .6 GPH EMITTERS 12" ON CENTER WITH TUBING SPACED AT 14" IN SHRUB AREAS. ALL ECO-MAT SHALL BE INSTALLED 8" BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER. VERIFY THE LAYOUT PRIOR TO STARTING WORK					D,E,F
NO SYMBOL	HUNTER	PLD-050 17mm BARB X 1/2" MIPT MALE ADAPTERS WITH PVC TEE OR ELL FITTINGS FOR CONNECTION BETWEEN PVC LINES AND DRIP TUBING					B,C,D,E,F,G
NO SYMBOL	HUNTER	PLD 17mm BARBED FITTINGS FOR ALL CONNECTIONS BETWEEN DRIP TUBING (BOTH BARE AND WRAPPED TUBING TYPES)					B,C,D,E,F,G
Ⓕ	LASCO	1/2" SCH. 40 PVC BALL VALVE WITH SLIP ENDS AND A LASCO MHT-102 3/4" MHY X 1/2" SLIP ADAPTER WITH A LASCO FHT-301 HOSE THREAD CAP FOR USE AS A DRIP TUBING FLUSH VALVE. SEE PLANS FOR LOCATIONS. INSTALL INSIDE A 10" ROUND VALVE BOX (OLD CASTLE CARSON #L-910)					H
Ⓐ	HUNTER	PLD-ARV AIRVACUUM RELIEF VALVE INSTALLED WITH PLD-075-TEE BARB X 3/4" FIPT TEE FITTING AND A AND A 3/4" X 1/2" PVC REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER. INSTALL A MINIMUM OF ONE (1) ARV FOR EVERY 500 FEET OF DRIP TUBING IN ANY GIVEN DRIP ZONE. USING AN AIR RELIEF LATERAL, CONNECT AIR RELIEF VALVE TO ALL DRIPLINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS. VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL INSIDE A 7" ROUND VALVE BOX (OLD CASTLE CARSON #L-809)					I
	LASCO	SLO-CLOSE SCH. 80 PVC TRUE-UNION BALL VALVE WITH SOLVENT WELD CONNECTIONS, LINE SIZE					J
Ⓚ	HUNTER	HQ-33DLRC QUICK COUPLER VALVE, INSTALL WITHIN 10" ROUND VALVE BOX					K
●	HUNTER	ICV-101G-AS (1") SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE, SIZE AS SHOWN					L
	HUNTER/ TORO/ SENNINGER	ICV-101G-FS (1") SERIES DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN. INSTALL TORO T-ALFD0150-L. 1" DISC FILTER AND SENNINGER PRESSURE REGULATOR PMR-IIF-30					M
	RAIN MASTER	EGP-16-PSB EAGLE PLUS CONTROLLER WITH INTERNET COMMUNICATIONS CARD (I CENTRAL). SIZE AS SHOWN. INSTALLED WITHIN STAINLESS STEEL ENCLOSURE AS PART OF CONTROLLER ASSEMBLY.					N
NO SYMBOL	V.I.T.	RGVRSS AND GP-16					N
	HUNTER	MINI-CLIK RAIN SENSOR, MOUNT TO REAR OF ENCLOSURE AND WIRE TO CONTROLLER					N
	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN. VERIFY ACTUAL LOCATION IN FIELD					N/A
	AS APPROVED	PVC PIPE 3/4" - 1 1/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE					O
— — —	AS APPROVED	PVC PIPE 1 1/4" SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE					O.Q
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GREY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE WITH MOLDED THREADS.					N/A
NO SYMBOL	CHRISTY'S	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". MAINLINE SOLVENT CEMENT SHALL BE LOW VOC "GRAY-HEAVY BODY" CEMENT. LATERAL LINE SOLVENT CEMENT SHALL BE LOW VOC "RED HOT BLUE GLUE" CEMENT. USE DAUBERS SIZED AT LEAST ONE HALF THE SIZE OF THE LARGEST SIZE PIPE BEING JOINED.					N/A
NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)					O.P
NO SYMBOL	3M	DBR/Y-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS (U.L. APPROVED)					P
NO SYMBOL	CARSON	VALVE BOXES. SIZE PER EQUIPMENT LEGEND. WITH T-COVER LIDS AND CAPTIVE BOLT AND LOC-KIT. FOR ROUND AIR RELIEF VALVES USE MODEL 708, 10" ROUND SHALL BE MODEL 910, 12" STANDARD RECTANGULAR, SHALL BE MODEL 1419. 12" JUMBO RECT. SHALL BE MODEL 1220. SUPER JUMBO SHALL BE MODEL 1324 AND SUPER JUMBO XL SHALL BE MODEL 1730 VALVE BOXES SHALL HAVE GREEN HDPE BODY AND GREEN LIDS IN TURF. GREEN LIDS IN SHRUB BEDS, AND TAN LIDS IN ROCK MULCH. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY. DO NOT INSTALL IN CONCRETE OR ASPHALT.					N/A

HYDROZONE	DESCRIPTION
1	SHRUBS IRRIGATED WITH DRIP TUBING
2	SHRUBS IRRIGATED WITH ECO-MAT
3	TREES IRRIGATED WITH POP-UP BUBBLERS
4	PALMS IRRIGATED WITH POP-UP BUBBLERS



IRRIGATION CONTROLLER RUN TIMES

POC or Controller				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
A	ETo / Month (inches):			1.80	2.10	3.30	4.50	4.70	5.00	5.40	5.40	3.90	3.40	2.40	2.20	44.10
	ETo / Day (inches):			0.06	0.08	0.11	0.15	0.15	0.17	0.17	0.17	0.13	0.11	0.08	0.07	0.12
	Irrigation Days / Week:			4	4	5	7	7	7	7	7	6	5	4	4	
Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Shrub	0.80	0.87	0.90	9.2	9.0	9.1	9.2	9.3	10.2	10.7	10.7	9.3	9.4	8.6	7.8	Min./Day/Zone
Eco-Mat	Number of Zones:		3	18.7	24.1	27.4	27.6	27.9	30.7	32.0	32.0	27.9	28.2	25.7	22.8	Total Min./Day
Shrubs	0.40	0.77	0.90	3.5	4.5	5.2	5.2	5.3	5.8	6.0	6.0	5.3	5.3	4.8	4.3	Min./Day/Zone
Drip Tubing	Number of Zones:		4	14.1	18.2	20.6	20.8	21.0	23.1	24.1	24.1	21.0	21.3	19.4	17.2	Total Min./Day
Trees	1.00	3.00	0.90	2.3	2.9	3.3	3.3	3.4	3.7	3.9	3.9	3.4	3.4	3.1	2.8	Min./Day/Zone
Bubblers	Number of Zones:		2	4.5	5.8	6.6	6.7	6.7	7.4	7.7	7.7	6.7	6.8	6.2	5.5	Total Min./Day
	Total Number of Zones:		9	37	48	55	55	56	61	64	64	56	56	51	46	Total Min./Day
	Total Controller Run Time in Hours:			0.62	0.80	0.91	0.92	0.93	1.02	1.07	1.07	0.93	0.94	0.86	0.76	Total Hrs./Day
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior

WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER	1	WATER METER SIZE (inches)	1.00
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION OF REFERENCE (FT)	0	STATIC PRESSURE (PSI)	110.0
REMOTE CONTROL VALVE #	A9	REMOTE CONTROL VALVE SIZE (in.)	1.00
R.C.V. DEMAND (GPM)	17	TOTAL DEMAND (GPM)	17
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	0.0

PRESSURE LOSS CALCULATION IS PROVIDED BY OR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION

SIZE (inches)	DESCRIPTION	FLOW	#	LOSS	
1.50	SERVICE LINE (50 FT OF TYPE K COPPER)	17	1	1.83	PSI
1.00	WATER METER (1000X TYPE)	17	2	1.60	PSI
1.00	BACKFLOW PREVENTER (RP TYPE)	17	3	12.00	PSI
1.50	FILTRATION (WYE FILTER)	17	4	1.00	PSI
N/A	PRESSURE REGULATOR (WILKINS 500HLR)	17	5	0.00	PSI
1.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	17	6	2.27	PSI
N/A	MASTER CONTROL VALVE	17	7	0.00	PSI
N/A	FLOW SENSOR	17	8	0.00	PSI
1.25	ISOLATION VALVES (BALL TYPE)	17	9	0.50	PSI
1.25	200 FEET OF MAINLINE, SCH. 40 PVC	17	10	3.76	PSI
N/A	X,XXX FEET OF MAINLINE, CL. 315 PVC	17	11	0.00	PSI
N/A	X,XXX FEET OF MAINLINE, CL. 315 PVC	17	12	0.00	PSI
1.25	10 - 90 DEGREE ELBOWS	17	13	0.50	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	17	14	3.00	PSI
10%	LATERAL LINE LOSSES	17	15	3.00	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	16	0.75	PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	17	0.00	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)			18	30.3	PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)			19	30.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)			20	60.3	PSI
STATIC WATER PRESSURE (FROM ABOVE)			21	110.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			22	49.7	PSI
SET PRV OR MOV AT (#20 PLUS 10 PSI)			23	70.3	PSI

ISACKSON RESIDENCE
29503 Baden Place, Malibu, California 90265

LICENSED LANDSCAPE ARCHITECT
MARK D. TESSIER
Signature
Exp. Date
Date
STATE OF CALIFORNIA

MTLA MARKTESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401
310-395-3595 tel
310-496-0273 fax
www.marktessier.com

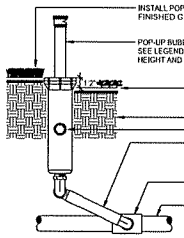
REVISIONS

DATE
May 29, 2014

SCALE

DRAWING NAME
IRRIGATION LEGEND

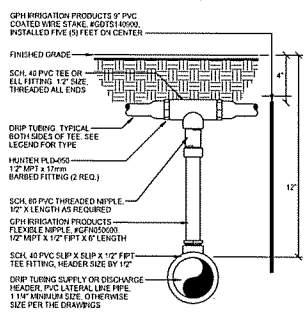
SHEET
IR-1.2



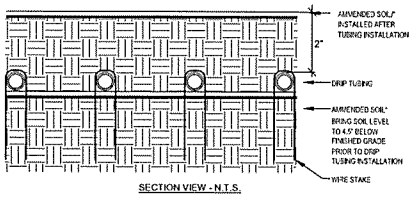
NOTE
INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRINKLER HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.

INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

(A) POP-UP HEAD



(B) DRIP TUBING CONNECTION



* AS PER LANDSCAPE DRAWINGS

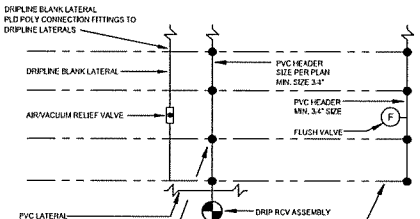
RECOMMENDED INSTALLATION.

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 2.5" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

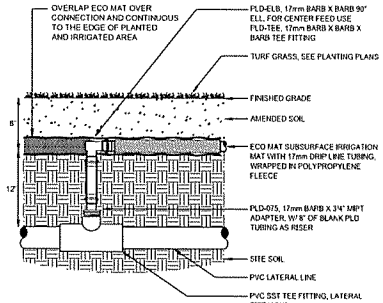
BACKFILL FINAL 2.5" OF SOIL/BARK MULCH OVER THE TUBING AFTER INSTALLATION OF THE TUBING AND OBSERVATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

(C) DRIP TUBING LAYOUT

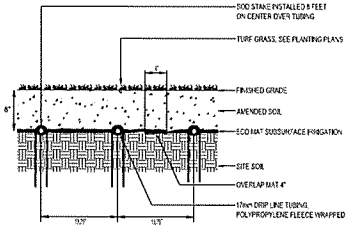


INSTALL DRIP FLUSH VALVE PER DETAIL AT THE END OF EACH TUBING SECTION PER PLAN
INSTALL AIR RELIEF VALVES PER DETAIL, AT HIGH POINTS OF EACH TUBING SECTION PER PLAN
RUN AIR/VACUUM RELIEF BLANK TUBING LATERAL ALONG HIGH POINT OF MOUND OR BERM.
ATTACH ALL IN-LINE DRIP TUBING TO BLANK LATERAL. MORE THAN TWO RELIEF VALVES MAY NEED TO BE INSTALLED PER SECTION

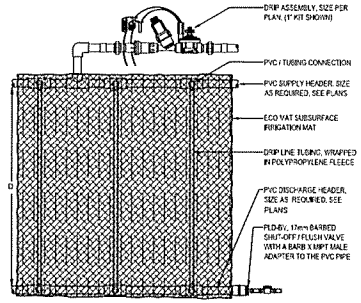
(D) DRIP TUBING LAYOUT (PLAN)



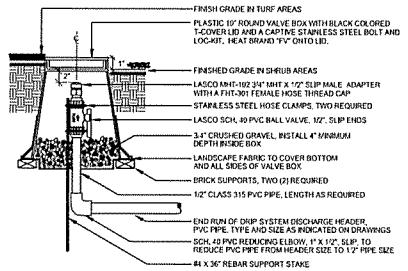
(E) ECO-MAT CONNECTION



(F) ECO-MAT LAYOUT (SECTION)

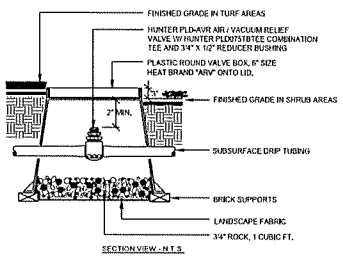


(G) ECO-MAT LAYOUT (PLAN)

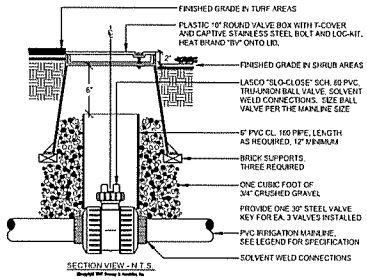


NOTE
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE. DO NOT CUT BOX.

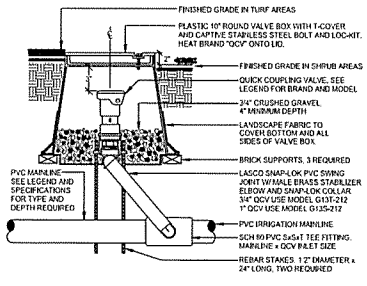
(H) FLUSH VALVE



(I) AIR RELIEF VALVE

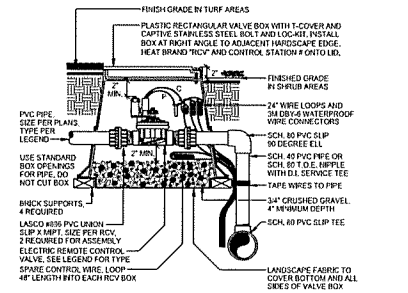


(J) BALL VALVE



NOTE
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

(K) QUICK COUPLER VALVE



(L) REMOTE CONTROL VALVE

ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

MTLA MARK TESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessier.com

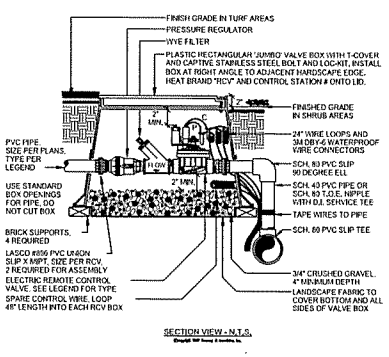
REVISIONS

DATE
May 29, 2014

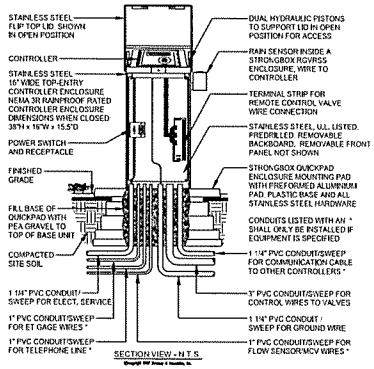
SCALE

DRAWING NAME
IRRIGATION DETAILS

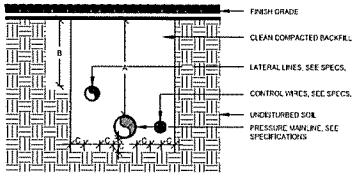
SHEET
IR-1.3



(M) DRIP VALVE ASSEMBLY

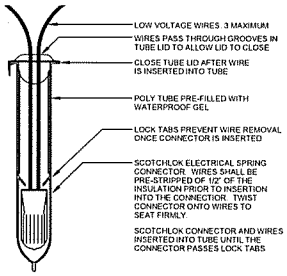


(N) CONTROLLER



DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

(O) PIPE INSTALLATION



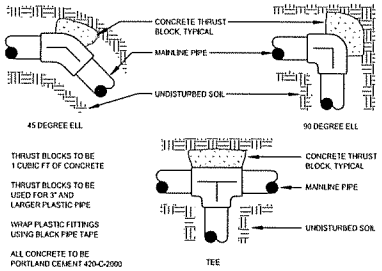
NOTE
WIRE CONNECTOR SHALL BE A 3M DBR/Y-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

SECTION VIEW - N.T.S.

(P) WIRE CONNECTION



(Q) THRUST BLOCK

ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

MTLA MARK TESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessier.com

REVISIONS

DATE
May 29, 2014

SCALE

DRAWING NAME
IRRIGATION DETAILS

SHEET
IR-1.4

HARDSCAPE PERMEABILITY

SYMBOL	PERMEABILITY	HARDSCAPE MATERIAL(S)
	PERMEABLE / PERVIOUS HARDSCAPE SURFACE	GRAVEL / DECOMPOSED GRANITE
	IMPERMEABLE / IMPERVIOUS HARDSCAPE SURFACE	TENNIS COURT PAVING / ASPHALT CONC. & CMU WALL

HYDROZONE SCHEDULE

SYMBOL	HYDROZONE CATEGORY	PLANT FACTOR (PF) RANGE
3	HIGH WATER USE ZONE	0.7 - 1.0 PF
2	MODERATE WATER USE ZONE	0.4 - 0.6 PF
1	LOW WATER USE ZONE	0.0 - 0.3 PF

CITY OF MALIBU GUIDELINES

1. INVASIVE PLANT SPECIES, AS DETERMINED BY THE CITY OF MALIBU, ARE PROHIBITED;
2. VEGETATION SHALL BE SITUATED ON THE PROPERTY SO AS NOT TO SIGNIFICANTLY OBSTRUCT THE PRIMARY VIEW FROM PRIVATE PROPERTY AT ANY GIVEN TIME (GIVEN CONSIDERATION OF ITS FUTURE GROWTH);
3. NATIVE SPECIES OF THE SANTA MONICA MOUNTAINS, CHARACTERISTIC OF THE LOCAL HABITAT, SHALL BE USED ON GRADED SLOPES OR WHERE SLOPE PLANTINGS ARE REQUIRED FOR SLOPE STABILIZATION, EROSION CONTROL, AND WATERSHED PROTECTION. PLANTS SHOULD BE SELECTED TO HAVE A VARIETY OF ROOTING DEPTHS. A SPACING OF 15 FEET BETWEEN LARGE WOODY (>10 FT CANOPY) SHRUBS IS RECOMMENDED BY THE FIRE DEPT. LAWNS ARE PROHIBITED ON SLOPES >5%.
4. SLOPE PLANTING MEASURES, SUCH AS CONTOUR PLANTING AND TERRACING, OR OTHER TECHNIQUES, SHALL BE INCORPORATED ON SLOPES TO INTERRUPT THE FLOW AND RATE OF SURFACE RUNOFF IN ORDER TO PREVENT SOIL EROSION.
5. THE LANDSCAPE PLAN SHALL COMPLY WITH ALL SPECIAL CONDITIONS TO PRESERVE ARCHAEOLOGICAL RESOURCES.
6. THE LANDSCAPE PLAN PROHIBITS THE USE OF BUILDING MATERIALS TREATED WITH TOXIC COMPOUNDS SUCH AS COPPER ARSENATE.

PLANT LIST

KEY	ZONE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	WUCOLS
TREES							
HET ARB	B	Heteromeles arbutifolia	Toyon	36" box	54	4'-0" o.c.	LOW
PLA RAC	B	Platanus racemosa	Sycamore	36" box	7	per plan	LOW
SHRUBS							
BAC PIL	C	Baccharis pilularis	Coyote Bush	1 gal.	800	3'-0" o.c.	LOW
GROUND COVERS							
CAR PAN	B	Carex pansa	California Sedge	hydroseed	hydroseed	6" o.c.	MEDIUM

SOILS REPORT RECOMMENDATIONS

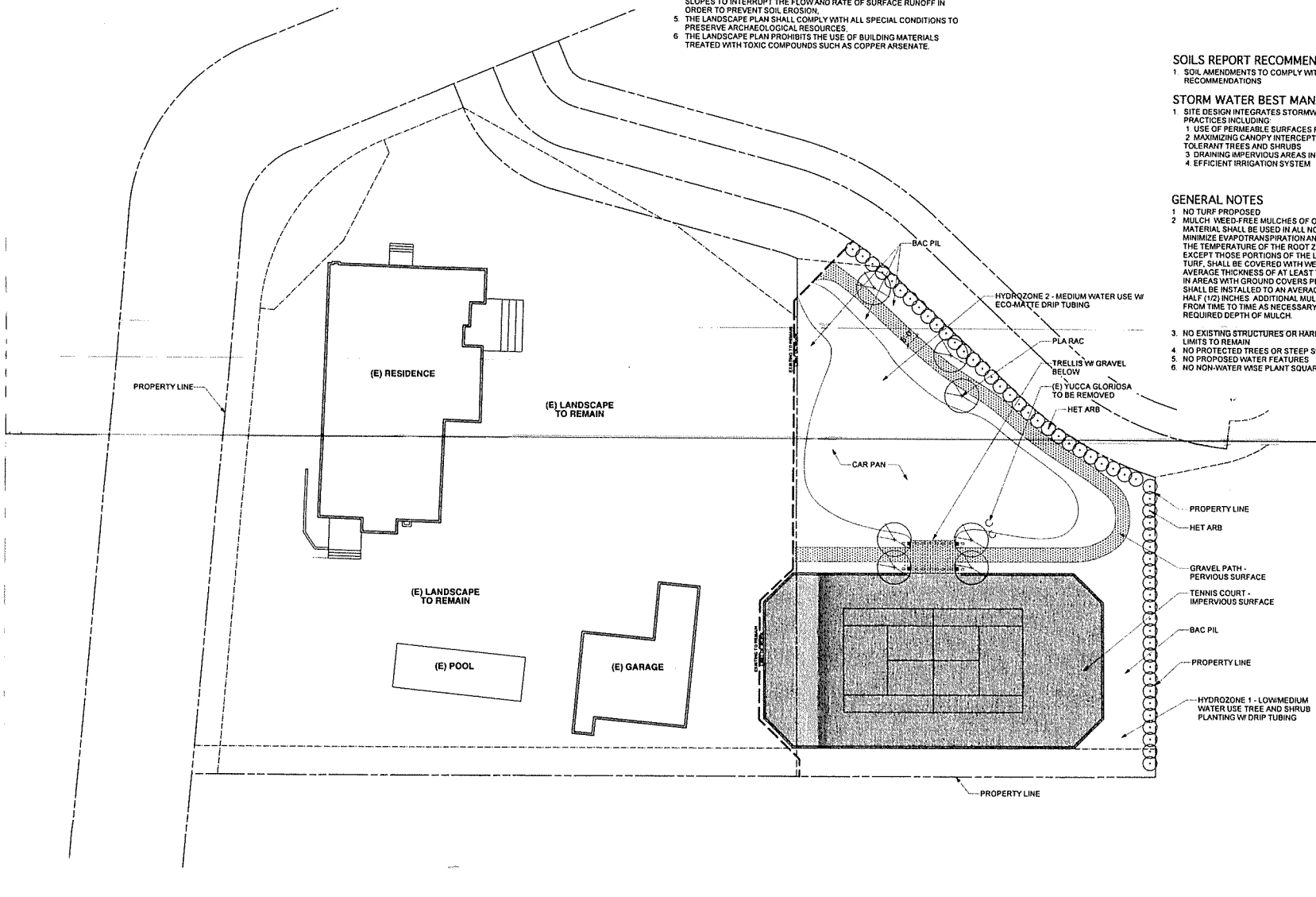
1. SOIL AMENDMENTS TO COMPLY WITH SOILS REPORT RECOMMENDATIONS

STORM WATER BEST MANAGEMENT PRACTICES

1. SITE DESIGN INTEGRATES STORMWATER BEST MANAGEMENT PRACTICES INCLUDING:
   1. USE OF PERMEABLE SURFACES FOR WALKWAYS, ETC.
   2. MAXIMIZING CANOPY INTERCEPTION WITH NATIVE AND DROGHT TOLERANT TREES AND SHRUBS
   3. DRAINING IMPERVIOUS AREAS INTO ADJACENT LANDSCAPING
   4. EFFICIENT IRRIGATION SYSTEM

GENERAL NOTES

1. NO TURF PROPOSED
2. MULCH WEED-FREE MULCHES OF ORGANIC OR INORGANIC MATERIAL SHALL BE USED IN ALL NON-TURF, IRRIGATED AREAS TO MINIMIZE EVAPOTRANSPIRATION AND RUNOFF, AND TO MODERATE THE TEMPERATURE OF THE ROOT ZONE. THE LANDSCAPE AREA, EXCEPT THOSE PORTIONS OF THE LANDSCAPE AREA PLANTED IN TURF, SHALL BE COVERED WITH WEED-FREE MULCH MATERIAL TO AN AVERAGE THICKNESS OF AT LEAST THREE (3) INCHES THROUGHOUT. IN AREAS WITH GROUND COVERS PLANTED FROM FLATS, MULCH SHALL BE INSTALLED TO AN AVERAGE THICKNESS OF ONE AND ONE HALF (1/2) INCHES. ADDITIONAL MULCH MATERIAL SHALL BE ADDED FROM TIME TO TIME AS NECESSARY IN ORDER TO MAINTAIN THE REQUIRED DEPTH OF MULCH.
3. NO EXISTING STRUCTURES OR HARDSCAPE ELEMENTS WITHIN WORK LIMITS TO REMAIN
4. NO PROTECTED TREES OR STEEP SLOPES ON SITE
5. NO PROPOSED WATER FEATURES
6. NO NON-WATER WISE PLANT SQUARE FOOTAGE PROPOSED



ISACKSON RESIDENCE

29803 Baden Place, Malibu, California 90265

MTLA MARKTESSIER LANDSCAPE ARCHITECTURE INCORPORATED

1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessier.com

REVISIONS

CITY OF MALIBU
PLANNING DIVISION
CITY BIOLOGIST APPROVAL
DATE 7/15/14
PLANNING REVIEW NO. CDP 15-016
SIGNATURE
PRINT NAME
Any changes to the approved plans shall be submitted to the City Biologist for review and approval prior to implementation. This action does not constitute final approval by the Environmental and Community Development Department.

DATE

June 25, 2014

SCALE

1/16"=1'-0"

DRAWING NAME

LANDSCAPE PLAN

SHEET

L-1.0

NOTE A:
POINT OF CONNECTION SHALL BE A CONNECTION DOWNSTREAM OF AN EXISTING 1" DOMESTIC WATER METER WITH A 1" SERVICE LINE. MAKE A CONNECTION TO THE ADJACENT EXISTING 1 1/4" IRRIGATION MAINLINE DOWNSTREAM OF THE EXISTING ADJACENT IRRIGATION BACKFLOW DEVICE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE	110 PSI
DESIGN WATER PRESSURE	58 PSI
MAXIMUM SYSTEM DEMAND	18 GPM
RESIDUAL WATER PRESSURE	52 PSI

NOTE B:
CONTROLLER SHALL BE RAIN MASTER EAGLE PLUS MOD. # EGP-16I-PSB INSTALLED IN A STAINLESS STEEL ENCLOSURE AS PART OF CONTROLLER ASSEMBLY. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
MAINLINE AND RELATED IRRIGATION EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT TO BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYPICAL.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

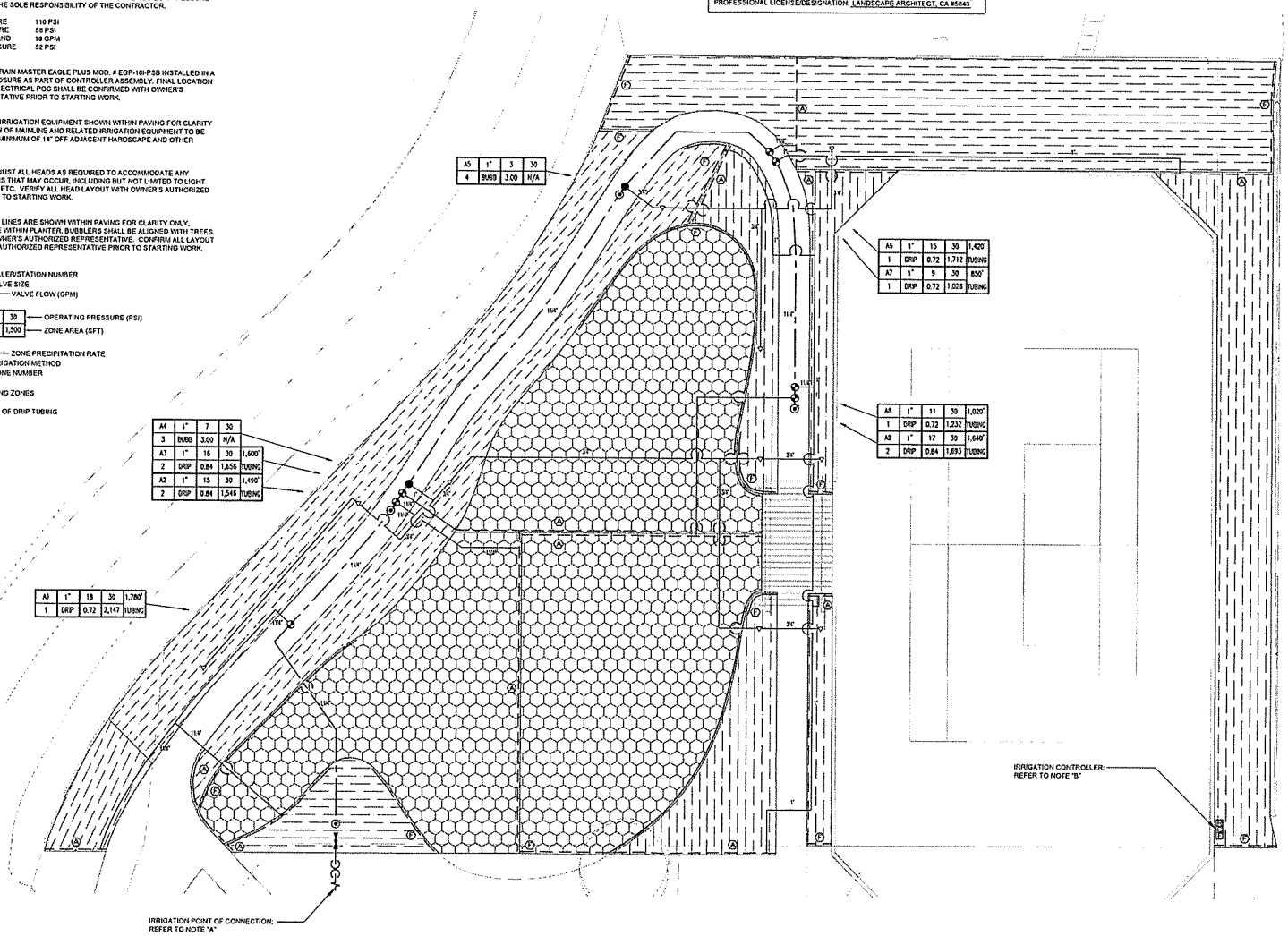
A20	1.5"	35	30	OPERATING PRESSURE (PSI)
1	S	1.75	1,500	ZONE AREA (SFT)

CONTROLLER/STATION NUMBER
VALVE SIZE
VALVE FLOW (GPM)
ZONE PRECIPITATION RATE
IRRIGATION METHOD
HYDROZONE NUMBER

FOR DRIP TUBING ZONES

1,750' TUBING — LENGTH OF DRIP TUBING

STATEMENT OF COMPLIANCE:
I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE (OR IRRIGATION, AS APPLICABLE) DESIGN PLAN.
PREPARER NAME: MARK D. TESSIER
PREPARER SIGNATURE:
PROFESSIONAL LICENSE/DESIGNATION LANDSCAPE ARCHITECT, CA #5043



A5	1"	3	30	
4	BUBB	3.00	N/A	

A5	1"	15	30	1,420'
1	DRIP	0.72	1,712	TUBING
A7	1"	9	30	850'
1	DRIP	0.72	1,028	TUBING

A4	1"	7	30	
3	BUBB	3.00	N/A	
A3	1"	16	30	1,600'
2	DRIP	0.84	1,656	TUBING
A2	1"	15	30	1,490'
2	DRIP	0.84	1,546	TUBING

A8	1"	11	30	1,020'
1	DRIP	0.72	1,232	TUBING
A9	1"	17	30	1,640'
2	DRIP	0.84	1,693	TUBING

A3	1"	18	30	1,780'
1	DRIP	0.72	2,147	TUBING

ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

LICENSED LANDSCAPE ARCHITECT
MARK D. TESSIER
Signature
Plan Date
Date
STATE OF CALIFORNIA

MTLA MARKTESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401
310-395-3595 tel
310-496-0273 fax
www.marktessier.com

REVISIONS

DATE
May 29, 2014

SCALE
1/8"=1'-0"

DRAWING NAME
IRRIGATION PLAN - ENLARGEMENT 3

SHEET
IR-1.1

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

LANDSCAPE IRRIGATION WATER ANALYSIS

PROJECT NAME: Isackson Residence
PROJECT ADDRESS: 29503 BADEM PLACE
MALIBU, CA

POINT OF CONNECTION NUMBER: 1
CONTROLLER NUMBER OR LETTER: A

REFERENCE EVAPOTRANSPIRATION RATE (Eto): 44.1 INCHES / YEAR
TOTAL OF HYDROZONE AREAS (HA): 11,014 SQUARE FEET
TOTAL OF SPECIAL LANDSCAPE AREAS (SLA): 0 SQUARE FEET
TOTAL LANDSCAPE AREAS (LA): 11,014 SQUARE FEET

MAXIMUM APPLIED WATER ALLOWANCE:
TOTAL MAWA = (Eto) x (0.62) x [(0.7 x LA) + (0.3 x SLA)] = 210,801 GALLONS / YEAR

ESTIMATED APPLIED WATER USED:
TOTAL EAWU = (Eto) x (0.62) x [((PF x HA)/IE) + SLA] = 133,842 GALLONS / YEAR

THIS PROJECT USES LESS WATER THAN THE MAXIMUM APPLIED WATER ALLOWANCE

HYDROZONE AREA (HA) CALCULATIONS FOR HYDROZONES:

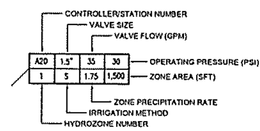
HYDROZONE DESCRIPTION	HYDROZONE AREA (HA)	PLANT FACTOR (PF)	ADJUSTED HA (PF x HA)	IRRIGATION EFFICIENCY (IE)
HYDROZONE #1: SHRUB AREA WITH INLINE DRIP TUBING	6,119	0.40	2,448	0.900
HYDROZONE #2: SHRUB AREA WITH ECO MAT TUBING	4,895	0.40	1,958	0.900
TOTAL OF ALL HYDROZONE AREAS (HA) ON THE PROJECT:	11,014		4,406	
CALCULATED AVERAGE IRRIGATION EFFICIENCY OF ALL HYDROZONE AREAS:				0.900

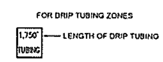
SPECIAL LANDSCAPE AREA DESCRIPTION	AREA (SFT)	PLANT FACTOR (PF)	HYDROZONE AREA (HA)	IRRIGATION EFFICIENCY (IE)
SLA #1: ACTIVE PLAY TURF AREA WITH SPRAY HEADS	0	N/A	N/A	N/A
SLA #2: ACTIVE PLAY TURF AREA WITH ROTOR HEADS	0	N/A	N/A	N/A
TOTAL SPECIAL LANDSCAPE AREAS (SLA) ON PROJECT:	0			

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	PR (TRI.)	DETAIL
▽	HUNTER	PROS-06-PRS30-CV POP-UP BUBBLER HEAD W/ MSBN-50Q BUBBLE NOZZLE. EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL.	.50 (1.0)	30	N/A	N/A	A
	HUNTER	PLD-06-12, PLD DRIP TUBING W/ .6 GPH EMITTERS 12" ON CENTER. INSTALL TUBING ROWS A MAXIMUM OF 18" APART IN SHRUB AREAS. ALL TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK					B,C,O
	HUNTER	ECO-MAT 17mm, ECO-MAT FLEECE WRAPPED DRIP TUBING W/ .6 GPH EMITTERS 12" ON CENTER WITH TUBING SPACED AT 14" IN SHRUB AREAS. ALL ECO-MAT SHALL BE INSTALLED 8" BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT PRIOR TO STARTING WORK					D,E,F
NO SYMBOL	HUNTER	PLD-050 17mm BARB X 1/2" MIPT MALE ADAPTERS WITH PVC TEE OR ELL FITTINGS FOR CONNECTION BETWEEN PVC LINES AND DRIP TUBING					B,C,D,E,F,G
NO SYMBOL	HUNTER	PLD 17mm BARBED FITTINGS FOR ALL CONNECTIONS BETWEEN DRIP TUBING (BOTH BARE AND WRAPPED TUBING TYPES)					B,C,D,E,F,G
Ⓕ	LASCO	1/2" SCH. 40 PVC BALL VALVE WITH SLIP ENDS AND A LASCO MHT-102 3/4" MHY X 1/2" SLIP ADAPTER WITH A LASCO FHT-301 HOSE THREAD CAP FOR USE AS A DRIP TUBING FLUSH VALVE. SEE PLANS FOR LOCATIONS. INSTALL INSIDE A 10" ROUND VALVE BOX (OLD CASTLE CARSON #L-910)					H
Ⓐ	HUNTER	PLD-ARV AIR/VACUUM RELIEF VALVE INSTALLED WITH PLD-075-TEE BARB X 3/4" FIPT TEE FITTING AND A AND A 3/4" X 1/2" PVC REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER. INSTALL A MINIMUM OF ONE (1) ARV FOR EVERY 500 FEET OF DRIP TUBING IN ANY GIVEN DRIP ZONE. USING AN AIR RELIEF LATERAL, CONNECT AIR RELIEF VALVE TO ALL DRIPLINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL INSIDE A 7" ROUND VALVE BOX (OLD CASTLE CARSON #L-809)					I
	LASCO	SLO-CLOSE SCH. 80 PVC TRUE-UNION BALL VALVE WITH SOLVENT WELD CONNECTIONS, LINE SIZE					J
	HUNTER	HQ-33DLRC QUICK COUPLER VALVE, INSTALL WITHIN 10" ROUND VALVE BOX					K
●	HUNTER	ICV-101G-AS (1") SERIES PRESSURE REGULATED, PLASTIC REMOTE CONTROL VALVE, SIZE AS SHOWN					L
	HUNTER/ TORO/ SENNINGER	ICV-101G-FS (1") SERIES DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN, INSTALL TORO T-ALFD10150-L, 1" DISC FILTER AND SENNINGER PRESSURE REGULATOR PMR-MF-30.					M
	RAIN MASTER	EGP-16-PSB EAGLE PLUS CONTROLLER WITH INTERNET COMMUNICATIONS CARD (I CENTRAL), SIZE AS SHOWN, INSTALLED WITHIN STAINLESS STEEL ENCLOSURE AS PART OF CONTROLLER ASSEMBLY.					N
NO SYMBOL	V.I.T.	RGVRSS AND QP-16					N
	HUNTER	MINI-CLIK RAIN SENSOR. MOUNT TO REAR OF ENCLOSURE AND WIRE TO CONTROLLER					N
	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
	AS APPROVED	PVC PIPE 3/4" - 1 1/4" SCH. 40 AS LATERAL LINES 12" BELOW GRADE					O
	AS APPROVED	PVC PIPE 1 1/4" SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE					O,Q
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GREY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE WITH MOLDED THREADS.					N/A
NO SYMBOL	CHRISTY'S	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". MAINLINE SOLVENT CEMENT SHALL BE LOW VOC. "GRAY-HEAVY BODY" CEMENT. LATERAL LINE SOLVENT CEMENT SHALL BE LOW VOC. "RED HOT BLUE GLUE" CEMENT. USE DAUBERS SIZED AT LEAST ONE HALF THE SIZE OF THE LARGEST SIZE PIPE BEING JOINED.					N/A
NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)					O,P
NO SYMBOL	3M	DBR/Y-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS (U.L. APPROVED)					P
NO SYMBOL	CARSON	VALVE BOXES, SIZE PER EQUIPMENT LEGEND, WITH T-COVER LIDS AND CAPTIVE BOLT AND LOC-KIT. FOR ROUND AIR RELIEF VALVES USE MODEL 708, 10" ROUND SHALL BE MODEL 910, 12" STANDARD RECTANGULAR. SHALL BE MODEL 1419, 12" JUMBO RECT. SHALL BE MODEL 1220, SUPER JUMBO SHALL BE MODEL 1324, AND SUPER JUMBO XL SHALL BE MODEL 1730. VALVE BOXES SHALL HAVE GREEN HDPE BODY AND GREEN LIDS IN TURF, GREEN LIDS IN SHRUB BEDS, AND TAN LIDS IN ROCK MULCH. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY. DO NOT INSTALL IN CONCRETE OR ASPHALT.					N/A

HYDROZONE	DESCRIPTION
1	SHRUBS IRRIGATED WITH DRIP TUBING
2	SHRUBS IRRIGATED WITH ECO-MAT
3	TREES IRRIGATED WITH POP-UP BUBBLERS
4	PALMS IRRIGATED WITH POP-UP BUBBLERS





IRRIGATION CONTROLLER RUN TIMES

POC or Controller				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
A	ETo / Month (Inches):			1.80	2.10	3.30	4.50	4.70	5.00	5.40	5.40	3.90	3.40	2.40	2.20	44.10
	ETo / Day (Inches):			0.06	0.08	0.11	0.15	0.15	0.17	0.17	0.17	0.13	0.11	0.08	0.07	0.12
	Irrigation Days / Week:			4	4	5	7	7	7	7	7	6	5	4	4	
Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Shrub	0.80	0.87	0.90	6.2	8.0	9.1	9.2	9.3	10.2	10.7	10.7	9.3	9.4	8.6	7.6	Min./Day/Zone
Eco-Mat	Number of Zones:		3	18.7	24.1	27.4	27.6	27.9	30.7	32.0	32.0	27.9	28.2	25.7	22.8	Total Min./Day
Shrubs	0.40	0.77	0.90	3.5	4.5	5.2	5.2	5.3	5.8	6.0	6.0	5.3	5.3	4.8	4.3	Min./Day/Zone
Drip Tubing	Number of Zones:		4	14.1	18.2	20.6	20.8	21.0	23.1	24.1	24.1	21.0	21.3	19.4	17.2	Total Min./Day
Trees	1.00	3.00	0.90	2.3	2.9	3.3	3.3	3.4	3.7	3.9	3.9	3.4	3.4	3.1	2.8	Min./Day/Zone
Bubblers	Number of Zones:		2	4.5	5.8	6.6	6.7	6.7	7.4	7.7	7.7	6.7	6.8	6.2	5.5	Total Min./Day
Total Number of Zones:			9	37	48	55	55	56	61	64	64	56	56	51	46	Total Min./Day
Total Controller Run Time in Hours:				0.62	0.80	0.91	0.92	0.93	1.02	1.07	1.07	0.93	0.94	0.86	0.76	Total Hrs./Day
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specicic exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior

WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER	1	WATER METER SIZE (Inches)	1.00
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	110.0
REMOTE CONTROL VALVE #	A9	REMOTE CONTROL VALVE SIZE (In.)	1.00
R.C.V. DEMAND (GPM)	17	TOTAL DEMAND (GPM)	17
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	0.0

sweeney + associates

PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION.

SIZE (Inches)	DESCRIPTION	FLOW	#	LOSS	
1.00	SERVICE LINE (50 FT OF TYPE K COPPER)	17	1	1.83	PSI
1.00	WATER METER (XXXX TYPE)	17	2	1.60	PSI
1.00	BACKFLOW PREVENTER (R/P TYPE)	17	3	12.00	PSI
1.00	FILTRATION (WYE FILTER)	17	4	1.00	PSI
N/A	PRESSURE REGULATOR (WILKINS 500HLR)	17	5	0.00	PSI
1.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	17	6	2.27	PSI
N/A	MASTER CONTROL VALVE	17	7	0.00	PSI
N/A	FLOW SENSOR	17	8	0.00	PSI
1.25	ISOLATION VALVES (BALL TYPE)	17	9	0.50	PSI
1.25	200 FEET OF MAINLINE: SCH. 40 PVC	17	10	3.76	PSI
N/A	XXXX FEET OF MAINLINE: CL. 315 PVC	17	11	0.00	PSI
N/A	XXXX FEET OF MAINLINE: CL. 315 PVC	17	12	0.00	PSI
1.25	10 - 90 DEGREE ELBOWS	17	13	0.50	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	17	14	3.00	PSI
10%	LATERAL LINE LOSSES	17	15	3.00	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	16	0.75	PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	17	0.00	PSI
	TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)		18	30.3	PSI
	PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)		19	30.0	PSI
	TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)		20	60.3	PSI
	STATIC WATER PRESSURE (FROM ABOVE)		21	110.0	PSI
	RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)		22	49.7	PSI
	SET PRV OR MCV AT (#20 PLUS 10 PSI)		23	70.3	PSI

ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

LICENSED LANDSCAPE ARCHITECT
MARK D. TESSIER 5063
Signature
Ren. Date
Date
STATE OF CALIFORNIA

MTLA MARKTESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessier.com

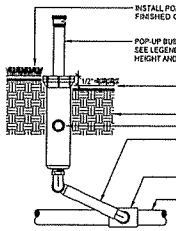
REVISIONS

DATE
May 29, 2014

SCALE

DRAWING NAME
IRRIGATION LEGEND

SHEET
IR-1.2

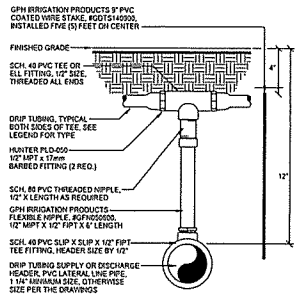


SECTION VIEW - N.T.S.

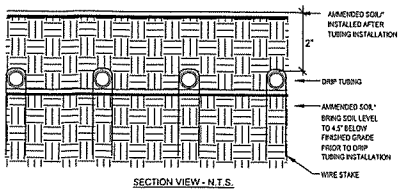
NOTE:
INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRINKLER HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.

INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

(A) POP-UP HEAD



(B) DRIP TUBING CONNECTION



SECTION VIEW - N.T.S.

* AS PER LANDSCAPE DRAWINGS

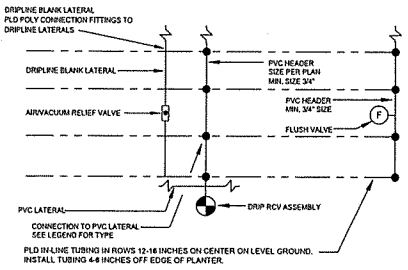
RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 2.5" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

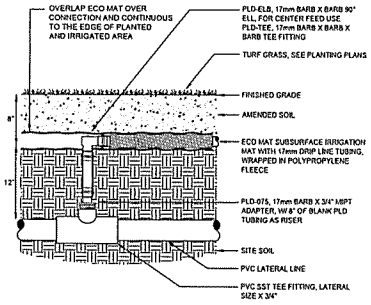
BACKFILL FINAL 2.5" OF SOIL/BARK MULCH OVER THE TUBING AFTER INSTALLATION OF THE TUBING AND OBSERVATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

(C) DRIP TUBING LAYOUT

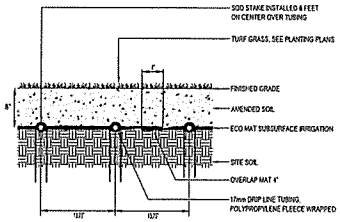


INSTALL DRIP FLUSH VALVE PER DETAIL AT THE END OF EACH TUBING SECTION PER PLAN
INSTALL AIR RELIEF VALVES PER DETAIL, AT HIGH POINTS OF EACH TUBING SECTION PER PLAN.
RUN AIRVACUUM RELIEF BLANK TUBING LATERAL ALONG HIGH POINT OF MOUND OR BERM.
ATTACH ALL IN-LINE DRIP TUBING TO BLANK LATERAL. MORE THAN TWO RELIEF VALVES MAY NEED TO BE INSTALLED PER SECTION

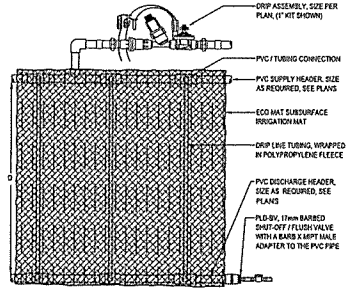
(D) DRIP TUBING LAYOUT (PLAN)



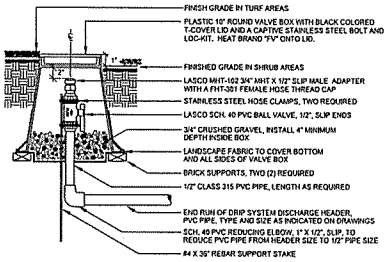
(E) ECO-MAT CONNECTION



(F) ECO-MAT LAYOUT (SECTION)



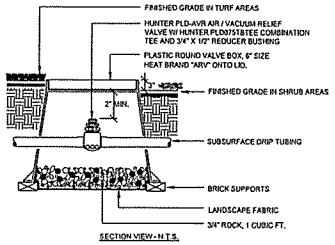
(G) ECO-MAT LAYOUT (PLAN)



NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

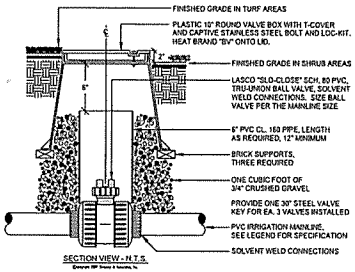
SECTION VIEW - N.T.S.

(H) FLUSH VALVE



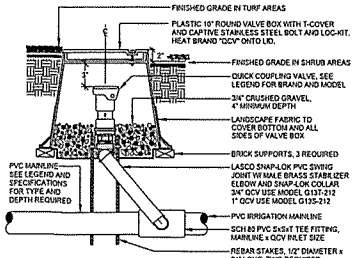
SECTION VIEW - N.T.S.

(I) AIR RELIEF VALVE



SECTION VIEW - N.T.S.

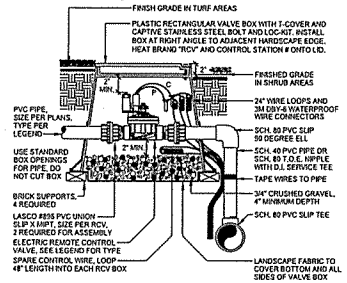
(J) BALL VALVE



SECTION VIEW - N.T.S.

NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

(K) QUICK COUPLER VALVE



SECTION VIEW - N.T.S.

(L) REMOTE CONTROL VALVE

ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

MTLA MARKTESSLER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessler.com

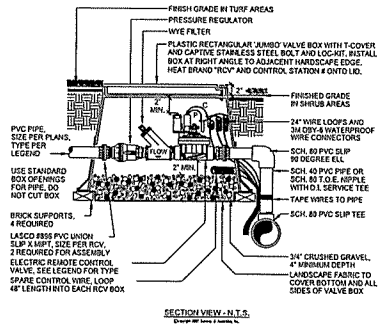
REVISIONS

DATE
May 29, 2014

SCALE

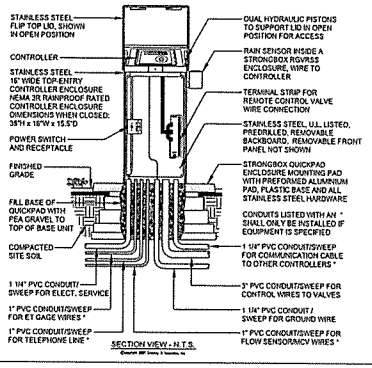
DRAWING NAME
IRRIGATION DETAILS

SHEET
IR-1.3



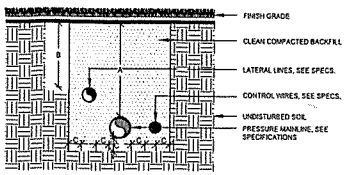
SECTION VIEW - N.T.S.

(M) DRIP VALVE ASSEMBLY



SECTION VIEW - N.T.S.

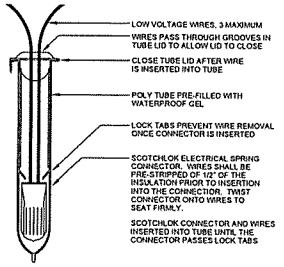
(N) CONTROLLER



SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"	X	4"

(O) PIPE INSTALLATION



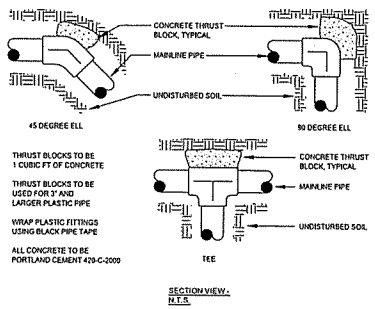
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBR/Y-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

SECTION VIEW - N.T.S.

(P) WIRE CONNECTION



SECTION VIEW - N.T.S.

(Q) THRUST BLOCK

ISACKSON RESIDENCE
29803 Baden Place, Malibu, California 90265

MTLA MARKTESSIER LANDSCAPE ARCHITECTURE INCORPORATED
1424 4th Street
Suite 234
Santa Monica
California 90401

310-395-3595 tel
310-496-0273 fax

www.marktessier.com

REVISIONS

DATE
May 29, 2014

SCALE

DRAWING NAME
IRRIGATION DETAILS

SHEET
IR-1.4

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: April 23, 2015

RECEIVED
MAY 08 2015
PLANNING DEPT.

ATTENTION: PLANNING SECTION

CITY: Malibu

SUBJECT: CDP 15-019

LOCATION: 29803 Baden Place

☒ The Fire Department has no additional requirements for this permit.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for on-site fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ Public fire hydrant(s): Install ___ Upgrade __ Verify (flow test) ___ existing public fire hydrant(s).
Private on-site fire hydrant(s): Install ___ Upgrade __ Verify (flow test) ___ existing private on-site fire hydrants.

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☐ **Water:** _____

☐ **Access:** _____

☐ **Special Requirements:** _____

☒ **Comments:** The County of Los Angeles Fire Department has no objection to the proposed CDP 15-019 permit.

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

ATTACHMENT 2

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:	April 27, 2015	**Review Log #:**	**3721**
Site Address:	29807 Baden Place		
Lot/Tract/PM #:		**Planning #:**	**CDP 15-019**
Applicant/Contact:	Lester Tobias, lester@tobiasarchitecture.com	**BPC/GPC #:**	
Contact Phone #:	310-317-0507 **Fax#:**	**Planner:**	**Stephanie Hawner**
Project Type:	New tennis court, grading, trellis, landscaping		

Submittal Information

Consultant(s) / Report Date(s): GeoConcepts, Inc. (Walter, GE 2476; Barrett, CEG 2088): **7-1-14**
*(Current submittal(s) in **Bold**.)*

Building plans prepared by Tobias Architecture dated March 15, 2015.

Previous Reviews: Geotechnical Review Referral Sheet dated 3-31-15

Review Findings

Coastal Development Permit Review

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

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

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' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Remarks

The referenced report and plans were reviewed by the City from a geotechnical perspective. Based on the submitted information and a site reconnaissance, the project comprises constructing a new tennis court and trellis. Grading consists of removal and re-compaction of the near-surface fill and soils under the proposed tennis court.

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

SH

have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Review Comments:

1. Please provide the ASTM test method numbers for the laboratory procedures, where applicable.
2. The following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring footings and slabs to evaluate the Weighted Plasticity and the Expansion Index of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary."*
3. The Project Geotechnical Consultant recommends removal and re-compaction (R & R) of the near surface fill and soils under the proposed tennis court. Please provide a grading plan for review.
4. Please include the R & R grading yardages on the Total Grading Yardage Verification Certificate on the grading plan.
5. Please depict the limits and depths of R & R grading on the grading plan.
6. Two sets of final grading, trellis, and tennis court plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Engineering Geology Review by: 4/27/15

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

Geotechnical Engineering Review by: *April 27, 2015*

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

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, and tennis court plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**

2. Show the address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.

3. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"

4. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Geotechnical Consultant, as appropriate.*"

5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.

6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.

7. Show the onsite wastewater treatment system on the Site Plans.

8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.

2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Project Geotechnical Consultant, on the Plans.

2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department DATE: 3/30/2015

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 15-019
JOB ADDRESS:	29803 BADEN PL
APPLICANT / CONTACT:	Lester Tobias, Tobias Architecture
APPLICANT ADDRESS:	2223 Pacific Coast Highway Malibu, CA 90265
APPLICANT PHONE #:	(310) 317-0507
APPLICANT FAX #:	
APPLICANT EMAIL:	lester@tobiasarchitecture.com
PROJECT DESCRIPTION:	Lot merger, new tennis court and 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

4/7/15
DATE

City of Malibu
MEMORANDUM

To: Planning Department

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

Date: April 7, 2015

Re: Proposed Conditions of Approval for 29803 Baden Place CDP 15-019

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

GRADING AND DRAINGAE

1. 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.

STORMWATER

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

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

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

MISCELLANOUS

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

4. Prior to the issuance of any permits, the applicant must finalize the Lot Merger.

54

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

4/13/16

TO: City of Malibu Environmental Health Administrator ~~DATE: 3/30/2015~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	ACDP 15-019
JOB ADDRESS:	29803 BADEN PL
APPLICANT / CONTACT:	Lester Tobias, Tobias Architecture
APPLICANT ADDRESS:	22223 Pacific Coast Highway Malibu, CA 90265
APPLICANT PHONE #:	(310) 317-0507
APPLICANT FAX #:	
APPLICANT EMAIL:	lester@tobiasarchitecture.com
PROJECT DESCRIPTION:	Lot merger with 29807 Baden Place, new tennis court and landscaping

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

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

Signature: [signature] Date: APRIL 21, 2016

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 307.

Rev 141008

29803 BADEN PLACE (ACDP 15-019)
MALIBU, CA 90265

S.F.D.:	4 Bedrooms/56 Fixture Units (E)
SEPTIC TANK:	1,500 Gallon (E)
ACTIVE:	3 - 6' X 35' BI w/ 10' Cap (E)
FUTURE:	100%
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a lot merger with 29807 Baden Place, a new tennis court and landscaping only. No renovation of the existing conventional onsite wastewater treatment system is required.

2. This review relates only to the minimum requirements of the City of Malibu Plumbing Code (MPC), and the Local Coastal Plan (LCP), and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.

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

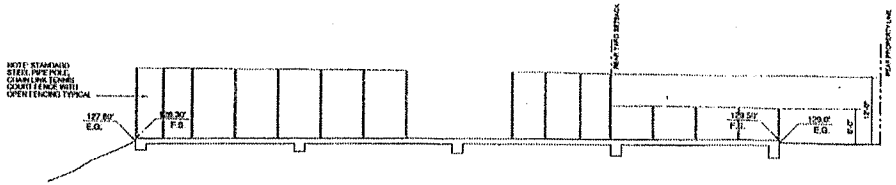
CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

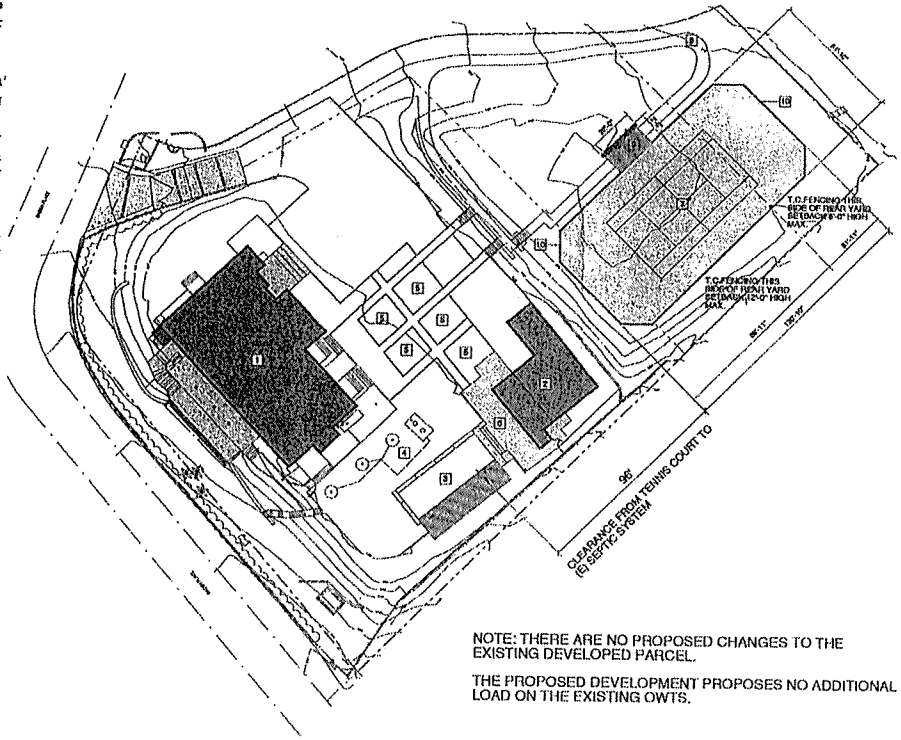
APR 21 2016

SIGNATURE

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



TENNIS COURT SECTION WITH FENCE DIMENSIONS 1/8" = 1'-0"



NOTE: THERE ARE NO PROPOSED CHANGES TO THE EXISTING DEVELOPED PARCEL.

THE PROPOSED DEVELOPMENT PROPOSES NO ADDITIONAL LOAD ON THE EXISTING OWTS.

RECEIVED
APR 13 2016
PLANNING DEPT.

SHEET NOTES

1. EXISTING SINGLE FAMILY RESIDENCE TO REMAIN UNCHANGED
2. EXISTING GARAGE & STORAGE TO REMAIN UNCHANGED
3. EXISTING POOL & DECKING TO REMAIN UNCHANGED
4. EXISTING OWTS TO REMAIN UNCHANGED
5. EXISTING PLANTER TO REMAIN UNCHANGED
6. EXISTING CONCRETE SLAB TO REMAIN UNCHANGED
7. PROPOSED TENNIS COURT AT GRADE
8. PERMEABLE PATHWAY
9. WOOD TRELLIS, 10'-0" ABOVE GRADE. DETAILS T.B.D.
10. T.O. FENCING. NO WINDSCREEN (SEE HT NOTES)

IMPERMEABLE EXHIBIT

ALLOWABLE IMPERMEABLE COVERAGE FOR COMBINED LOTS	=17,617 SF
PROPOSED IMPERMEABLE COVERAGE	
NEW TENNIS COURT	=7,255 SF
EX. GARAGE	=1,556 SF
EX. RESIDENCE	=4,087 SF
EX. RESIDENCE FRONT PATIO	=1,014 SF
EX. RESIDENCE ENTRY	= 391 SF
EX. CONCRETE DRIVEWAY PAVERS	=1,129 SF
POOL DECK & COPING	=1,064 SF
TOTAL PROPOSED	=17,016 SF

LEGEND

PROPOSED WORK

PARCEL 4 TO REMAIN UNCHANGED

TOBIASARCHITECTURE
22223 PACIFIC COAST HIGHWAY MALIBU CALIFORNIA 90265
(310) 317-0657
TOBIASARCHITECTURE.COM

THE DRAWINGS, DETAILS, SPECIFICATIONS AND DOCUMENTS CONTAINED HEREIN ARE THE PROPERTY OF TOBIASARCHITECTURE AND SHALL NOT BE REPRODUCED OR LIMITED IN SCOPE OF USE WITHOUT THE EXPRESS WRITTEN CONSENT OF TOBIASARCHITECTURE. COPYRIGHT AND ANY AND ALL OTHER INTELLECTUAL PROPERTY RIGHTS, TO THE EXTENT ANY SUCH RIGHTS EXIST, IN THE DRAWINGS, DETAILS, SPECIFICATIONS AND DOCUMENTS CONTAINED HEREIN ARE THE PROPERTY OF TOBIASARCHITECTURE. ALL OTHER INTELLECTUAL PROPERTY RIGHTS, TO THE EXTENT ANY SUCH RIGHTS EXIST, IN THE DRAWINGS, DETAILS, SPECIFICATIONS AND DOCUMENTS CONTAINED HEREIN ARE THE PROPERTY OF THE OWNER OF THE PROPERTY SHOWN ON THE DRAWINGS. ALL RIGHTS, TITLE AND INTEREST IN AND TO THE DRAWINGS, DETAILS, SPECIFICATIONS AND DOCUMENTS CONTAINED HEREIN, EXCEPTING ANY SUCH RIGHTS THAT ARE ALLOWED WITHOUT THE EXPRESS WRITTEN CONSENT OF TOBIASARCHITECTURE.

ISACKSON RESIDENCE
BADEN PLACE
MALIBU, CA 90265

TENNIS COURT
SITE PLAN

1" = 20'-0"
04/10/16

A1.2

F12 SU

City of Malibu

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

RECEIVED
MAR 03 2016
PLANNING DEPT.

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist **DATE:** ~~3/30/2015~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 15-019

JOB ADDRESS: 29803 BADEN PL

APPLICANT / CONTACT: Lester Tobias, Tobias Architecture

APPLICANT ADDRESS: 22223 Pacific Coast Highway
Malibu, CA 90265

APPLICANT PHONE #: (310) 317-0507

APPLICANT FAX #:

APPLICANT EMAIL: lester@tobiasarchitecture.com

PROJECT DESCRIPTION: Lot merger with 29807 Baden Place, new tennis court and 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).

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

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

SIGNATURE DATE 4/12/16

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: 29803 Baden Place
Applicant/Phone: Lester Tobias/ 310.317.0507
Project Type: Lot merger, new tennis court and landscaping
Project Number: CDP 15-019
Project Planner: Stephanie Hawner
Previous Biological Review: incomplete 6/15/15

REFERENCES: Site Plans, Landscape plans, irrigation plans

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 165,630 gallons per year. The Estimated Applied Water Use (EAWU) totals 133842 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. 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.

   C. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

   Dave Rydman
   Address: 1000 S. Fremont Ave, Bldg. A-9 East, 4th Floor-"Waterworks Division", Alhambra, CA 91803
   Email: DRYDMAN@DPW.LACOUNTY.GOV (preferred)
   Phone: (626) 300-3357

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

D. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

E. Invasive plant species, as determined by the City of Malibu, are prohibited.

F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

G. No non-native plant species shall be approved greater than 50 feet from the residential structure.

H. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

I. **Grading/excavation/vegetation removal scheduled between February 1 and September 15 will require nesting bird surveys** by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within 2 business days of completion of surveys.

J. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.

K. 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.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By: _____ Date: 4/12/16

Dave Crawford, City Biologist
310-456-2489 ext.277 (City of Malibu); e-mail dcrawford@malibucity.org

LOS ANGEL ^ COUNTY WATERW(^KS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

RECEIVED
MAR 30 2015
PLANNING DEPT

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **29803 & 29807 Baden Place** (Address) **MALIBU** (City) **90265** (Zip Code)

APN #4469-040-003 & 4469-040-004

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☒	The appropriate service connection fees have been paid to Waterworks Districts for the existing 1" service connection at 29803 Baden Place.
☒	The property at 29803 Baden Place has an existing 1" meter.
☐	The appropriate connection fees have been paid to Waterworks Districts for the proposed service.
☒	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☐	Water meter serving the property must be installed in accordance with Waterworks' District standards.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☐	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☐	Must comply with and satisfy CalTrans requirements in order to obtain Water Service.
☒	This will serve letter is for a lot line merging the 2 parcels together, an addition of a new partially sunken tennis court, an addition of a new tennis court fence and new landscape. No Fire Flow Requirements.

By:		Jonathan King	(310) 317-1388	03/02/2015
	Signature	Print Name	Phone Number	Date

**** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.***

Rev. 06/09

Notice Continued...

PUBLIC COMMENT PERIOD — Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Department at any time prior to the issuance of a decision. Anyone with concerns or questions about the application is urged to contact the case planner prior to the decision date. Contact Stephanie Hawner at shawner@malibucity.org, by phone at (310) 456-2489 extension 276, or by mail as indicated on the front of this notice.

NOTICE OF DECISION — On or after **August 9, 2016**, the Planning Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

LOCAL APPEAL — Pursuant to Local Coastal Program Local Implementation Plan Section 13.20.1 (Local Appeals), a decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. Should a decision be issued on **August 9, 2016, the appeal period would expire on Friday, August 19, 2016 at 4:30 p.m.** An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org/planningforms, in person at City Hall, or by calling (310) 456-2489, ext. 245.

REPORTING – The Planning Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on **August 15, 2016.** Copies of the agenda report, including the approved or denied permit, will be available at the meeting and also provided to all those persons wishing to receive such notification. An approved permit shall not become effective until completion of the Planning Commission reporting.

If there are any questions regarding this notice, please contact Stephanie Hawner, Senior Planner, at (310) 456-2489 extension 276.

Date: **July 25, 2016**

By: Bonnie Blue
Planning Director

ATTACHMENT 3

Notice of Application

City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

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

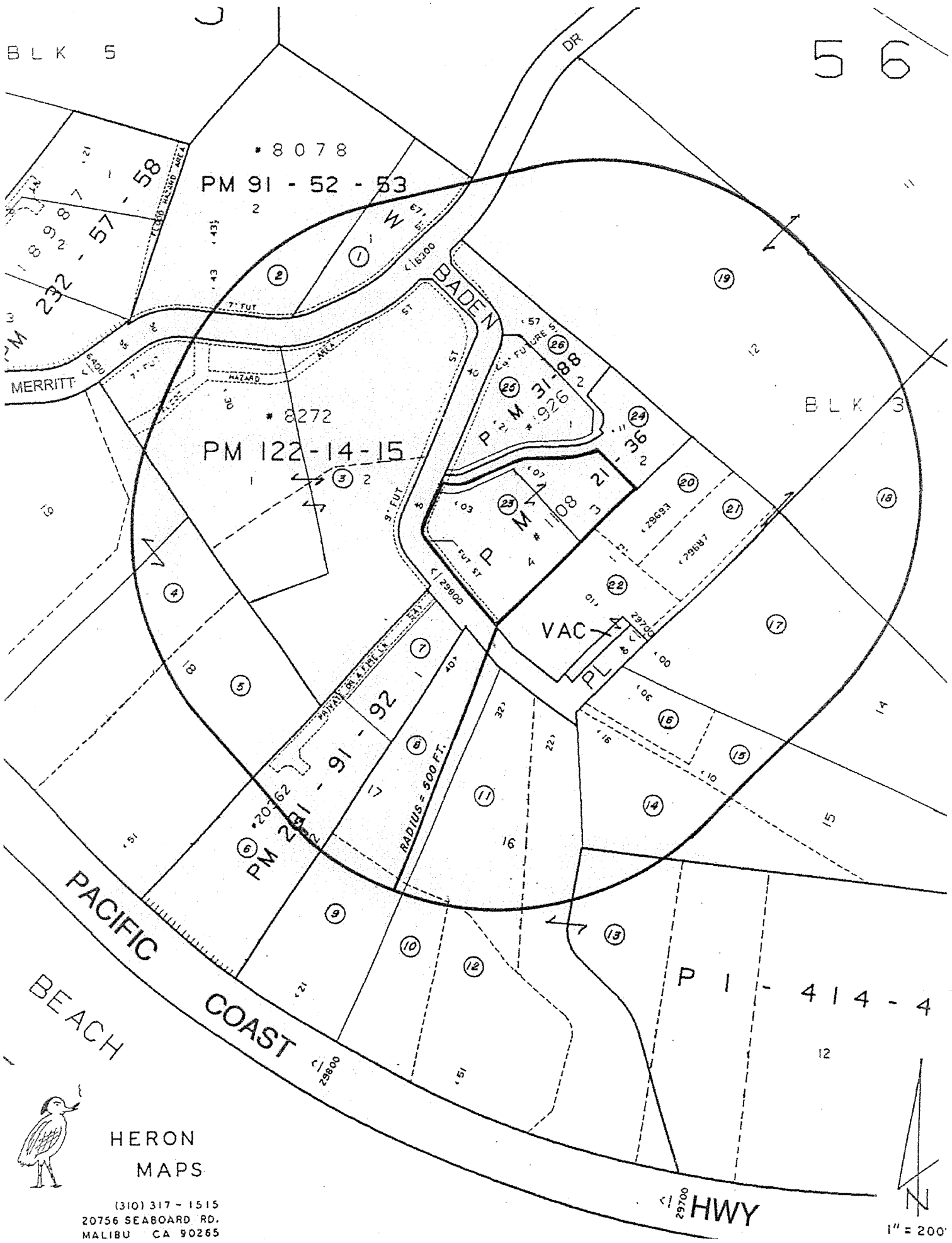
NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 15-019 AND LOT MERGER NO. 16-002- An application to merge two parcels (29803 and 29807 Baden Place) and construct a tennis court with a 12 foot high sports court fencing, decomposed granite path, and hardscape and landscaping

LOCATIONS:	29803 and 29807 Baden Place, not within the appealable coastal zone
APNS:	4469-040-004 and 4469-040-003
ZONING:	Rural Residential–Two Acre (RR-2)
APPLICANT:	Tobias Architecture
OWNERS:	Robert Isackson, Trustee of the Isackson Family Trust U/T/A dated December 21, 1999 and Robert K. Isackson and Shellan Isackson, Trustees of the Isackson Family Trust dated December 21, 1999
APPLICATION FILED:	March 30, 2015
CASE PLANNER:	Stephanie Hawner Senior Planner (310) 456-2489 ext. 276 shawner@malibucity.org

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


BLK 5
56
DR
#8078
PM 91 - 52 - 53
PM 232 - 57 - 58
BADEN
MERRITT
#8272
PM 122 - 14 - 15
PM 31 - 88
#1926
PM 21 - 36
PM 108
VAC
PL
BLK 3
PM 281 - 91 - 92
#20762
RADIUS = 500 FT.
PACIFIC COAST HWY
BEACH
P 1 - 414 - 4
HERON MAPS
(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265
N
1" = 200'

Notice Continued...

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

REPORTING — Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **August 15, 2016** Planning Commission Meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to the California Code of Regulations Section 13153.

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

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals), a decision or any portion of the decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **August 19, 2016 at 4:30 p.m.** The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, ext. 245.

If there are any questions regarding this notice, please contact Stephanie Hawner, Senior Planner, at (310) 456-2489, extension 276.

Date: **August 4, 2016**

By: **Bonnie Blue**
Planning Director

Notice of Decision

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

PLANNING DEPARTMENT

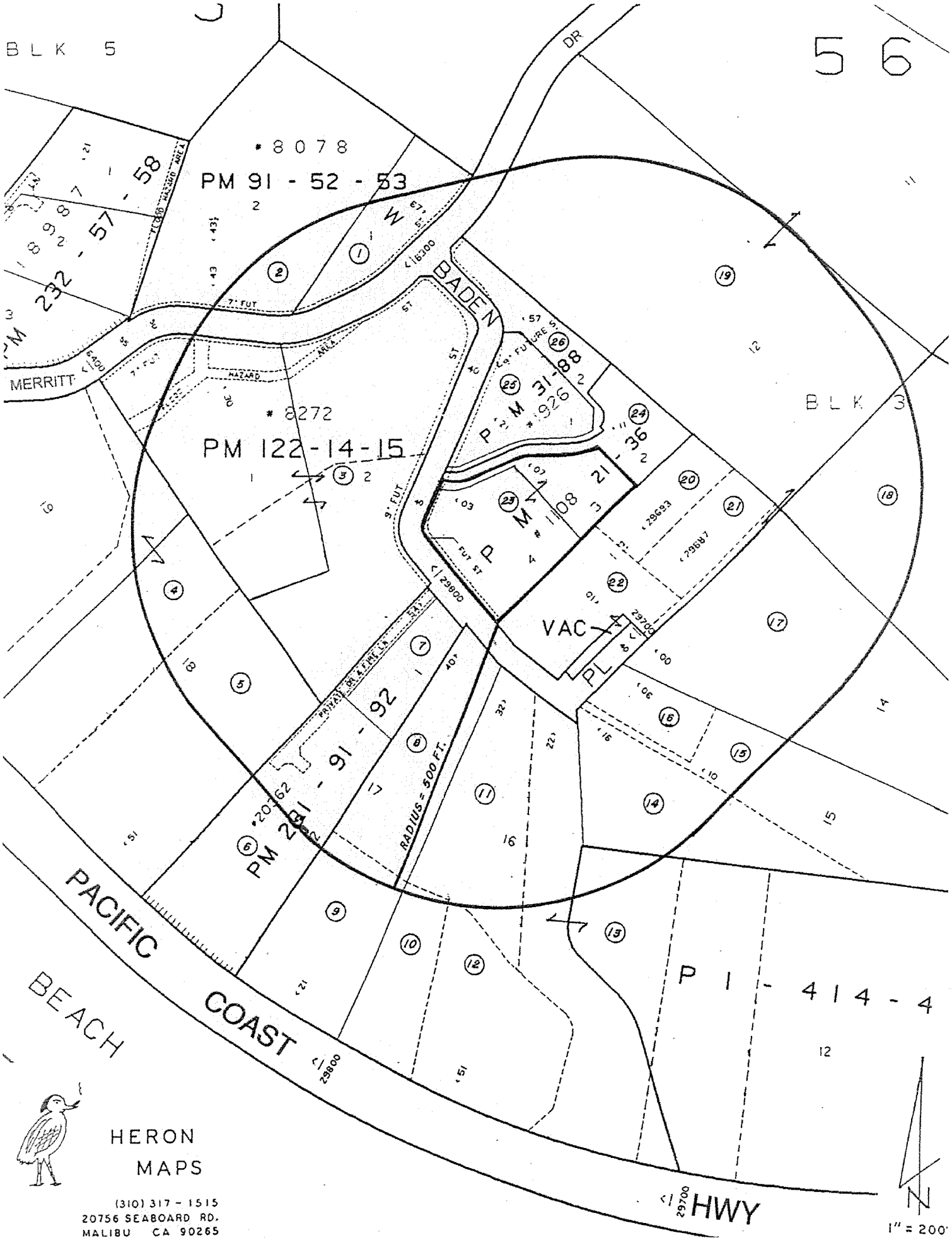
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489 · Fax (310) 456-7650

NOTICE OF DECISION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 15-019 AND LOT MERGER NO. 16-002 – An application to merge two parcels (29803 and 29807 Baden Place) and construct a tennis court with a 12 foot high sports court fencing, decomposed granite path, and hardscape and landscaping

LOCATIONS:	29803 and 29807 Baden Place, not within the appealable coastal zone
APNS:	4469-040-004 and 4469-040-003
ZONING:	Rural Residential–Two Acre (RR-2)
APPLICANT:	Tobias Architecture
OWNERS:	Robert Isackson, Trustee of the Isackson Family Trust U/T/A dated December 21, 1999 and Robert K. Isackson and Shellan Isackson, Trustees of the Isackson Family Trust dated December 21, 1999
APPLICATION FILED:	March 30, 2015
ISSUE DATE:	August 9, 2015
CASE PLANNER:	Stephanie Hawner Senior Planner shawner@malibucity.org (310) 456-2489, ext. 276


BLK 5
56
DR
* 8078
PM 91 - 52 - 53
PM 232 - 57 - 58
BADEN
MERRITT
* 8272
PM 122 - 14 - 15
PM 31 - 88
* 926
PM 21 - 36
PM 108
VAC
PL
PM 281 - 91 - 92
* 20162
RADIUS = 500 FT.
BLK 3
PACIFIC COAST HWY
BEACH
P 1 - 414 - 4
HERON MAPS
(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265
N
1" = 200'

Commission Agenda Report

Planning Commission Meeting
08-15-16
Item 3.B.2.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Kathleen Stecko, Senior Office Assistant

Approved by: Bonnie Blue, Planning Director

Date prepared: August 3, 2016 Meeting Date: August 15, 2016

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the August 1, 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: August 1, 2016 Regular Planning Commission Meeting

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 1, 2016
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

Commissioner Jennings called the meeting to order at 6:30 p.m.

ROLL CALL

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

PRESENT: Commissioners David Brotman, Jeffrey Jennings, and Mikke Pierson.

ABSENT: Chair Roohi Stack and Vice Chair John Mazza.

ALSO PRESENT: Bonnie Blue, Planning Director; Trevor Rusin, Assistant City Attorney; Richard Mollica, Senior Planner; Jasch Janowicz, Contract Planner; Robert Duboux, Assistant Public Works Director/Assistant City Engineer, and Kathleen Stecko, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Pierson 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 22, 2016, with the amended agenda properly posted on July 27, 2016.

APPROVAL OF AGENDA

MOTION Commissioner Brotman moved and Commissioner Pierson seconded a motion to approve the agenda. The motion carried 3-0, Chair Stack and Vice Chair Mazza absent.

ELECTION OF CHAIR AND VICE CHAIR

MOTION Commissioner Pierson nominated Vice Chair Mazza to serve as Chair of the Planning Commission. The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

MOTION Commissioner Pierson nominated Commissioner Jennings to serve as Vice Chair of the Planning Commission. The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

None.

ITEM 2.B. COMMISSION / STAFF COMMENTS

Commissioner Pierson inquired if the portion of Cross Creek Road north of Civic Center Way is private property, as a fee is being charged by a private party for parking at that location.

In response to Commissioner Pierson, Planning Director Blue stated that portion of Cross Creek Road is private property. In addition, Planning Director Blue provided an update on upcoming ZORACES meeting dates.

ITEM 3 CONSENT CALENDAR

Item No. 3.B.1. was pulled for discussion by Vice Chair Jennings as there were several members of the public who wished to comment on the matter.

MOTION Commissioner Brotman moved and Commissioner Pierson seconded a motion to approve the Consent Calendar. The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items
None.

B. New Items
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

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

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
Owner: City of Malibu
Applicant: Neil Strum
Case Planner: Senior Planner Mollica, 456-2489 ext. 346

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.

Planning Director Blue presented the staff report.

Disclosures: None.

As there were no questions for staff, Vice Chair Jennings opened public comment.

Speakers: Graeme Clifford, Scott Dittrich (Jane Kagon and David Garrett deferred time to Scott Dittrich), Joe Yarman, and Leslie Barrett.

Assistant Public Works Director/Assistant City Engineer Duboux provided clarification in response to public comment.

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

The Commission directed questions to staff.

MOTION Commissioner Pierson moved and Commissioner Brotman seconded a motion to continue the item to the September 6, 2016 Regular Planning Commission meeting to allow staff time to provide additional information regarding the dimensions of the easement. The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

ITEM 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

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).

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, Vice Chair Jennings opened the public hearing.

Speaker: Todd Riley.

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

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

The Commission discussed the motion.

The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

ITEM 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

Recommended Action: Adopt Planning Commission 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).

Contract Planner Janowicz presented the staff report.

Disclosures: Commissioners Brotman and Pierson and Vice Chair Jennings.

The Commission directed questions to staff.

RECESS

Vice Chair Jennings called a recess at 7:45 p.m., reconvening at 8:00 p.m. with all Commissioners present.

The Commission directed questions to staff.

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

Speakers: Douglas Burdge, Richard Zeilenga, Martin Burton, Christy Farrar, Chris Farrar (Alyse Farrar, Spencer Farrar, Tess Farrar, and Wyatt Farrar deferred time to Chris Farrar), and Norman Haynie.

Douglas Burdge and Richard Zeilenga provided rebuttal to the public comment.

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

The Commission directed questions to staff, Chris Farrar, Joseph Lezama, Douglas Burdge, and Tom Donkin.

MOTION

Commissioner Pierson moved to deny 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). The motion failed due to lack of second.

CONSENSUS

By consensus, the matter was tabled until the end of the meeting to allow the owner's representation to consult the owner regarding options proposed by the Commission.

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

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).

Senior Planner Mollica presented the staff report.

Disclosures: Commissioner Brotman.

The Commission directed questions to staff.

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

Speaker: Norman Haynie.

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

The Commission directed questions to staff.

MOTION Commissioner Brotman moved and Commissioner Pierson seconded a motion to 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). The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

RECESS Vice Chair Jennings called a recess at 9:27 p.m., reconvening at 9:35 p.m. with all Commissioners present.

Vice Chair Jennings returned the matter of Planning Commission Resolution No. 16-17 to the table for discussion.

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

Recommended Action: Adopt Planning Commission 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).

The Commission directed questions to staff and Richard Zeilenga.

MOTION Commissioner Brotman moved and Vice Chair Jennings seconded a motion to adopt Planning Commission Resolution No. 16-17, as amended: 1) 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) and 2) adding a condition that the retaining wall on the southeast property line be designed as a planted green wall set back from the property line to allow maintenance by the applicant and adding the standard LCP lighting conditions to the project.

The Commission discussed the motion.

The question was called and the motion carried 2-1, Commissioner Pierson dissenting and Chair Mazza and Commissioner Stack absent.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

MOTION At 9:48 p.m., Commissioner Brotman moved and Commissioner Pierson seconded a motion to adjourn the meeting. The motion carried 3-0, Chair Mazza and Commissioner Stack absent.

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

_____
JOHN MAZZA, Chair

ATTEST:

_____
KATHLEEN STECKO, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
08-15-16
Item 4.A.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Adrian Fernandez, Senior Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: August 4, 2016 Meeting date: August 15, 2016

Subject: 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 July 18, 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.

This item will be distributed under separate cover.

Planning Commission Meeting
08-15-16
Item 4.A.

Supplemental Commission Agenda Report

To: Chair Mazza and Members of the Planning Commission

Prepared by: Adrian Fernandez, Senior Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: August 10, 2016 Meeting date: August 15, 2016

Subject: 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 July 18, 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 September 6, 2016 Regular Planning Commission meeting.

Commission Agenda Report

Planning Commission Meeting
08-15-16
Item 5.A.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Lilly Rudolph, Contract Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: August 4, 2016 Meeting date: August 15, 2016

Subject: Coastal Development Permit No. 14-055 - An application to allow a new 817 square foot greenhouse, parking area, new landscaping, new vineyards, and new fencing at 5943 Kanan Dume Drive

Location: 5943 Kanan Dume Drive, not within the appealable coastal zone
APN: 4467-018-006
Owner: Malibu Belleview Estate

This item will be distributed under separate cover.

Supplemental Commission Agenda Report

Planning Commission Meeting 08-15-16
Item 5.A.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Lilly Rudolph, Contract Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: August 10, 2016 Meeting date: August 15, 2016

Subject: Coastal Development Permit No. 14-055 - An application to allow a new 817 square-foot greenhouse, parking area, new landscaping, new vineyards, and new fencing

Location: 5943 Kanan Dume Road, within the appealable coastal zone
APN: 4467-018-006
Owner: Malibu Belleview Estate

RECOMMENDED ACTION: Adopt Resolution No. 16-72 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 14-055 to allow a new 817 square-foot greenhouse, parking area, new landscaping, new vineyards, and new fencing located in the Rural Residential-Five Acre zoning district (RR-5) at 5943 Kanan Dume Road (Malibu Belleview Estate).

DISCUSSION: This agenda provides an overview of the project including: a background of parcel history, summary of the surrounding land use, description of the proposed project and a summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and CEQA. The analysis and findings discussed herein demonstrate that the project is consistent with the LCP.

Project Overview

The proposed project is located at 5943 Kanan Dume Road. The property is outlined with a red rectangle in Figure 1 below.

Figure 1 - Aerial Photo

The scope of the proposed project (Attachment 2 - Project Plans) includes a new 817 square foot greenhouse, 1.07 acres (46,545 square feet) of new vineyards, and new landscaping and fencing.

Primary Use

Pursuant to Malibu Municipal Code (MMC), the RR district is intended for sensitively designed, large lot single-family residential development, as well as agricultural uses and animal keeping which respects surrounding residents and the natural environment. The 817 square foot greenhouse would be the primary permitted use on the site and would be used for grapevine propagation, as shown on the title sheet (Sheet A0.0) of the attached plans (Attachment 2). The greenhouse may not be used for any other use, including a commercial wine tasting room, retail, entertainment, special events, or a residence.

Also, pursuant to Appendix 1, Table B: Permitted Uses of the LCP Local Implementation Plan (LIP), greenhouses are allowed as a permitted use in RR zones[1]. Raising of crops, such as vineyards, is permitted only as an accessory use to an otherwise permitted use. Accessory uses may be established only if they are accessory and clearly incidental to a primary permitted or conditionally permitted use established concurrent with, or prior to,

[1] Table B distinguishes between Permitted Uses (designated with "P" in the table, and Accessory Uses (designated with "A" in the table).

establishment of the accessory use. The project has been conditioned to require completion of the greenhouse prior to installation of the vineyard.

Vineyard Development Standards

General Plan Land Use Goal 5 calls for the protection of agricultural use that requires or is enhanced by Malibu's unique climate. Land Use Objective 6.1 states that rural character should be preserved through agricultural and horticultural land uses, and Land Use Policy 5.1.1 indicates that the City shall permit compatible agricultural and horticultural uses within the rural residential zones in order to maintain the rural traditions in the area.

Vineyards and other agricultural uses can have a negative impact on coastal resources relating to habitat destruction, soil disturbance, slope stability, soil erosion, views, water usage, and water quality. Clearing land to plant vineyards on steep slopes can result in extensive habitat destruction by removing native and other established plant species. Slope stability can also be compromised. Replacing evergreen chaparral with deciduous vineyards exposes more surface area to rain in the winter, increasing the potential for erosion. In addition, because vineyards must be irrigated, there would be an increase in water usage from the existing use.

To minimize these impacts, Chapters 3, 4, and 17 of the City's LIP establishes vineyard development standards. In particular, LIP Section 3.11.1 (Agricultural Uses), prohibits the conversion of vacant land in Environmentally Sensitive Habitat Area (ESHA), ESHA buffer, or on slopes over 3:1 to vineyard. Vineyard uses may be permitted in areas that are not ESHA, ESHA buffer, or on slopes greater than 3:1. Any approved agricultural use are required to include measures to minimize impacts to water quality, as provided in Chapter 17 of the Malibu LIP. [2]

LIP Section 4.7 discusses the economically viable use of a parcel[3] and limits the allowable development area to 10,000 square feet or 25 percent of the parcel size, whichever is less on parcels, where the only development area is ESHA. While this is not the case with the subject parcel, it is noted here as acknowledgement that the LCP recognizes vineyards as compatible with ESHA in certain circumstances. In addition, LIP Chapter 17, Water Quality

---

[2] LIP Section 3.13.1.B states - Crop, orchard, or vineyard uses may be permitted in areas that are not ESHA, ESHA buffer, or on slopes greater than 3:1.

[3] LIP Section 4.7.3. states - Agricultural Uses - Development permitted within coastal sage scrub or chaparral ESHA may include limited crop, orchard or vineyard use within the irrigated fuel modification area (Zones A and/or B if required) for the approved structure(s) only if such use is not located on slopes greater than 3:1 (horizontal: vertical), does not result in any expansion to the required fuel modification area, and does not increase the possibility of in-stream siltation or pollution from herbicides or pesticides.

Protection Ordinance[4] requires a CDP and a Water Quality Mitigation Plan for Agricultural and Confined Animal Facility Development (WQMP-Ag) for vineyards. The proposed project complies with these standards.

MMC Chapter 9.22 (Landscape Water Conservation), includes standards intended to promote water conservation while allowing the maximum possible flexibility in designing healthy, attractive, and cost-effective water efficient landscapes by restricting water usage. The estimated water usage for the project meets the Landscape Water Conservation Ordinance requirements.

Visual Resources

The vineyards are proposed on Kanan Dume Road, a Land Use Plan (LUP)-identified scenic area. Replacement of existing vegetation for vineyard installation would affect views from a scenic corridor. The project has been conditioned to require additional landscaping along the front property line consisting of native, drought-tolerant shrubs to provide visual screening from Kanan Dume Road.

Unpermitted Vineyards at 5941 Kanan Dume Road

The property owner of the subject property, Malibu Belleview Estate, also owns the adjacent property to the north (5941 Kanan Dume Road). In January 2000, the California Coastal Commission (CCC) approved a new residence at each property, a common driveway, and a Lot Line Adjustment (CDP 4-00-122). Subsequently, landscape plans depicting vineyards at 5941 Kanan Dume Road were approved by the City on July 14, 2008; however, vineyards were not part of the CDP scope of work. The single family residence at 5941 Kanan Dume Road and common driveway were constructed, and the Lot Line Adjustment was recorded. The residence at 5943 Kanan Dume Road, however, was not built. As such, the adjacent property at 5941 Kanan Dume Road is developed with a single family residence and vineyards, and the subject property at 5943 Kanan Dume Road is vacant. One existing driveway provides access to both properties.

City staff later discovered that additional vineyards within the ESHA setback and on 3:1 slopes were planted at 5941 Kanan Dume Road without the benefit of permits. The City

---

[4] LIP Section 17.3.5 states - New and/or expanded agricultural development, including vineyards and orchards, and the development of confined animal facilities, shall require a coastal development permit if it involves placement or erection of any solid material or structure; grading, removing, dredging, mining, or extraction of any materials; change in intensity of use of land; or removal of significant native vegetation, except for residential vegetable gardens that meet the conditions for an exemption from the coastal development permit requirements under Section 13.4.1 of this Ordinance. For this type of development, a Water Quality Mitigation Plan for Agricultural and Confined Animal Facility Development (WQMP-Ag) shall be developed in order to minimize or prevent polluted runoff and water quality impacts resulting from the development.

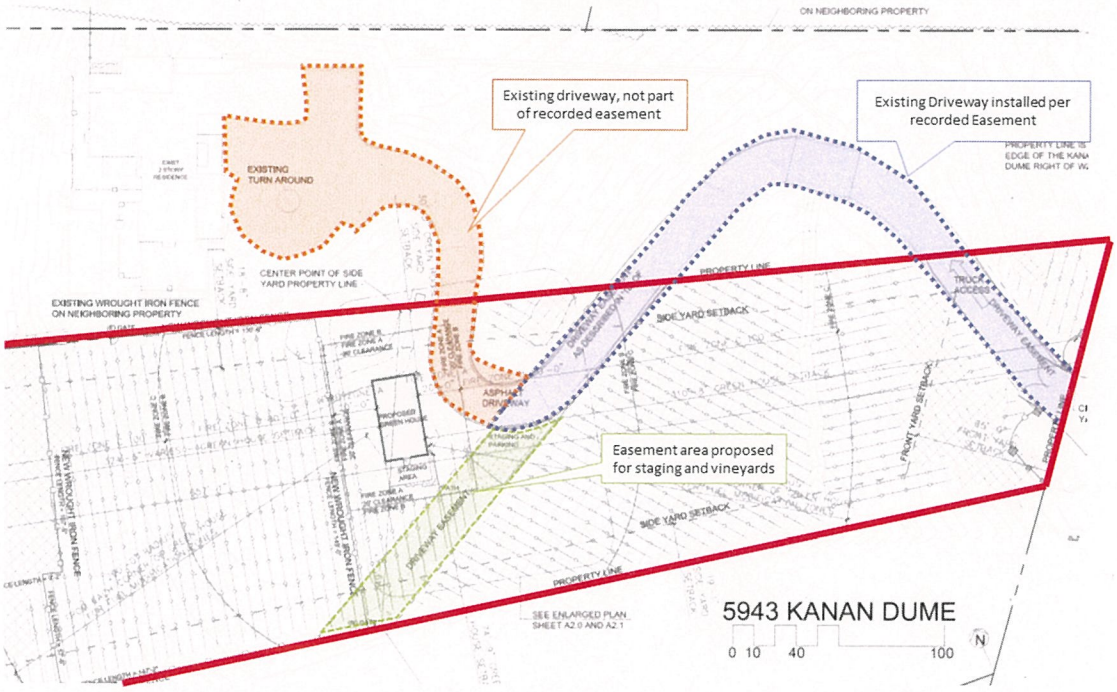
and the property owner are currently executing a compliance agreement to remove all unpermitted vineyards at 5941 Kanan Dume Road, and will process an after-the-fact CDP application for the vineyards that comply with the LCP.

Access Easement

The applicant is proposing to use a portion of a 24-foot wide access easement for staging, parking, vineyards, and associated irrigation systems (green shaded area in Figure 2 below). The easement was recorded in 2005 to provide access to both the subject parcel and 5941 Kanan Dume Road. Vineyard planting, parking, and storage is proposed on a portion of the easement. This would not affect access to 5941 Kanan Dume Road because the vineyards, parking and storage are proposed at the southern edge of the subject parcel, and 5941 Kanan Dume Road is to the north.

Additionally, a portion of the existing driveway, which was approved by the CCC in January 2000, extends beyond the recorded easement boundaries (orange shaded area in Figure 2 below). This portion crosses both properties and does not appear to be a recorded easement. As such, the existing driveway does not appear to reflect legally recorded easement boundaries.

Figure 2



To resolve this issue, staff is recommending a condition requiring the property owner to record a covenant agreement for reciprocal access between both properties unless it is demonstrated that the driveway would no longer be shared.

Surrounding Land Uses and Project Setting

As outlined in Table 1, the surrounding land use consists of single family residential homes within the RR-5 zoning district and are predominantly two-stories.

Table 1 – Surrounding Land Uses				
Direction	**Address/ Parcel No.**	**Parcel Size**	**Zoning**	**Land Use**
North	5941 Kanan Dume Road	2.1 acres	RR-5	Residential
East (Across Kanan Dume Road)	5962 Kanan Dume Road	1.9 acres	RR-5	Residential
South	4467-017-006	1.79 acres	RR-5	Vacant
West	28904 Verde Mesa Lane	1.04 acres	RR-5	Residential

The project site is partially within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. A portion of the western edge of the property is within designated ESHA based on the LCP, ESHA and Marine Resources Map. The proposed project would not affect ESHA because no development, including vineyards, landscaping, or fuel modification, is proposed within ESHA or an ESHA buffer, as documented in a site-specific biological assessment, discussed in more detail in Section B below.

Project Description

The proposed project includes the following:

1. 817 square foot greenhouse for grapevine propagation:
    a. No plumbing is proposed. Potted plants will be watered with a hose connected to the proposed outdoor irrigation system.
2. Two gravel surfaces areas for:
    a. 595 square foot parking and staging area for vineyard maintenance, and
    b. 246 square foot staging area for vineyard maintenance
    c. No fencing or equipment is proposed in the staging area.
3. New landscaping, including required native shrubs along the front property line for vineyard screening;
4. 1.07 acres (46,545 square feet) of new vineyards:
    a. 1,815 vines planted on six-foot by 4-foot spacing,
    b. Trellising materials consisting of rolled edge vertical posts, pressure treated poles, and wiring,
    c. Drip irrigation system with domestic water,
    d. Mulching and cover crops between vines,

e. Harvesting to occur over the course of one or two days annually in September; grapes to be processed off-site.

5. Six-foot high wrought-iron fence enclosing 21,780 square feet (1/2 acre) of land; and
6. 479 cubic yards of grading, including removal and re-compaction, understructure, and nonexempt grading; and

No full-time staff would be employed. Maintenance crews consisting of two to five staff members would tend the vineyard and greenhouse plants twice a month. During harvesting, approximately twelve crewmembers would be onsite. No onsite wastewater treatment system (OWTS) is proposed. Facilities at 5941 Kanan Dume Road would be available for staff use.

LCP Analysis

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

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and 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, ESHA, Scenic, Visual and Hillside Resource Protection, and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the 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 Planning Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and the Los Angeles County Fire Department (LACFD) for conformance with the LCP. The 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)

The project is subject to the development standards contained in LIP Chapter 3. Table 2 below provides a summary and indicates that the proposed project meets the property development and design standards as set forth under LIP Sections 3.5 and 3.13.

Table 2 – Zoning Conformance			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
SITE OF CONSTRUCTION	Not ESHA, ESHA buffer or on slopes greater than 3:1	Outside of ESHA buffer; 3:1 or flatter	Complies
GREENHOUSE USE	1-acre minimum parcel size	2-acre parcel size	Complies
TDSF	8,754 sq. ft.	817 sq. ft.	Complies
HEIGHT	18 ft. max	12 ft. 10 in.	Complies
IMPERMEABLE COVERAGE	25,000 sq. ft.	5,234 sq. ft.	Complies
DEVELOPMENT AREA	2-acre max.	1.1 acre	Complies
NON-EXEMPT GRADING	1,000 cu. yds.	93 cu. yds.	Complies
Parking	2 spaces	2 spaces	Complies
SETBACKS			
Front Yard	65 ft.	310 ft. 8 in.	Complies
Rear Yard	98 ft. 7 in.	324 ft. 5 in.	Complies
Side Yard (10% min)	14 ft. 7 in.	30 ft. (north)	Complies

Table 2 – Zoning Conformance			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
Side Yard (25% cumulative)	74 ft. 9 in. (south)	Complies	Complies
FENCE/WALL HEIGHTS			
Front Yard	42 in. solid wall, 6 ft. open/permeable	6 ft. open/permeable fence	Complies
Side Yard	6 ft. maximum	6 ft.	Complies

Grading (LIP Chapter 8)

Grading for the project consists of 291 cubic yards of cut and 188 cubic yards of fill for the greenhouse and leveling the parking and staging areas. The project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for residential development. Quantities for site preparation are detailed in Table 3.

Table 3 – LCP Grading Conformance						
	Exempt**			**Non-Exempt**	**Remedial**	**Total**
	R&R*	***Understructure***	***Safety******			
Cut	168	50	0	73	0	291
Fill	168	0	0	20	0	188
Total	336	50	0	93	0	479
Import	0	0	0	0	0	0
Export	0	50	0	53	0	103

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)

A Phase I Archaeological Report was prepared by Chester King in December 1998 for the project site. No archaeological resources were found onsite during the Phase I on-foot investigation. The report concluded that any improvements within the project area may proceed, with the condition that work is stopped and the Planning Director is contacted to determine appropriate mitigation measures if archaeological remains are discovered during project construction. Previous conditions from the CCC approval of CDP 4-00-122 in January 2000 require that a qualified archaeologist be present onsite during all grading,

excavation and site preparation that involve earth moving operations. The project has been conditioned to meet this requirement and complies with LIP Chapter 11.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are required to be implemented prior to the issuance of a grading permit and during construction. These conditions require the preparation and approval of a Water Quality Mitigation Plan for Agricultural Uses and a Storm Water Pollution Prevention Plan prior to the issuance of grading or building permits to control erosion and to prevent run-off, slope stability, and water quality impacts from the development.

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 propose an onsite waste water treatment system. The Environmental Health Administrator has determined that the project is consistent with City goals and policies.

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, 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 zone development standards and agricultural use requirements.

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

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

1. No Project – The no project alternative would avoid any changes to the subject site. The subject parcel, however, is zoned RR-5, and the proposed greenhouse and vineyard conform to all applicable development and design standards. The no project alternative would not accomplish any of the project objectives and therefore, is not feasible.

2. Alternate Location – The proposed greenhouse could be located elsewhere on the subject property. The proposed location, however, results in the least ground disturbance as development is proposed on the most level area of the site. The project site is accessible by the existing driveway, precluding the need for construction of a new driveway. Relocating the greenhouse to the rear of the property (to the west) would reduce visibility of the greenhouse from Kanan Dume Road but would require additional grading for a driveway extension. Relocating the greenhouse to the east, towards Kanan Dume Road, would increase visibility. Therefore, if the proposed greenhouse and staging areas were to be relocated anywhere else on the subject parcel, it would require more grading, land disturbance, and construction on slopes. In conclusion, an alternate location would result in greater potential negative impacts on the environment.

3. Project with Residence – A single family residence could be proposed, either in addition to, or in place of the greenhouse. The greenhouse is well below the maximum allowable TDSF, and grading would be minimal. A residence would likely be larger and higher than the proposed 817 square foot, 13-foot high greenhouse, resulting in more visibility. Because the minimum allowable floor area of a residential unit is 800 square feet, staff is recommending a minimum floor area of 800 square feet for the greenhouse. Due to the small size, lower height, transparent glass material, and landscaping along the front property line, the project would not result less adverse visual impacts from Kanan Dume Road than a single family residence.

4. Smaller Vineyard – A smaller vineyard (less than 1.07 acre) could be proposed, however, the vineyard, as proposed, avoids the ESHA buffer and 3:1 slopes. A smaller vineyard would not result in significant environmental advantages.

5. Proposed Project – The proposed greenhouse and vineyards would avoid slopes greater than 3:1 and the ESHA buffer. Therefore, the proposed project, as designed, is the least environmentally damaging alternative.

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

with the recommendations, findings explaining why it is not feasible to take the recommended action.

According to the LCP ESHA Overlay Map, ESHA is located along the western boundary of the subject property, however, the proposed project would not directly affect ESHA. Therefore, staff determined that the proposed project is not subject to Environmental Review Board review.

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

According to the LCP ESHA Overlay Map, stream/riparian ESHA is located along the western boundary of the subject property. No development, including vineyards or landscaping, is proposed within an ESHA buffer, thus complying with LIP Section 4.6.1(A)[5]. According to the Biological Assessment prepared by the applicant's consulting biologist, Ecological Sciences, Inc., dated August 28, 2014, the proposed project would not jeopardize the continued existence of listed species, nor would construction adversely affect designated critical habitat, special-status resources, or plant or wildlife species. The project is designed to be compatible with onsite biological resources by maximizing previously disturbed areas and avoiding direct impacts to ESHA. Accordingly, the supplemental findings set forth in LIP Section 4.7.6 are not applicable because no development, including vineyards or landscaping, is located within ESHA or ESHA buffer.

C. Native Tree Protection (LIP Chapter 5)

No protected native trees exist within the project area.

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 adjacent to Kanan Dume Road, which is an LUP-identified scenic area. As the project has potential to be visible from Kanan Dume Road, 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.

---

[5] Pursuant to LIP Section 4.6.1, new development shall provide a buffer of no less than 100 feet in width from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream.

The greenhouse would be approximately 311 feet from Kanan Dume Road. The highest point of the structure would be approximately 12 feet above the centerline of the road. While the greenhouse would be visible from Kanan Dume Road, the size and height of the structure is relatively small, and the transparent glass material would be less conspicuous than an opaque structure. No interior lighting is proposed, and therefore, the project would not create light or glare that would be visible from Kanan Dume Road. The project would be conditioned to require non-glare glass and earth-tone material and to prohibit highly reflective materials. Therefore, the project would have no adverse scenic impacts. A condition to plant native shrubs along the front property line would screen the vineyard and greenhouse from Kanan Dume Road.

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.

As discussed in Finding A3, the project, as conditioned, 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.

G. Transfer of Development Credit (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credits applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development.

H. Hazards (LIP Chapter 9)

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

Finding H1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity, and the Public Works Department determined the project is not in a flood hazard area. The proposed irrigated vineyards may reduce wildfire hazards, compared to the existing dry brush. In addition to the project plans and the City geotechnical Staff and the City Public Works Department approvals, the proposed project, as conditioned, does not have an adverse impact on the subject site or surrounding properties.

On October 20, 2014, the City geotechnical staff approved the project, subject to conditions. All recommendations of the City geotechnical staff shall be incorporated into all final design and construction including foundations, grading, and drainage. Final plans shall be reviewed and approved by the 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 which requires that the property owner indemnify and hold the City harmless for wildfire hazards to the project.

Finding H2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding H1, the project as designed, conditioned, and approved by the City geotechnical staff and the City Public Works Department, does not have any significant

adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

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

As discussed in Finding H3, the project as designed and conditioned is the least environmentally damaging alternative.

Finding H4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding H1, the project as designed, and conditioned, and approved by the City geotechnical staff and the City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

Finding H5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A3, the development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

LIP Chapter 10 applies to land that is located on or along the shoreline, coastal bluff or bluff-top fronting the shoreline. The proposed project is not located near the shore. Therefore, the findings of LIP Chapter 10 does not apply.

J. Public Access (LIP Chapter 12)

LIP Chapter 12 requires public access for lateral, bluff-top, and vertical access near the ocean, trails, and recreational access. The subject parcel is not located along the shore. There are no proposed or existing public trails on or adjacent to the subject property as shown on the LCP Park Lands Map. Therefore, LIP Chapter 12 findings do not apply.

K. Land Division (LIP Chapter 15)

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

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department 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 exempt from the provisions of CEQA according to CEQA Guidelines Sections 15303 - New Construction or Conversion of Small Structures and 15304 - Minor Alterations to Land. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: No correspondence has been submitted.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on July 21, 2016 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 8).

SUMMARY: The required findings can be made that the project complies with the LCP. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-72. 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. 16-72
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 14-055 TO ALLOW A NEW 817 SQUARE FOOT GREENHOUSE, PARKING AREA, NEW LANDSCAPING, NEW VINEYARDS, AND NEW FENCING, LOCATED IN THE RURAL RESIDENTIAL-FIVE ACRE ZONING DISTRICT AT 5943 KANAN DUME ROAD (MALIBU BELLEVIEW ESTATE)

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

SECTION 1. Recitals.

A. On September 22, 2014, an application for Coastal Development Permit (CDP) No. 14-055 was submitted to the Planning Department by Malibu Belleview Estate. The application was routed to the City Geologist, City Environmental Health Administrator, City Biologist, City Public Works Department, and Los Angeles County Fire Department (LACFD) for review.

B. On October 20, 2015, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

C. On June 9, 2015, a Notice of Coastal Development Permit (CDP) Application was posted on the subject property.

D. On June 8, 2016, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

E. On June 27, 2016, the CDP application was deemed complete for processing.

F. On July 21, 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.

G. On August 15, 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 Department has analyzed the proposed project. The Planning Department 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 exempt from the provisions of CEQA according to CEQA Guidelines Sections 15303 - New Construction or Conversion of Small Structures and 15304 - Minor Alterations to Land. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to Local Implementation Plan (LIP) Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 14-055 to allow for a new 817 square foot greenhouse, parking area, new landscaping, new vineyards, and new fencing in the Rural Residential-Five Acre zoning district at 5943 Kanan Dume Road.

The project is consistent with the LCP'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 has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City Environmental Health Administrator, City geotechnical staff, 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 zone development standards and agricultural use requirements.

2. The proposed greenhouse and vineyards will avoid slopes greater than 3:1 and the ESHA buffer, and is conditioned not to result in adverse visual impacts, and to comply with all water quality protection standards. Therefore, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

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

1. The greenhouse will be approximately 311 feet from Kanan Dume Road. The ridgeline of the roof will be approximately 12 feet above the centerline of the road. While the greenhouse will be visible from Kanan Dume Road, the size and height of the structure is relatively small, and the transparent glass material will be less conspicuous than an opaque structure. No interior or exterior lighting is proposed, and the project is conditioned to require non-glare glass, earth tone materials, and vegetative screening and the prohibition of highly reflective materials. As such, the project will not create light or glare that will be visible from Kanan Dume Road. Therefore, the project will have no adverse scenic impacts.

2. The project, as conditioned, will not have adverse scenic or visual impacts.

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

4. There are no feasible alternatives to development that would avoid substantially lessen any significant adverse impacts on scenic of 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. As proposed, the project access will meet the minimum required Fire Department width. The project will not result in potential adverse impacts on site stability or structural integrity. However; the record concludes the entire city limits of Malibu are located within a high fire hazard area. As such, a condition is included in Section 5 of this resolution that requires the property owner to indemnify and hold harmless the City from wildfire hazards to the property. In addition, the record demonstrates that the project as proposed and conditioned will not increase stability of the site or structure integrity from geologic hazards.

2. The project as designed, conditioned, and approved by the City Geologist and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

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

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

5. No adverse impacts to sensitive resources are expected.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 14-055, 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. 817 square foot greenhouse for grapevine propagation:
        i. No plumbing is proposed. Potted plants will be watered with a hose connected to the proposed outdoor irrigation system.
    b. Two gravel surfaces areas for:
        i. 595 square foot parking and staging area for vineyard maintenance, and
        ii. 246 square foot staging area for vineyard maintenance
        iii. No fencing or equipment is proposed in the staging area.
    c. New landscaping, including required native shrubs along the front property line for vineyard screening;
    d. 1.07 acres (46,545 square feet) of new vineyards:

i. 1,815 vines planted on six-foot by 4-foot spacing,
ii. Trellising materials consisting of rolled edge vertical posts, pressure treated poles, and wiring,
iii. Drip irrigation system with domestic water,
iv. Mulching and cover crops between vines,
v. Harvesting to occur over the course of one or two days annually in September; grapes to be processed off-site.

e. Six-foot high wrought-iron fence enclosing 21,780 square feet (1/2 acre) of land; and
f. 479 cubic yards of grading, including removal and re-compaction, understructure, and nonexempt grading; and

No full-time staff would be employed. Maintenance crews consisting of two to five staff members would tend the vineyard and greenhouse plants twice a month. During harvesting, approximately twelve crewmembers would be onsite. No Onsite Wastewater Treatment System (OWTS) is proposed. Facilities at 5941 Kanan Dume Road would be available for staff use.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **March 22, 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 15, 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 Geologist, City Biologist, City Public Works Department, and City Environmental Health Administrator, as applicable. Notwithstanding this review,

all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the Malibu Municipal Code (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. Archaeological monitoring of all excavation activities shall be performed on the project site. The monitoring team shall consist of one qualified archaeologist and one qualified Chumash cultural resource monitor who shall observe all excavation activities and record, document, and illustrate the excavated area with plans and profiles. Should the presence of important prehistoric cultural resources or ethnohistoric Chumash cultural resources be found, an evaluation and Phase III mitigation program shall be conducted in consultation with the qualified Chumash Cultural resource monitor. The Planning Director shall review and approve all design/work plans for Phase III mitigation programs and reports which detail the evaluative techniques and results.

14. Prior to the issuance of grading or building permits, the contact information for the retained archaeological monitoring team shall be provided to the Planning Department. A copy of this approval shall be provided to the archaeological monitoring team for reference.

15. If human bone is discovered, the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These require notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Site-Specific Conditions

16. Building and Safety and Planning Department inspections for the greenhouse (primary use) shall be conducted prior to installation of vineyard (accessory use).

17. Prior to final Planning Department approval, the applicant shall submit a revised landscape plan for approval by the City Biologist. The landscape plan shall depict the addition of native shrubs along the front property line to provide visual screening from Kanan Dume Road. 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.

Colors and Materials

18. The project is visible from scenic roads or public viewing areas and shall incorporate colors and 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.

Biology/Landscaping

19. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

20. 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.

21. Prior to Final Plan Check Approval, please provide landscape water use approval from Los Angeles County Waterworks District No. 29.

22. 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.

23. Invasive plant species, as determined by the City of Malibu, are prohibited.

24. 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).

25. No planting shall occur within 100 feet of the ESHA boundary as determined in the Biological Assessment (Ecological Sciences 8/28/14).

26. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

27. No exterior or interior lighting is proposed. Should exterior lighting be proposed, a CDP Amendment shall be required.

28. Necessary boundary fencing of any single area exceeding ½ acre shall be of an open railtype 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.

29. Upon completion of planting, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Geology

30. 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.

31. 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.

Public Works

32. 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

33. 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.

34. Agriculture Facilities - New and/or expanded agricultural development, including vineyards

and orchards shall require a WQMP-Ag.

a. Development shall not result in the placement of compost, fertilizer, or amended soil products in or within 100 feet of streams or other surface waters.
b. Development shall not result in the dispersal of animal wastes, wastewater, or any other byproducts of agricultural activities in or within 100 feet of streams or other surface waters.
c. A copy of the WQMP-Ag 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.
d. The WQMP-Ag shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP-Ag shall be paid prior to the start of the technical review. The WQMP-Ag 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 BM P's, make any revisions to the WQMP-Ag, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP-Ag shall be submitted to the Public Works Department prior to the certificate of occupancy or final inspection.

Grading and Drainage

35. Grading permits shall not be issued between November 1 and March 31 of each year per LIP Section 8.4. Projects approved for grading shall not receive grading permits unless the project can be rough graded before November 1. A note shall be placed on the project plans that address this condition.

36. Exported soil from the 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 LIP Section 8.3.

37. A grading and drainage plan containing the following information shall be submitted to the Public Works Department for approval, 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 (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks, as applicable);
c. The limits of land to be disturbed during project development, and a total area, to include areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for installation of the detention system, as applicable;
d. Grading limits, including the temporary cuts made for retaining walls, buttresses and over-excavations for fill slopes;

e. Private storm drain systems, with systems greater than 12 inch diameter to include a plan and profile; and
f. Public storm drain modifications.

38. 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 grading or building permit issuance. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public street, and any drainage easements.

39. The applicant shall label all City/County storm drain inlets within 250 feet of each property lien per the City of Malibu's standard label template. A note shall be placed on the project plans to address this condition.

Easement

40. The applicant is permitted to use a portion of a 24-foot wide access easement for staging and parking and for installing vineyards and associated irrigation systems. Furthermore, the existing driveway, which provides access to 5941 Kanan Dume Road and 5943 Kanan Dume Road, does not reflect legally recorded easement boundaries. The property owner shall record a covenant agreement allowing reciprocal access between both properties until it can be demonstrated that the driveway would no longer be shared. The property owner shall provide a copy of the recorded document to the Planning Department prior to final Planning Department approval.

Construction / Framing

41. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

42. Prior to issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Department. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction generated by the project.

43. Prior to final building inspection, the applicant shall provide the Environmental Sustainability Department with a WRRP Final Summary Report. The Final Summary Report shall designate all materials that were landfilled or recycled, broken down by material types. The Environmental Sustainability Department shall approve the Final Summary Report.

44. 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.

45. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires will be rinsed off prior to leaving the property.

Prior to Final Sign-Off

46. The applicant shall request a final Planning Department inspection prior to final sign-off by the City of Malibu Environmental and Sustainability Department. A final approval shall not be issued until the Planning Department has determined that the project complies with this CDP.

47. 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

48. This coastal development permit shall run with the land and bind all future owners of the property.

49. 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 15th day of August 2016.

JOHN MAZZA, 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 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. 16-72 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 15th day of August 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

MALIBU BELLEVIEW ESTAES LLC
5943 KANAN DUME RD., MALIBU, CA 90265

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5700 CORSA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 9215
F. 818 707 7266
E. alan@abarchitects.com

These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein, AIA + ASLA, Architects & Landscape Architects; and no part thereof shall be copied, disclosed to others or used in connection with any work or project except for the specific project indicated herein, and shall not be used unless personally endorsed on each drawing and all remunerations of agreement have been met.
© 2016 Alan Bernstein, AIA + ASLA, Architects & Landscape Architects

LEGAL DESCRIPTION

Page 1

4467-018-052
PARCEL 1A

A PARCEL OF LAND, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER PATENT RECORDED IN BOOK 1, PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COU RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF EASEMENT NO. 3 AS DESCRIBED IN THE DECLARAT OF EASEMENTS, RECORDED OCTOBER 14, 1943, IN BOOK 20332, PAGE 234 OF OFFICIAL RECORDS SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT NORTH 39°12'25" EAST 91.75 FEET FR THE SOUTHWESTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED THEREIN "SOUTH 39°12'25" WEST 586.50 FEET"; THENCE CONTINUING ALONG SAID CENTER LINE, NO 39°12'25" EAST 109.99 FEET; THENCE NORTH 71°41'31" WEST 776.67 FEET TO A POINT IN WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO PEGGY PORTER, RECORDED IN BOOK 22275, P. 239 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING DISTANT NORTH 19°14'58" EAST 35 FEET ALONG SAID WESTERLY LINE FROM THE MOST WESTERLY CORNER OF SAID LAND OF PORT THENCE ALONG SAID WESTERLY LINE SOUTH 19°14'58" WEST 184.00 FEET; THENCE SOUTH 77°57 EAST 744.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS SHOWN AS A PORTION OF PARCEL 38 IN SAID CITY, COUNTY AND ST AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 54 PAGES 37, 38 AND 39 OF RECORD OF SURVEY SAID COUNTY.

EXCEPTING THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUS, GAS, COAL AND OT HYDROCARBON SUBSTANCES, IN, ON, WITHIN OR UNDER SAID LANDS AND EVERY PART THEREOF, WITHOUT RIGHT OF ENTRY, AS RESERVED BY MARBLEHEAD LAND COMPANY IN DEED RECOR SEPTEMBER 24, 1945, IN BOOK 22275, PAGE 239 OF OFFICIAL RECORDS OF SAID COUNTY.
EXCEPT THEREFROM ANY PORTION OF LAND IN PARCEL 38, AS SHOWN ON MAP FILED IN BOOK PAGES 37, 38 & 39 OF RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ANGELES, DESCRIBED AS PARCELS 1 AND 2 IN THE DEED TO GARRISON C. TUCKER, RECORDED DOCUMENT NO. 2102, ON JANUARY 4, 1972, IN BOOK D5300, PAGE 219, OF OFFICIAL RECORDS, IN OFFICE OF SAID RECORDER, WITHIN A STRIP OF LAND 110 FEET WIDE, THE CENTERLINE OF WHIC THE CENTERLINE OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO COUNTY LOS ANGELES, FOR DUME CANYON ROAD, RECORDED AS DOCUMENT NO. 3568, ON JULY 19, 1971 BOOK D5129, PAGE 286, OF SAID OFFICIAL RECORDS.

THE ABOVE DESCRIBED LAND IS ALSO KNOWN AS PARCEL 1A OF THE CERTIFICATE OF COMPLIANCE 97-008, RECORDED JUNE 16, 2005 AS INSTRUMENT NO. 05-1410271, OF OFFICIAL RECORDS.

Page 2

PARCEL 1B

AN EASEMENT 24 FEET WIDE, FOR ROAD ACCESS PURPOSES DESCRIBED AS FOLLOWS: A PARCEL OF LAND, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF EASEMENT NO. 3 AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RECORDED OCTOBER 14, 1943, IN BOOK 20332, PAGE 234 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT NORTH 39°12'25" EAST 91.75 FEET FROM THE SOUTHWESTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE DESCRIBED THEREIN AS "SOUTH 39°12'25" WEST 585.50 FEET"; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 39°12'25" EAST 108.99 FEET; THENCE NORTH 71°41'31" WEST 776.67 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO PEGGY PORTER, RECORDED IN BOOK 22275, PAGE 239 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING DISTANT NORTH 19°14'58" EAST 355.86 FEET ALONG SAID WESTERLY LINE FROM THE MOST WESTERLY CORNER OF SAID LAND OF PORTER; THENCE ALONG SAID WESTERLY LINE SOUTH 19°14'58" WEST 184.00 FEET; THENCE SOUTH 77°57'05" EAST 643.75 FEET TO THE WESTERLY LINE OF THAT STRIP OF LAND 110 FEET WIDE, THE CENTERLINE OF WHICH IS THE CENTERLINE OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, FOR KANAN DUME ROAD, RECORDED AS DOCUMENT NO. 3568, ON JULY 19, 1971 IN BOOK D5129, PAGE 286, OF SAID OFFICIAL RECORDS; THENCE NORTH 39°12'25" EAST ALONG THE WESTERLY LINE OF KANAN DUME ROAD 30.80 FEET TO THE TRUE POINT OF BEGINNING, OF SAID 24 FOOT WIDE EASEMENT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.80 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 39°12'25" WEST, THE CENTERLINE OF SAID 24 FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS:

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 52°02'35" AN ARC LENGTH OF 30.70 FEET TO A POINT OF TANGENCY, THENCE NORTH 01°15'00" EAST ALONG SAID TANGENT LINE 126.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 32.43 FEET, THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 118°01'35" AN ARC LENGTH OF 66.80 FEET; THENCE SOUTH 63°13'25" WEST 322.87 FEET TO THE SOUTHERLY LINE OF INSTRUMENT NO. 99-2088734, RECORDED NOVEMBER 8, 1999, OF OFFICIAL RECORDS, SAID POINT BEING THE SOUTHERLY EXTREMITY OF SAID 24 FOOT WIDE EASEMENT.
THE SIDELINES OF SAID 24 FOOT WIDE EASEMENT TO TERMINATE EASTERLY IN THE WESTERLY LINE OF SAID STRIP OF LAND 110 FEET WIDE KNOWN AS KANAN DUME ROAD, AND SOUTHERLY IN SAID SOUTHERLY LINE OF INSTRUMENT NO. 99-2088734, RECORDED NOVEMBER 8, 1999, OF OFFICIAL RECORDS.

EXCEPT THEREFROM ANY PORTION OF SAID PARCEL OF LAND INCLUDED WITHIN PARCEL 1A ABOVE.

PLANNING & ZONING

ALLOWABLE IMPERMEABLE LOT COVERAGE:

TOTAL LOT AREA	96,382 SF
LESS EASEMENT TO ADJOINING PROPERTY AT SOUTH	1884 SF
SUBTOTAL	94,498 SF
SUBTOTAL X 30%	X .30
	28,349 SF
MAXIMUM ALLOWABLE IMPERMEABLE LOT COVERAGE	25,000 SF

MAXIMUM ALLOWABLE SQUARE FOOTAGE:

TOTAL LOT 96,382 SF
UP TO ½ ACRE: 21,780 X .177 = 3,855 + 1,000 = 4,855
½ ACRE TO 1 ACRE: 43,560 - 21,780 = 21,780 X .10 = 2,178
1 ACRE TO 1 ½ ACRES: 65,340 - 43,560 = 21,780 X .05 = 1,089
1 ½ ACRES OR MORE: 96,382 - 65,340 = 31,042 X .02 = 620

TOTAL ALLOWABLE DEVELOPMENT SQUARE FOOTAGE: 8,754 SF

IMPERMEABLE LOT COVERAGE:

PROPOSED GREEN HOUSE	817 SF
PORTION OF DRIVEWAY PERMITTED WITH HOUSE AT 5941 KANAN DUME ROAD	4417 SF
PROPOSED IMPERMEABLE LOT COVERAGE	5234 SF

SETBACK CALCULATIONS:
REFER TO SHEET A1.0 PROPOSED SITE PLAN

GRADING CALCULATIONS:
REFER TO SHEET A2.0 PROPOSED GREEN HOUSE GRADING PLAN

FENCE DESCRIPTION:
REFER TO SHEET A1.0 PROPOSED SITE PLAN

SCOPE OF WORK:

1. NEW GREEN HOUSE AT 5943 KANAN DUME ROAD (817 SQUARE FEET). GREEN HOUSE TO BE USED FOR THE PROPAGATION OF PLANTS.
2. PARKING AREA FOR VINEYARD MAINTENANCE
3. NEW LANDSCAPE AT 5943 KANAN DUME ROAD
4. NEW VINEYARD AT 5943 KANAN DUME ROAD
5. NEW 6'-0" HIGH OPEN WROUGHT IRON FENCE. 600'-9" LINEAL FEET OF FENCE ENCLOSING 21,780 SQUARE FEET.

APPLICABLE CODES

CODES IN EFFECT FOR THIS PROJECT INCLUDE THE 2013 EDITIONS OF THE
CALIFORNIA BUILDING CODE (CBC),
CALIFORNIA PLUMBING CODE (CPC),
CALIFORNIA MECHANICAL CODE (CMC),
CALIFORNIA ENERGY CODE (CENC), AND
CALIFORNIA ELECTRICAL CODE (CEC).

THE CBC IS BASED ON THE 2012 EDITIONS OF THE INTERNATIONAL BUILDING CODE WHICH WAS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

THE CPC AND CMC ARE BASED ON THE 2012 EDITION OF THE UNIFORM PLUMBING AND MECHANICAL CODES, RESPECTIVELY, WHICH WERE PUBLISHED BY IAPMO.

THE CEC IS BASED ON THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).

LOT INFORMATION FOR 5943 KANAN DUME ROAD

ZONING:

APN NUMBER: ASSESSOR PARCEL NUMBER	4467-018-052
LOT AREA	96,382.44 S.F. (2.21 ACRES)
NET LOT AREA GROSS LOT AREA 96,382 SF LESS DRIVEWAY EASEMENTS 7,095 SF =	89,287.00 S.F.
BOUNDARY DESCRIPTION	R.S. 54-37-39 LEGAL DESC SEE DOC 1604699, 050708 POR OF LOT 38
ZONING	RR-5
AREA PLANNING	MALIBU
CONSTRUCTION TYPE	V-N
FIRE ZONE	4
GREEN HOUSE FIRE SPRINKLERS:	NONE

DRAWING INDEX

GENERAL	
A0.0	COVER SHEET - NOTES - PROJECT SUMMARY
A0.1	COLOR SLOPE ANALYSIS SURVEY
LANDSCAPE ARCHITECTURAL	
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED SITE PLAN WITH COLOR SURVEY
A2.0	PROPOSED GREEN HOUSE GRADING PLAN
A2.1	PROPOSED GREEN HOUSE PLAN
A3.0	PROPOSED LANDSCAPE SITE PLAN
A 3.1	PROPOSED WATER QUALITY MANAGEMENT PLAN
A4.0	IRRIGATION PLAN
A4.1	HYDROZONE MATRIX
A4.2	IRRIGATION DETAILS AND SPECIFICATION

PROJECT DIRECTORY

OWNER Malibu BelleView Estate LLC 5941 Kanan Dume Rd. Malibu, CA 90265	**ARCHITECT AND LANDSCAPE ARCHITECT** Alan Bernstein, AIA + ASLA 5700 Corsa Ave. Suite 200B Westlake Village, CA 91362 T. 818.707.9215 F. 818.707.7266 E. alan@abarchitects.com
STRUCTURAL ENGINEER Doug Finley Orion Engineering 223 East Thousand Oaks Blvd Thousand Oaks, CA 91360 T. 805.750.8136	**SURVEYOR** Land and Air Surveying Mark Sandstrom 22741 Pacific Coast Highway #400 Malibu, CA 90265 T. 310.456.9381
SOIL ENGINEER Mark Kruger Geo Systems 1545 Victory Bl Glendale, CA 91201 T. 818.500.0134	**LAND PLANNING** SC Planners Matthew Jewett 619 S. Fremont Ave Alhambra,CA 91803 T. 310.591.8198 CELL. 425.753.6115

AREA MAP

VICINITY MAP

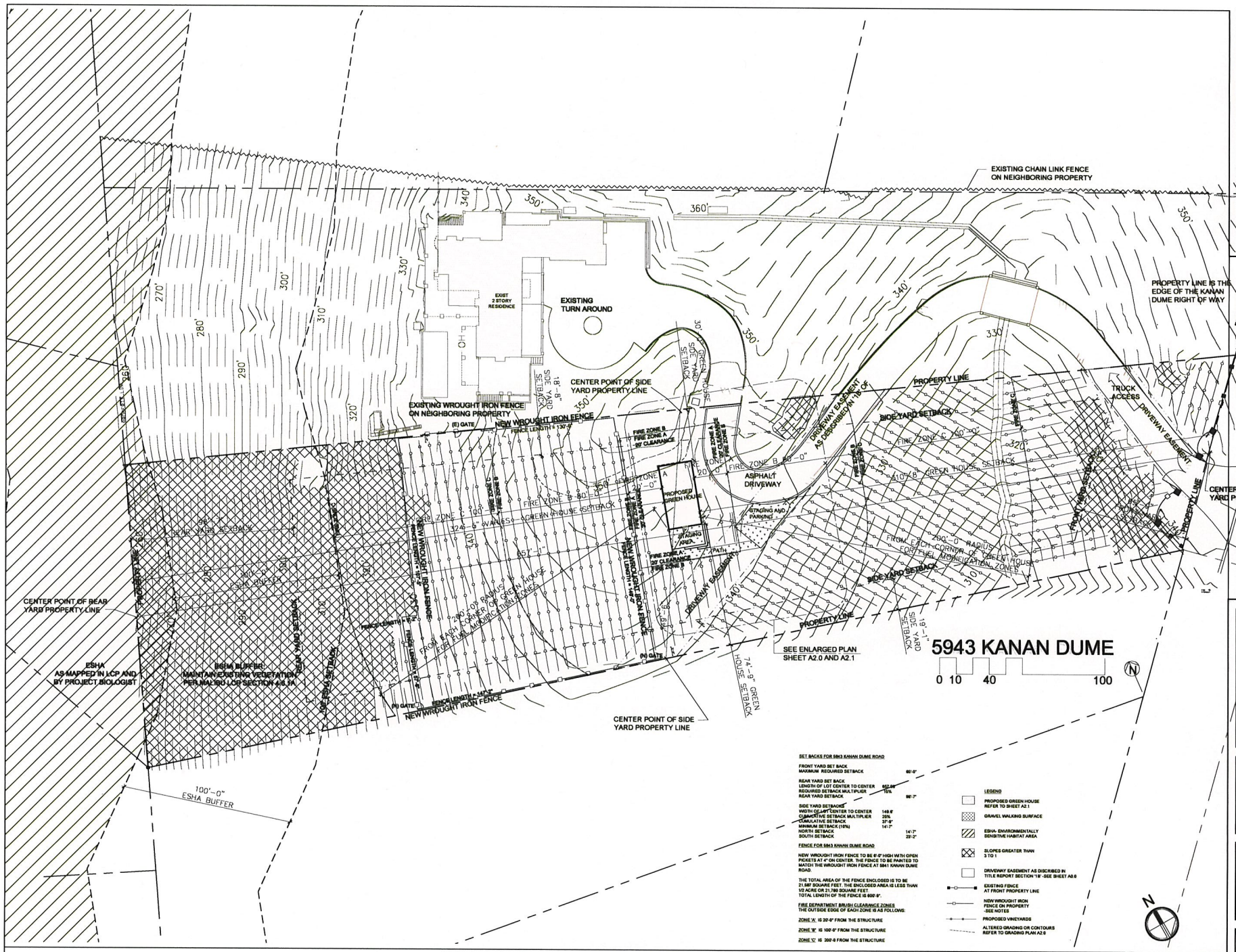
03-01-16	Planning Revisions
Date:	Revision or Issue

PROJECT:
MALIBU BELLEVIEW ESTATE LLC
5943 KANAN DUME ROAD
MALIBU, CA 90265

DRAWING:
TITLE SHEET
PROJECT SUMMARY

Opus:	Dwg. No.
13	A0.0
Scale: AS SHOWN / Date: 01-29-16	

ATTACHMENT 2



PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

1

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5708 CORSA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 8215
F. 818 707 7266
E. alan@alanbernstein.com

These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein, AIA + ASLA, Architects & Landscape Architects, and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project indicated herein, and shall not be used unless pertinently endorsed on each drawing and all preparations of agreement have been met.
© 2016 ALAN BERNSTEIN AIA + ASLA ARCHITECTS LANDSCAPE ARCHITECTS

Date:	Revision or Issue
03-01-16	Planning Revisions
03-01-16	Planning Revisions

PROJECT:

MALIBU BELLEVIEW ESTATE, LLC
5943 KANAN DUME ROAD
MALIBU, CA 90265

DRAWING:

PROPOSED SITE PLAN

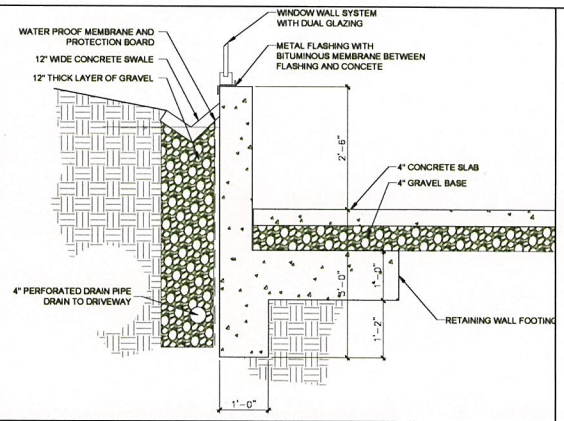
Opus: B

Dwg. No. A1.0

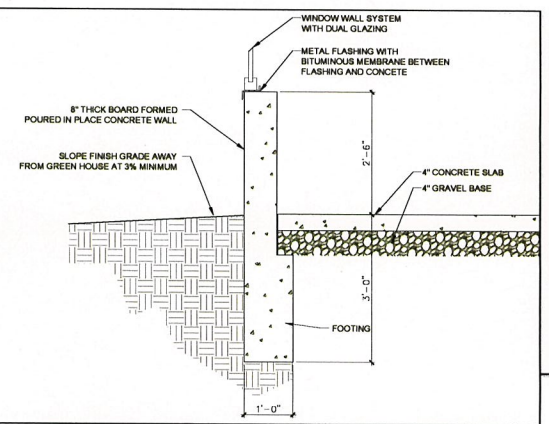
Scale: AS SHOWN

Date: 01-20-16

BLANK



FOUNDATION DETAIL / RETAINING WALL SCALE : 1" = 1'-0" 5



FOUNDATION DETAIL SCALE : 1" = 1'-0" 4

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5708 CORSA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 8215
F. 818 707 7266
E. alan@abarchitects.com

These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein, AIA + ASLA, Architects & Landscape Architects; and no part thereof shall be copied, disclosed to others or used in connection with any work or project except for the specific project indicated herein, and shall not be used unless personally endorsed on each drawing and all remunerations of agreement have been met.
© 2016 Alan Bernstein, AIA + ASLA, Architects & Landscape Architects

October 1, 2007
5943 Kanan Dume Road
Page 47
G507-0612

October 1, 2007
5943 Kanan Dume Road
Page 48
G507-0613

GRADING GUIDELINES

Site Clearing

Any existing brush, loose fill and porous soils shall be excavated to competent native materials. Prior to the placement of any fill soils, the exposed surface shall be scarified, cleansed of debris and recompacted to 90 percent of the laboratory standard under the direction of the Soils Engineer in accordance with the following "Finishing, Spreading, and Compacting Fill Materials".

Preparation

After the Foundation for the fill has been cleared, and scarified, it shall be brought to a proper moisture content and compacted to not less than 90 percent of the maximum dry density in accordance with ASTM D1557.

Materials

On-site materials may be used in the fill if cleansed of debris. Imported fill materials shall be approved by the Soils Engineer and may be cleansed first any other approved source. The materials used should be free of excessive organic matter and other deleterious substances and shall not contain rocks or lumps greater than 6 inches in maximum dimension.

Placing, Spreading and Compacting Fill Materials

Fill materials shall be placed in layers which when compacted shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material and moisture of each layer.

Where the moisture content of the fill material is below the optimum value determined by the Soils Engineer, water shall be uniformly added to obtain the approximate optimum moisture content.

Where the moisture content of the fill materials is higher than the optimum value determined by the Soils Engineer, the fill materials shall be treated by blading, disking or mixing with dry materials until the optimum moisture content is obtained.

After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90 percent of the maximum dry density in accordance with ASTM D1557. Cohesionless soil having less than 15 percent fines (less 0.005 millimeter) (with or been material or pea gravel) shall be compacted to a minimum of 95 percent of the maximum dry density.

Compaction shall be by sheepsfoot roller, tract rolling or other types of compaction equipment of such design that they will be able to compact the fill material to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content, to insure that the desired density has been obtained. The final surface of the areas to receive slab-on-grade should be rolled to a dense smooth surface.

GEOSYSTEMS, Inc. GEOSYSTEMS

GRADING NOTES 3

GRADING GUIDELINES (Continued)

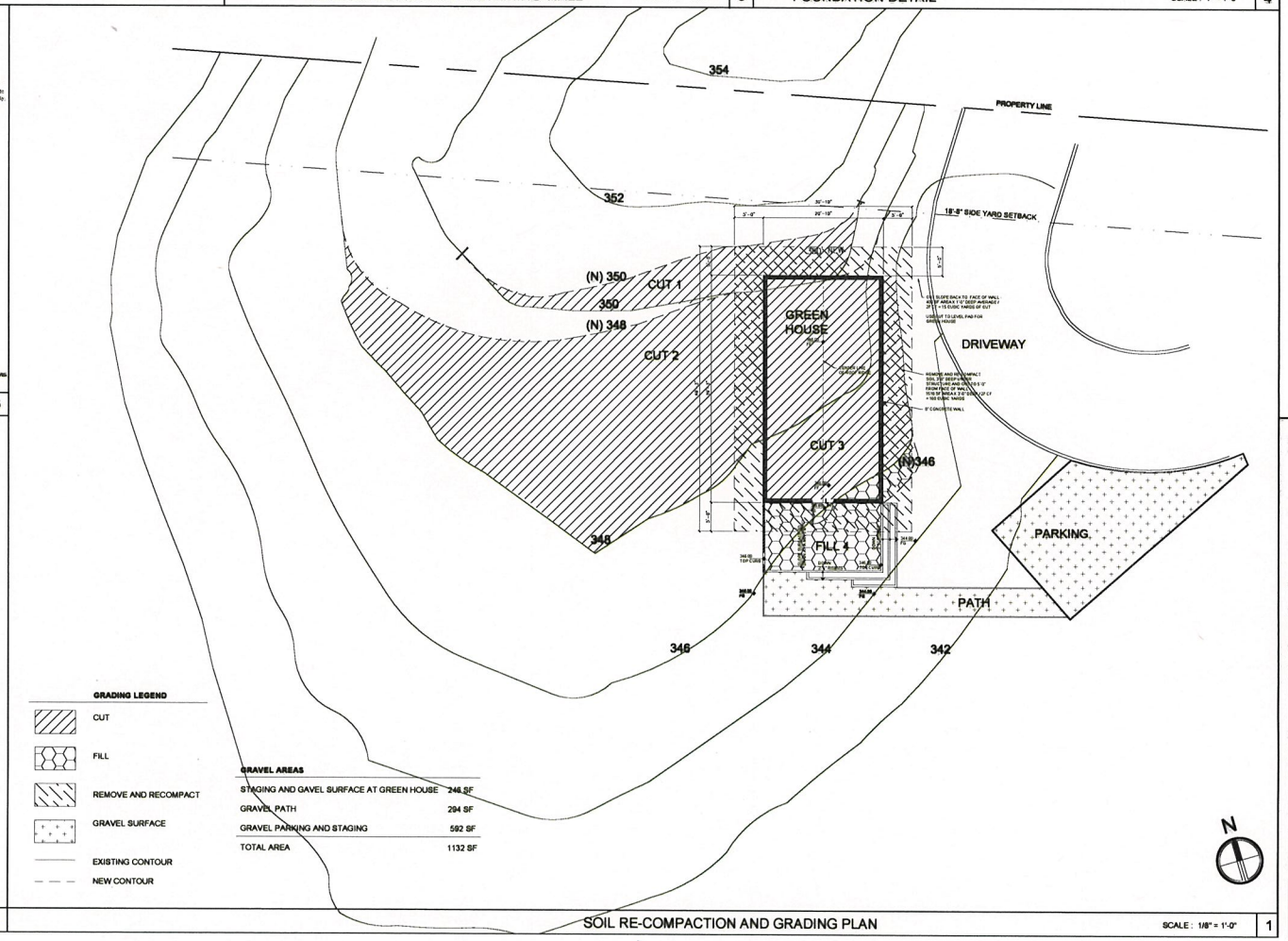
Field density tests shall be made by the Soils Engineer at intervals not to exceed 2 feet of fill height. Where absorption valves are used, the soil may be disturbed to a depth of several inches and density reading shall be taken in the compaction material below the disturbed surface. When these readings indicate the density of any fill or portion thereof is below the required 90 percent density, the particular layer or portion shall be reworked until the required density has been obtained.

The grading specifications should be a part of the project specifications. The Soils Engineer shall review the grading plan prior to grading.

GRADING CALCULATIONS

CUT			
CUT 1	357 SF	X AVERAGE DEPTH 6"	= 179 CF
CUT 2	2366 SF	X AVERAGE DEPTH 12"	= 2366 CF
CUT 3	288 SF	X AVERAGE DEPTH 12"	= 288 CF
TOTAL CUT IN CUBIC FEET			2833 CF
TOTAL CUT IN CUBIC YARDS			105 CY
FILL			
FILL 4	111SF	X AVERAGE DEPTH 6"	= 56CF
TOTAL FILL IN CUBIC YARDS			2 CY
TOTAL CUT AND FILL IN CUBIC YARDS			107 CY
EXPORTED SOIL OFF SITE			
TOTAL FILL IN CUBIC YARDS			103 CY
REMOVE AND RECOMPACT FOR FOUNDATION			
1518 SF	X 3'-0" DEEP		= 4554 CF
TOTAL REMOVE AND RECOMPACTION IN CUBIC YARDS			168 CY
NOTE: SOILS ENGINEER TO INSPECT BOTTOM OF PIT FOR REMOVAL AND RECOMPACTION AND FOR BOTTOM OF FOUNDATION			
GRADING FOR BEST MANAGEMENT PRACTICES			
REFER TO SHEET A3.1			
DISPERSAL BASIN			
TOTAL CUT IN CUBIC YARDS			= 18 CY
TOTAL FILL IN CUBIC YARDS			= 18 CY
TOTAL CUT AND FILL			36 CY

GRADING CALCULATIONS 2



GRAVEL AREAS	
STAGING AND GAVEL SURFACE AT GREEN HOUSE	246 SF
GRAVEL PATH	294 SF
GRAVEL PARKING AND STAGING	592 SF
TOTAL AREA	1132 SF

SOIL RE-COMPACTION AND GRADING PLAN SCALE : 1/8" = 1'-0" 1

Date:	Revision or Issue
03-01-16	Planning Revisions

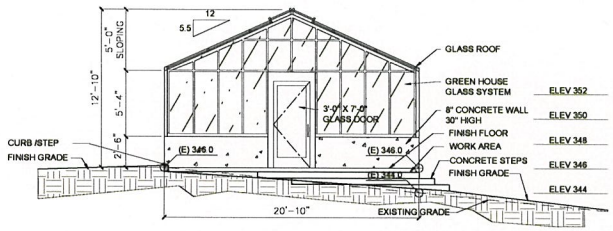
PROJECT:

MALIBU BELLEVIEW ESTATE LLC
5943 KANAN DUME ROAD
MALIBU, CA 90265

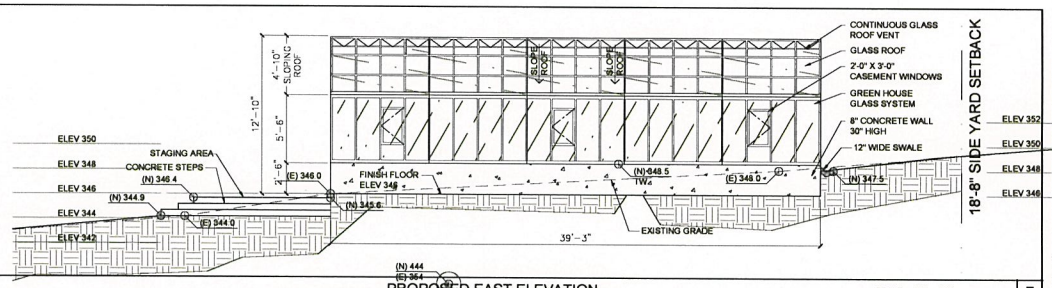
DRAWING:

PROPOSED GREEN HOUSE GRADING

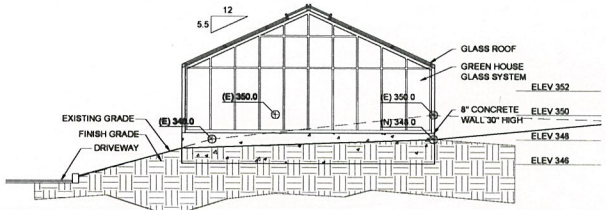
Opus: 3
Scale: AS SHOWN
Date: 01-28-16
Dwg. No. A2.0



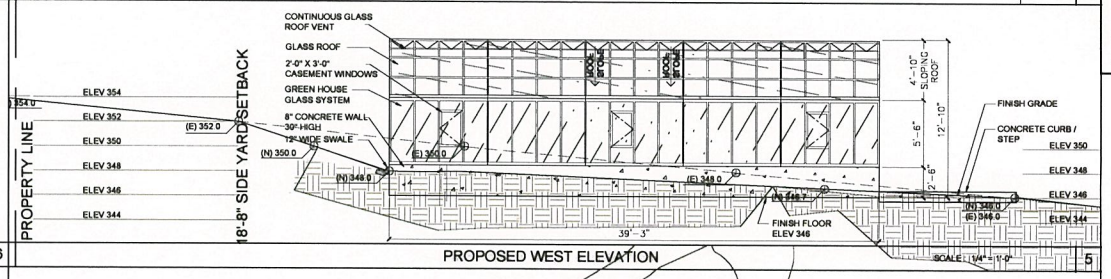
PROPOSED SOUTH ELEVATION SCALE : 1/4" = 1'-0" 8



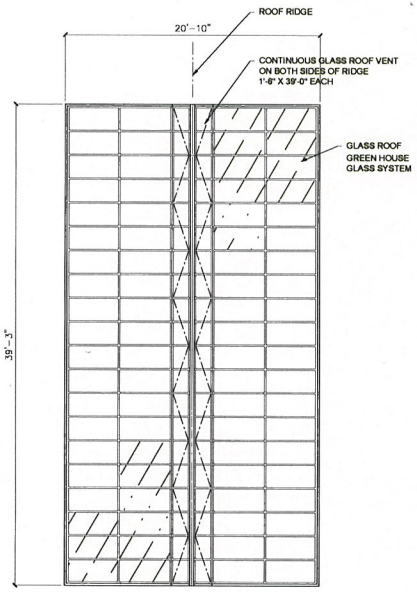
PROPOSED EAST ELEVATION SCALE : 1/4" = 1'-0" 7



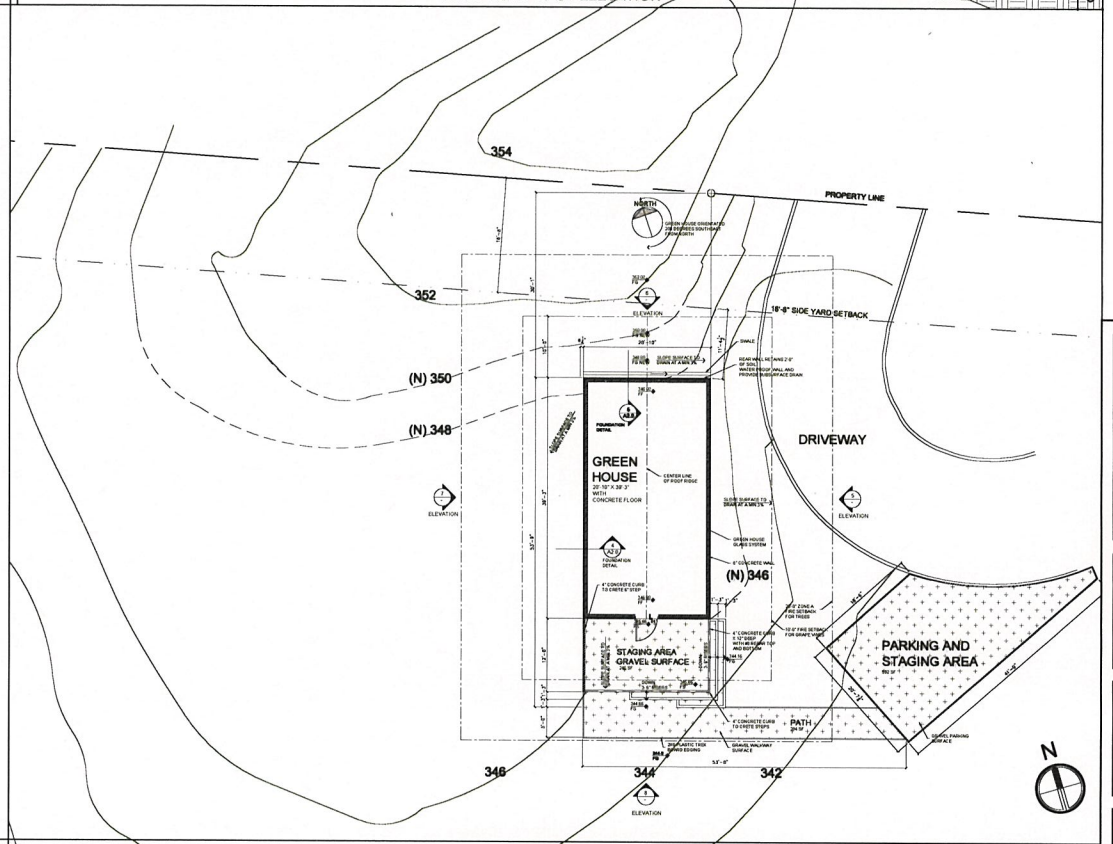
PROPOSED NORTH ELEVATION SCALE : 1/4" = 1'-0" 6



PROPOSED WEST ELEVATION SCALE : 1/4" = 1'-0" 5



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



PROPOSED FLOOR PLAN AND SETBACKS SCALE : 1/8" = 1'-0" 1

ALAN BERNSTEIN, AIA & ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5708 CORSA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 8215
F. 818 707 7266
E. alan@alanarchitects.com

These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein, AIA + ASLA, Architects & Landscape Architects; and no part thereof shall be copied, disclosed to others or used in connection with any work or project except for the specific project indicated herein, and shall not be used unless personally endorsed on each drawing and all remunerations of agreement have been met.
© 2016 Alan Bernstein, AIA + ASLA, Architects & Landscape Architects

Date:	Revision or Issue
03-01-16	Planning Revisions

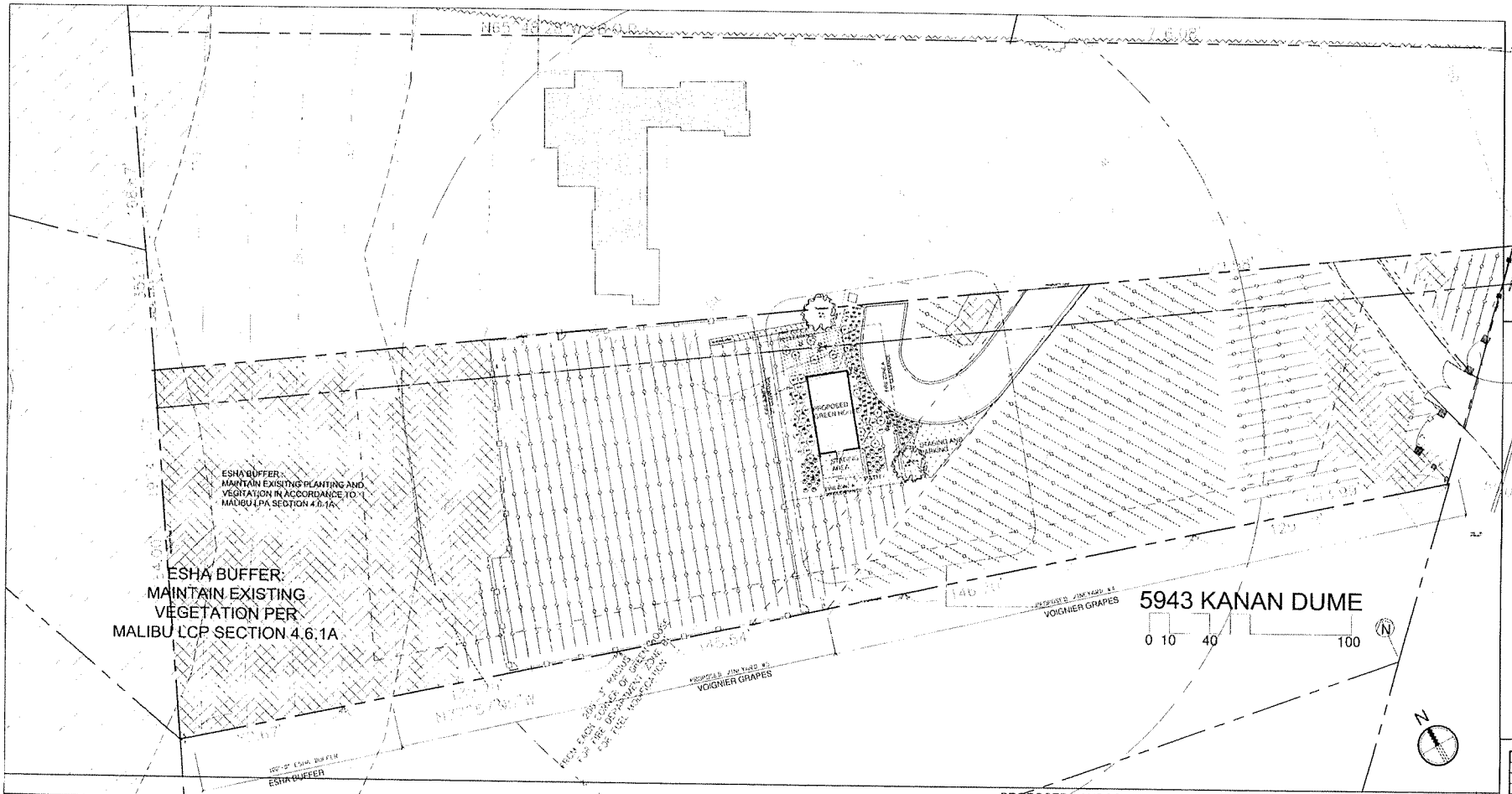
PROJECT:

MALIBU BELLEVIEW ESTATE LLC
5943 KANAN DUME ROAD
MALIBU, CA 90265

DRAWING:

PROPOSED GREEN HOUSE

Opus: 3
Scale: AS SHOWN
Date: 01-28-16
Dwg. No. A2.1



PROPOSED LANDSCAPE PLANTING PLAN

SCALE: 1/20" = 1'-0"

3

TYPE / KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES						
T-6 (N)	Olea "Mejestic Beauty"	Fruitless Olive	2	36" Box	Per Plan	Mod
SHRUBS						
LAV	Santolina Rosmarinfolius	Lavender Cotton	30	1 Gallon	Per Plan	Low
S-1 (N)	Ribes viburnifolium	Catalina Perfume	15	1 Gallon	Per Plan	Low
PERENNIALS						
P-1 (N)	Achillea millefolium "Calistoga" White	California Yarrow	Flats	x hatch/In Field		Low
P-2 (N)	Carex praegracilis	California Field Sedge	12	4" Flats	18" OC	Low
P-3 (N)	Carex tumulicola	Berkeley Sedge	46	4" Flats	Per Plan	Low
SUCCULENT PERENNIALS						
Su-1	Aeonium spp.	Canary Island Rose	10	1 Gallon	In Field	Low
Su-2	Agave Attenuata	Foxtail Agave	10	1 Gallon	In Field	Low
GROUND COVERS						
GC-1	Santolina chamaecyparissus	Lavender Cotton	35	1 Gallon	Per Plan	Low
Existing Hedge	Ficus Nitada					

Notes: WUCOLS REGION 3-SOUTH COASTAL MALIBU ETO=44.2"
Irrigation Drip: Netafin .4-12" spacing
(N) = California Native
E = Planting at entry is approved on 5943 Landscape Plan

THE WATER FOR THE VINEYARDS IS METERED BY AN IRRIGATION CONTROLLER WHICH REGULATES THE WATER TO THE DRIP IRRIGATION SYSTEM.

THE SYSTEM IS MONITORED BY THE VINEYARD CARETAKER WHO KEEPS THE SYSTEM IN GOOD REPAIR AND SEASONALLY ADJUSTS THE SYSTEM

REFER TO IRRIGATION PLANS

PLANT LIST

2

LEGEND

- PROPOSED GREEN HOUSE REFER TO SHEET A2.1
- GRAVEL WALKING SURFACE
- ESHA- ENVIRONMENTALLY SENSITIVE HABITAT AREA
- SLOPES GREATER THAN 3 TO 1
- DRIVEWAY EASEMENT AS DISCRIBED IN TITLE REPORT SECTION '1B' -SEE SHEET A0 0
- EXISTING FENCE AT FRONT PROPERTY LINE
- NEW WROUGHT IRON FENCE ON PROPERTY -SEE NOTES
- PROPOSED VINEYARDS
- ALTERED GRADING OR CONTOURS ~~REFER TO GRADING PLAN A2.0~~

LEGEND

1

CITY OF MALIBU
PLANNING DEPT
CITY PLANNING APPROVAL
PLANNING REVIEW
SIGNATURE

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5919 OCEAN AVE. STE. 210
MALIBU VILLAGE, CA 90267
P 310 237 9215
F 310 237 7206
alan@alanbernstein.com

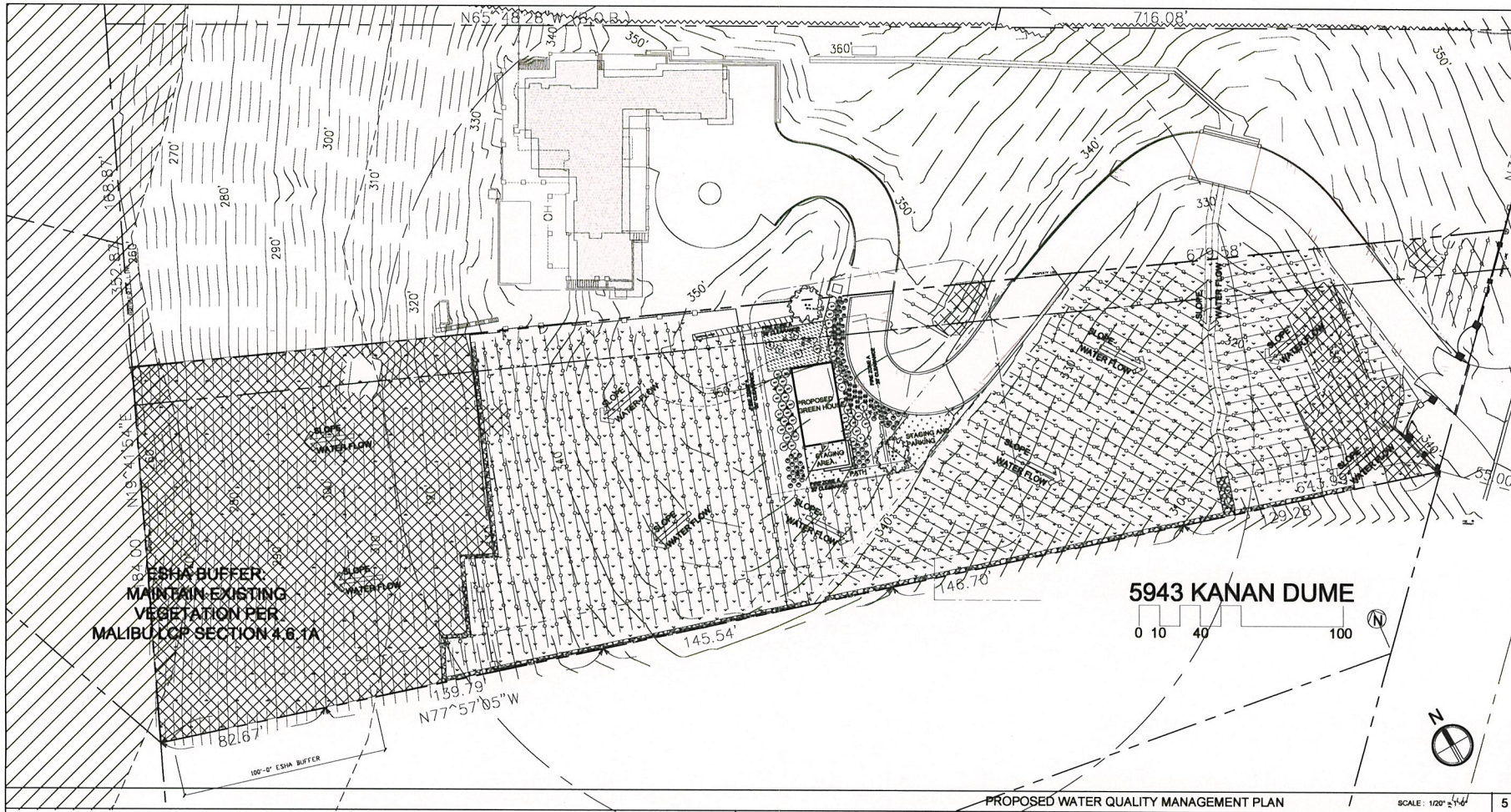
These drawings and specifications are the property of Alan Bernstein, AIA + ASLA Architects + Landscape Architects and may not be reproduced without their consent. The contractor is responsible for verifying all dimensions and conditions on the job and notifying the undersigned of any discrepancies before proceeding with the work. Do not scale the drawings.

Rev.	Date	Description
1	01-07-16	Planning Review

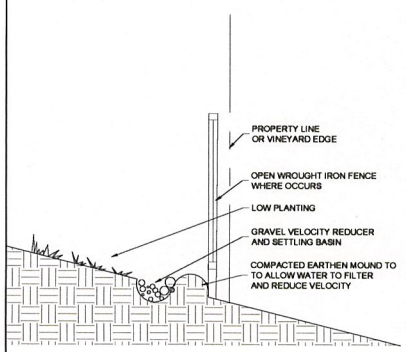
PROJECT:
MALIBU BELLEVIEW ESTATE LLC
5943 KANAN DUME ROAD
MALIBU, CA 90265

DRAWING:
PROPOSED LANDSCAPE PLANTING PLAN

Rev. 3
Scale: AS SHOWN
Date: 01-29-16
Dwg. No. A3.0



PROPOSED WATER QUALITY MANAGEMENT PLAN SCALE : 1/20" = 1'-0" 5



SECTION AT DISPERSAL BASIN 4

WATER QUALITY MANAGEMENTNOTES

THE WATER FOR THE IRRIGATION SYSTEM IS METERED BY AN IRRIGATION CONTROLLER WHICH REGULATES THE WATER TO THE DRIP IRRIGATION SYSTEM.
FOR IRRIGATION REFER TO SHEET A 4.0, A4.1 AND A4.2

FOR LANDSCAPING REFER TO SHEET A3.0

FOR ADDITIONAL INFORMATION REFER TO THE ATTACHED 8.5 X 11" "WATER QUALITY MITAGATION PLAN"

WATER QUALITY MANAGEMENT NOTES 3

WATER QUALITY MANAGEMENT LEGEND

EXISTING VEGETATION TO REMAIN UNDER VINES.
THESE PLANTS WILL BE MOWED TO MEET FIRE REQUIREMENTS AND ALLOW FOR ACCESS TO VINES.
IN ADDITION THE PLANTS ROOTS CAN HELP TO BIND THE SOIL AND DECREASE EROSION.
THE FOLIAGE CAN REDUCE THE VELOCITY OF THE WATER TO ALLOW MORE WATER TO PERCOLATE.
THE PLANTS CAN ALSO ASSIST IN THE FILTRATION OF THE RUN-OFF FROM THE VINEYARD TO ACT AS A BIOFILTER.

EXISTING VEGATATION TO REMAIN.
SELECTIVE THINNING OF NON NATIVE PLANTS SHALL BE PREFORMED ONCE A YEAR TO ENCOURAGE NATIVE PLANT GROWTH.

LINEAR DISPERSAL BASIN TO SLOW WATER VELOCITY, AND ACT AS A BIOFILTER OF WATER TRAVELING TO NEIGHBORING PROPERTIES AND THE ESHA.
SEE SECTION ON THIS SHEET

SLOPE
WATER FLOW

ARROW INDICATING WATER FLOW AND DOWNWARD DIRECTION OF THE SLOPE

WATER QUALITY MANAGEMENT LEGEND 2

LEGEND

PROPOSED GREEN HOUSE
REFER TO SHEET A2.1

GRAVEL WALKING SURFACE

ESHA- ENVIRONMENTALLY
SENSITIVE HABITAT AREA

SLOPES GREATER THAN
3 TO 1

DRIVEWAY EASEMENT AS DISCRIBED IN
TITLE REPORT SECTION '1B' -SEE SHEET A0.0

EXISTING FENCE
AT FRONT PROPERTY LINE

NEW WROUGHT IRON
FENCE ON PROPERTY
-SEE NOTES

PROPOSED VINEYARDS

ALTERED GRADING OR CONTOURS
REFER TO GRADING PLAN A2.0

LEGEND 1

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5318 DORSA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 9018
F. 818 707 7268
E. alan@alanbwheels.com

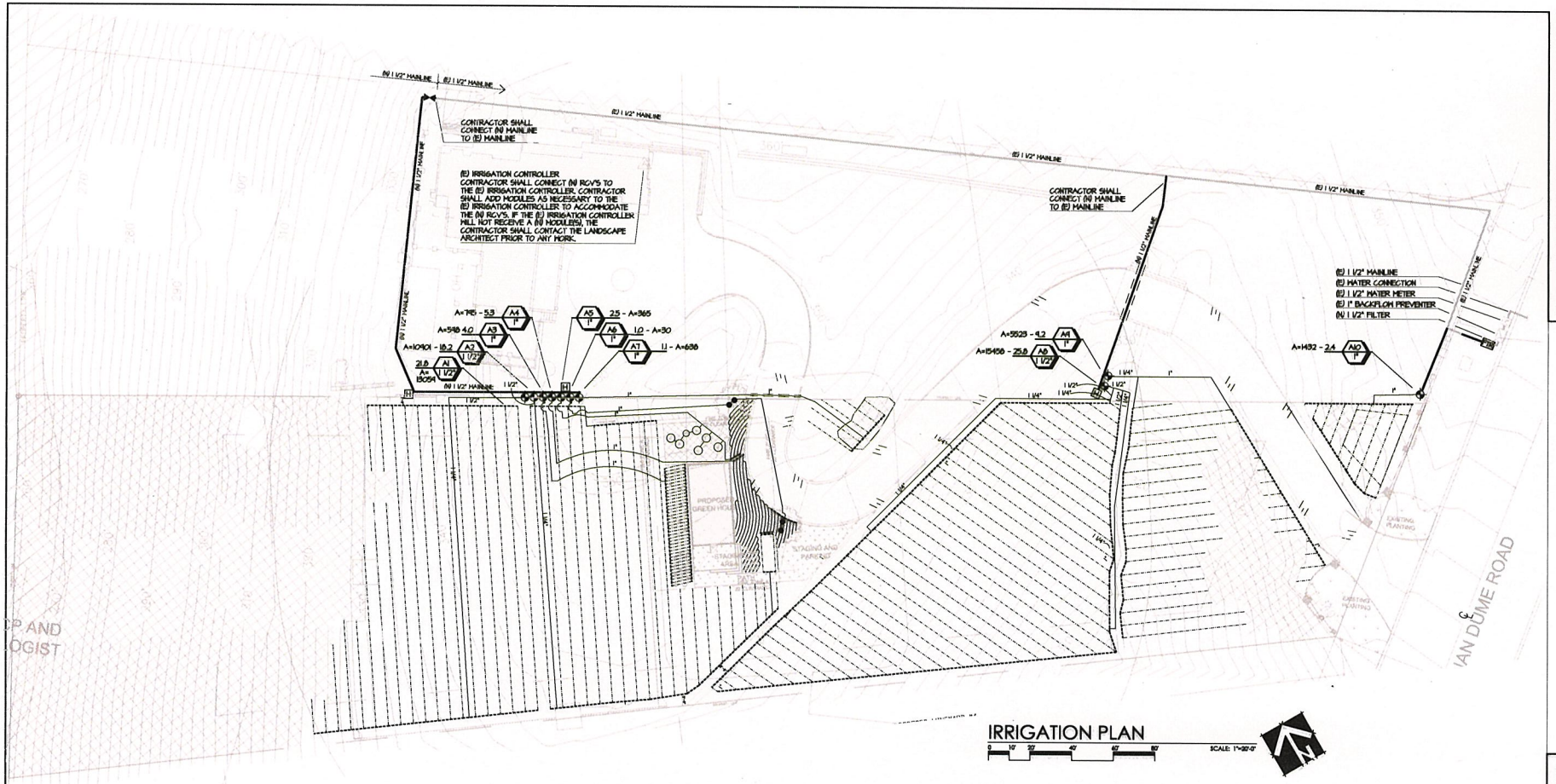
These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein AIA + ASLA, Architects & Landscape Architects and no part thereof shall be loaned, disclosed to others or used in connection with any work or project except for the specific project indicated herein, and shall not be used unless personally endorsed on each drawing and all remunerations of agreement have been met.
© 2015 Alan Bernstein AIA + ASLA Architects & Landscape Architects

Date:	Revision or Issue
03-01-16	Planning Revisions

PROJECT:
MALIBU BELLEVIEW ESTATE LLC
5943 KANAN DUME ROAD
MALIBU, CA 90265

DRAWING:
WATER QUALITY MANAGEMENT PLAN

Opus: 3
Scale: AS SHOWN
Date: 01-28-16
Dwg. No. A3.1



IRRIGATION EQUIPMENT LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
FIL	FILTER	AMIAD	1 1/2"	W/ 200 MESH/80 MICRON SIZE ELEMENT SEE DETAIL 1
W	WATER METER	EXISTING	EXISTING	
	IRRIGATION MAINLINE	PACIFIC PLASTICS OR EQUAL	UNDER 2" = SCH 40 PVC 2" AND UP = CL 315 PVC SIZE PER PLAN	ALL PIPE CROSSING ROADWAY AND/OR SIDEWALK AREAS SHALL BE SLEEVED MAINLINE SHALL BE 2" UNLESS NOTED OTHERWISE ON PLANS.
	IRRIGATION LATERAL	PACIFIC PLASTICS OR EQUAL	CL 200 PVC SIZE PER PLAN	
	PIPE SLEEVE		SCHEDULE 40 PVC	TRENCH AND RESURFACE; BORE WHERE NOTED ON PLANS
H	HOSE BIB	-	-	SEE DETAIL 5
	REMOTE CONTROL VALVE IN 14"x19" RECT. VALVE BOX	HUNTER	ICV SERIES 1"/1.5"/2"	SEE DETAIL 2
	RESIDENTIAL SHUTOFF RESIDENTIAL ONLY	KING BROTHERS KBI	SCH 40 PVC - LINE SIZE BALL VALVE	LINE SIZE - IN 10" ROUND VALVE BOX SEE DETAIL 4
	SWING CHECK VALVE	KING BROTHERS	KCS-5 SERIES LINE SIZE	
	SPRING CHECK VALVE	KING BROTHERS	KC-5 SERIES LINE SIZE	
	DRIPLINE MANIFOLD	PACIFIC PLASTICS OR EQUAL	CL 200 PVC SIZE PER PLAN	INSTALL PER MANUFACTURER SPEC. SEE DETAIL 11
	FLUSH VAVLE	NETA-FIM	TLO50HFV-1	INSTALL PER MANUFACTURER SPEC. SEE DETAIL 10 - INSTALL @ ALL HIGH POINTS
	AIR VACUUM REALIEF FIT	NETA-FIM	TLAVRV	CONTRACTOR SHALL INSTALL@ HIGH POINT SEE DETAIL 9

LANDSCAPE DRIPLINE LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	DESCRIPTION	MODEL	MAKE	EMITTER SPACING	DRIPLINE SPACING	PSI	RAD	GPH	INH	REMARKS
	DRIP EMITTER LINE	TLCV4	NETA-FIM	12"	18"-72"	20	0	0.6	0.64	INSTALL PER MFR. SPEC. SEE DETAIL 11

HEAD LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

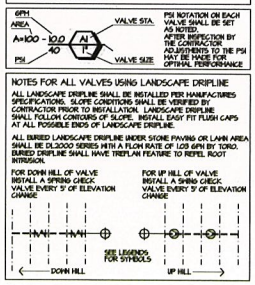
SYMBOL	PATTERN	DESCRIPTION	MAKE	BODY FEATURES	NOZZLE	PSI	RAD	GPM	INH	REMARKS
●	FLOOD	2" POP-UP BUBBLER	HUNTER	5RS-02	PCN-25	15-60	0'	0.25	n/a	SEE DETAILS 12

IRRIGATION NOTES

1. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE OPERATING AUTOMATIC IRRIGATION SYSTEM AS SHOWN ON PLANS AND DETAILS HEREON.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM, EXCEPT ELECTRICAL SUPPLY.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO UNIFORM PLUMBING CODES, AND ALL STATE AND LOCAL CODES.
4. AT THE END OF EACH WORK DAY, THE SITE SHALL BE CLEANED OF EXCESS OR WASTE MATERIALS. AT THE END OF WORK, ALL SUCH MATERIALS SHALL BE REMOVED FROM THE SITE.
5. IT IS THE INTENT OF THESE DOCUMENTS TO INDICATE A COMPLETE IRRIGATION SYSTEM READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
7. CONTRACTOR TO COORDINATE PIPING AND SLEEVING WITH HARDSCAPE INSTALLATION.
8. DRAWINGS ARE DIAGRAMMATIC. PLACE IRRIGATION LINES AND EQUIPMENT IN PLANTING AREAS.
9. PIPE RUNNING UNDER PAVING SHALL BE SLEEVED WITH SCHEDULE 40 PVC SLEEVE. SLEEVE SHALL BE TWICE THE SIZE OF THE ENCLOSED PIPE DIAMETER. SEE IRRIGATION DETAILS FOR PIPE AND PIPE SLEEVE DETAILS.
10. IRRIGATION SLEEVES UNDER STREET PAVING SHALL BE 36" MIN. FROM FINISHED SURFACE. REFER TO DETAILS.
11. A PLASTIC LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE OF THE CONTRACT. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
12. A GUARANTEE OF ONE FULL YEAR SHALL BE GRANTED BY THE CONTRACTOR ON THE IRRIGATION SYSTEM AS INSTALLED,EXCLUDING OBVIOUS ACTS OF VANDALISM. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
13. THE SPRINKLER SYSTEM IS NOT CONSIDERED COMPLETE UNTIL ALL VALVES, HEADS, CONTROLLERS, AND RELATED EQUIPMENT HAVE BEEN INDIVIDUALLY ADJUSTED FOR MAXIMUM COVERAGE WITH A MINIMUM OF OVERSPRAY ON ALL BUILDING FENCES, WALKWAYS, DRIVEWAYS, OR OTHER SITE FACILITIES.
14. FURNISH FOUR QUICK COUPLER VALVE KEYS TO THE OWNER.
15. MAINLINE PRESSURE TEST AT 120 PSI FOR TWO HOURS IS REQUIRED, WITH VERIFICATION BY THE APPROVING AGENCY. SEE SPECIFICATIONS FOR COMPLETE INFORMATION ON INSPECTIONS.
16. DESIGN PRESSURE IS 25 PSI OR AS INDICATED ON THE IRRIGATION LEGEND.
17. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WATERING SCHEDULE TO THE OWNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FURNISH A COPY OF THIS SCHEDULE TO THE LANDSCAPE ARCHITECT.
18. THESE PLANS COMPLY WITH THE PUBLIC LANDSCAPE STANDARDS. DO NOT DEVIATE FROM THE PLANS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
19. DO NOT INSTALL SPRINKLER NOZZLES ON RISERS UNLESS SPECIFICALLY DIRECTED TO DO ON THE PLANS OR BY THE LANDSCAPE ARCHITECT.
20. PIPE ON SLOPES 2:1 OR MORE SHALL BE IVR-PVC ON GRADE - SECURE PIPE TO GRADE 6' O.C. W/ 24" LONG STEEL REBAR HOOKS NOZZLES ON SLOPE MAY BE ON 12" SCH 80 PVC RISERS.

NOTE: IRRIGATION PLANS ARE DIAGRAMMATIC, FOR GRAPHIC CLARITY. INSTALL IRRIGATION IN PLANTING AREAS EXCEPT WHERE NECESSARY TO CROSS UNDER PAVEMENT OR STREETS.

ALL PIPE UNDER PAVEMENT OR STREETS SHALL BE SLEEVED. SLEEVE SHALL BE SCHEDULE 40 PVC, TWO TIMES THE DIAMETER OF THE ENCLOSED PIPE.



NOTES FOR ALL VALVES USING LANDSCAPE DRIPLINE

ALL LANDSCAPE DRIPLINE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. SLOPE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. LANDSCAPE DRIPLINE SHALL FOLLOW CONTOURS OF SLOPE. INSTALL EASY FIT FLUSH CAPS AT ALL POSSIBLE ENDS OF LANDSCAPE DRIPLINE.

ALL BURIED LANDSCAPE DRIPLINE UNDER STONE PAVING OR LAWN AREA SHALL BE DL3000 SERIES WITH A FLOW RATE OF 1.03 GPH BY TORO. BURIED DRIPLINE SHALL HAVE TREPLAN FEATURE TO REPEL ROOT INTRUSION.

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
8708 CORBA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 8218
F. 818 707 7388
E. alan@alanbarchitects.com

These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein, AIA + ASLA, Architects & Landscape Architects; and no part thereof shall be copied, disclosed to others or used in connection with any work or project except for the specific project indicated herein, and shall not be used unless personally endorsed on each drawing and all remunerations of agreement have been met.
© 2014 Alan Bernstein, AIA + ASLA, Architects & Landscape Architects.

JM
www.mla-irr.com
JEREMI MORRISON RLA
6216 NE 109ND STREET
VANCOUVER, WA 98662
PHONE: 206-748-0148

Call 2 Days Before You Dig 811

JOB No:	14-184
DATE:	2/13/2016
DRAWN BY:	JSH
CHKD BY:	JSH

Date:	Revision or Issue
02-09-16	FIRST SUBMITTAL

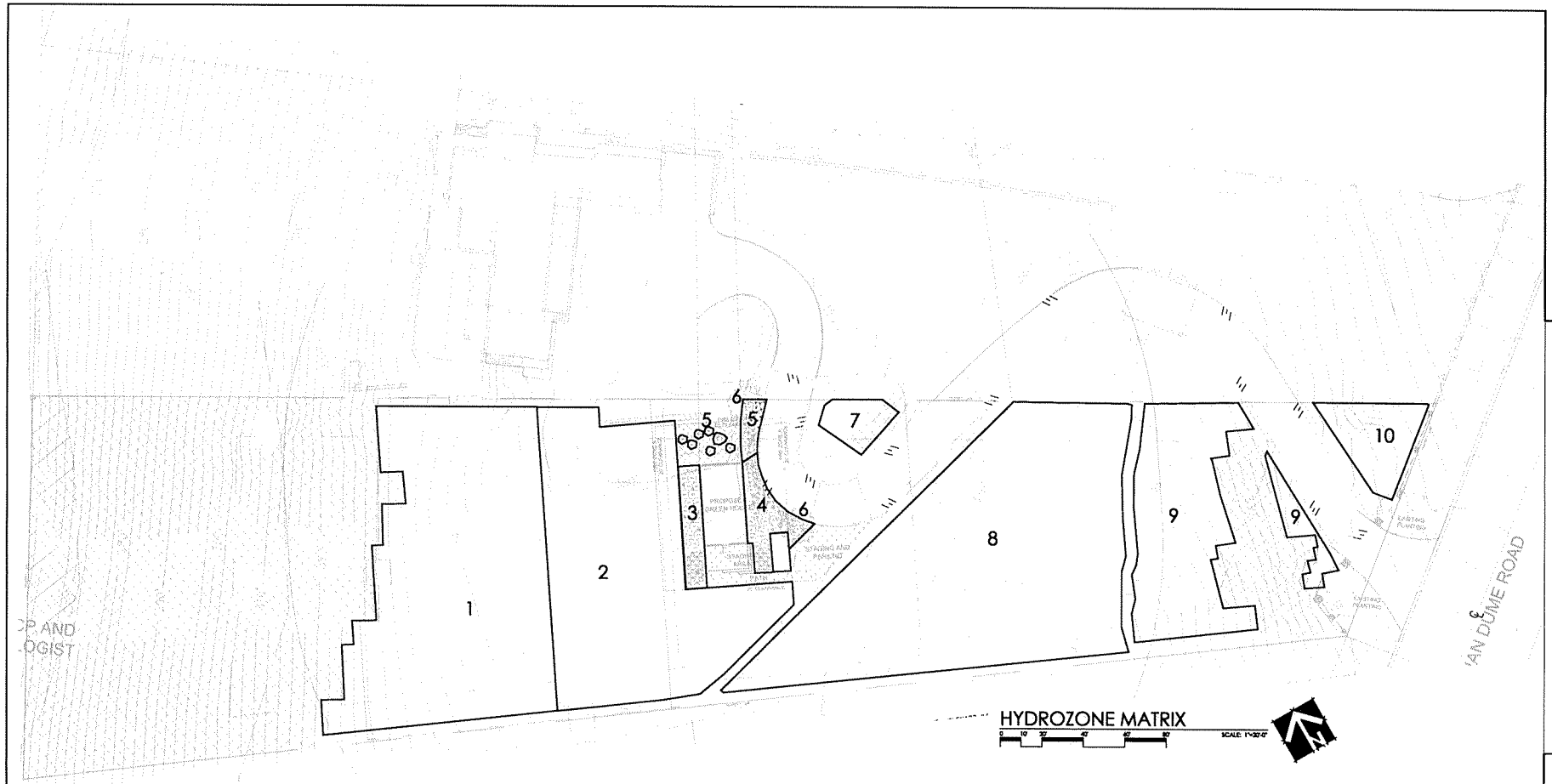
PROJECT:

Malibu Belle View Estate, LLC
5941 AND 5943
KANAN DUME RD
MALIBU, CA 90265

DRAWING:

IRRIGATION PLAN

Drawn:	Dwg. No.
-	A4.0
Scale: AS SHOWN	Date: 8-26-14



SEE WATER BUDGET FOR CALCULATIONS AND OTHER INFORMATION

HYDROZONE MATRIX

SYMBOL	1 ZONE	2 SQ FT	3 % OF TD LS AREA	4 PLANT TYPE	5 PLANTING FORM	6 PRIMARY HYDRO BASIS	7 HYDROZONE DESCRIPTION	8 HYDROZONE EXPOSURE	9 IRRIGATION METHOD	10 IRRIGATION DEVICE MFGR/MODEL/NUMBER	11 DEVICE FLOW RATE (GPM)	12 # OF HEADS OR EMITTERS	13 CALCULATED PRECIP RATE	14 MFGR'S LISTED PRECIP RATE	15 ZONE GPM	16 ZONE PRESSURE	17 CONTROL STATION
A1	1	13054	26.75%	H	MIXED	PL	GRAPE VINE	1	GD	NETA-FIM TLCV4	0.6	408	0.64	-	21.8	35	A1
A2	2	10901	22.33%	H	MIXED	PL	GRAPE VINE	1	GD	NETA-FIM TLCV4	0.6	340	0.64	-	18.2	35	A2
A3	3	596	1.22%	H	MIXED	PL	SHRUBS	1	GD	NETA-FIM TLCV4	0.6	398	0.64	-	4.0	35	A3
A4	4	795	1.63%	H	MIXED	PL	SHRUBS	1	GD	NETA-FIM TLCV4	0.6	530	0.64	-	5.3	35	A4
A5	5	365	0.75%	H	MIXED	PL	SHRUBS	2	GD	NETA-FIM TLCV4	0.6	243	0.64	-	2.5	35	A5
A6	6	30	0.06%	H	MIXED	PL	TREES	2	BUB	NETA-FIM TLCV4	0.25	4	0.7	-	1.0	35	A6
A7	7	636	1.31%	H	MIXED	PL	GRAPE VINE	1	GD	NETA-FIM TLCV4	0.6	20	0.64	-	1.1	35	A7
A8	8	15465	31.78%	H	MIXED	PL	GRAPE VINE	1	GD	NETA-FIM TLCV4	0.6	483	0.64	-	25.8	35	A8
A9	9	5523	11.36%	H	MIXED	PL	GRAPE VINE	1	GD	NETA-FIM TLCV4	0.6	172	0.64	-	9.2	35	A9
A10	10	1432	2.93%	H	MIXED	PL	GRAPE VINE	1	GD	NETA-FIM TLCV4	0.6	45	0.64	-	2.4	35	A10

PLANT TYPE HUCOLS	
CODE	RATE
T	TURF
H	HIGH
M	MEDIUM
LVL	LOW, VERY LOW
O	OTHER

PLANTING FORM			
SE	SEED	5G	5 GALLON
SO	SOD	10G	10 GALLON
F	FLAT	24	24" BOX
P	PLUG	36	36" BOX
Q	QUART	48	48" BOX
1G	1 GALLON		

HYDROZONE BASIS	
PL	PLANT TYPE
IM	IRRIGATION METHOD
SU	SUN EXPOSURE
SO	SOIL TYPE
SL	SLOPE
O	OTHER

HYDROZONE EXPOSURE	
1	SUN ALL DAY
2	SUN MOST OF DAY
3	SHADE MOST OF DAY
4	SHADE ALL DAY

IRRIGATION METHOD	
RD	RANDOM DRIP
GD	GRID DRIP
LD	LINEAR DRIP
S	SMALL ROTOR
L	LARGE ROTOR
B	BUBBLER
H	HIGH/SPRAY
RS	ROTOR SPRAYS
XBT	DRIP EMITTER ON PVC
O	OTHER

ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
5758 CORSA AVE. STE. 200-B
WESTLAKE VILLAGE, CA 91362
P. 818 707 8818
F. 818 707 7388
E. alan@alanarchitects.com

These drawings, design concepts, specifications, and ideas are the property of Alan Bernstein, AIA + ASLA, Architects & Landscape Architects; and no part thereof shall be copied, disclosed to others or used in connection with any work or project except for the specific project indicated herein, and shall not be used unless properly endorsed on each drawing and all remunerations of agreement have been met.
© 2014 Alan Bernstein, AIA + ASLA, Architects & Landscape Architects.

JM
WWW.MYTREECITY.COM
JEREMI MORRISON RLA
9818 NE 190ND STREET
WINDERMERE, WA 98055
PHONE: 206-748-8143

Call 2 Days Before You Dig 811

JOB No:	14-104
DATE:	2/13/2014
DRAWN BY:	JSN
CHK'D BY:	JSN

Date:	Revision or Issue:
02-08-16	FIRST SUBMITTAL

PROJECT:

Malibu Belle View Estate, LLC
5941 AND 5943
KANAN DUME RD
MALIBU, CA 90265

DRAWING:

HYDROZONE MATRIX

Opac: -	Dwg. No. A4.1
Scale: AS SHOWN	Date: 6-26-14

Applicant

City of Malibu

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

RECEIVED
MAY 03 2016
PLANNING DEPT.

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist DATE: ~~9/22/2014~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-055

JOB ADDRESS: 5943 KANAN DUME RD

APPLICANT / CONTACT: Matthew Jewett, SC Planners

APPLICANT ADDRESS: 619 Fremont Ave Ste
Alhambra, CA 91803

APPLICANT PHONE #: (425) 753-6115

APPLICANT FAX #: (866) 504-4012

APPLICANT EMAIL: mjewett@scplanners.com

PROJECT DESCRIPTION: New 817 square foot greenhouse and vineyard

---

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 5/18/16

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: 5943 Kanan Dume Road
Applicant/Phone: Matthew Jewett/ 425.753.6115
Project Type: New 817sf greenhouse and vineyard
Project Number: CDP 14-055
Project Planner: Lilly Rudolph
Previous Biological Review: Incomplete 10/24/14, Incomplete 1/20/15, Incomplete 9/1/15, Incomplete 4/18/16

RESOURCES: Stream ESHA; Jurisdictional Drainage;

REFERENCES: Revised site plans, planting plan, response letter from SC Planners (3/1/16), WQMP-ag (2/29/16), revised water budget calculations.

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 413,436 gallons per year. The Estimated Applied Water Use (EAWU) totals 336,487 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. 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.

   C. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

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.

D. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

E. Invasive plant species, as determined by the City of Malibu, are prohibited.

F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

G. No planting shall occur within 100 feet of the ESHA boundary as determined in the Biological Assessment (Ecological Sciences 8/28/14)

H. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

I. 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. Any lighting of the ESHA area or 100-foot buffer is prohibited.

J. 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.

2. **UPON COMPLETION OF PLANTING**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By: _____ Date: 5/18/16
Dave Crawford, City Biologist
310-456-2489 ext.277 (City of Malibu); e-mail dcrawford@malibucity.org

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department **DATE:** 9/22/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-055
JOB ADDRESS: 5943 KANAN DUME RD
APPLICANT / CONTACT: Matthew Jewett, SC Planners
APPLICANT ADDRESS: 619 Fremont Ave Ste
Alhambra, CA 91803
APPLICANT PHONE #: (425) 753-6115
APPLICANT FAX #: (866) 504-4012
PROJECT DESCRIPTION: New 817 square foot greenhouse and vineyard

---

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment ✓
The project DOES NOT require Fire Department Plan Review ____
The required fire flow for this project is 8 gallons per minute at 20 pounds per (PM) square inch for a 2 hour duration. (Provide flow information from the water dept.) ____
The project is required to have an interior automatic fire sprinkler system. ✓
Final Fuel Modification Plan Approval is required prior to Fire Department Approval ✓

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

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

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

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

OHNNIE MCGEE — MARCH 22, 2016
SIGNATURE — DATE

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

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: 9/22/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-055
JOB ADDRESS:	5943 KANAN DUME RD
APPLICANT / CONTACT:	Alan Bernstein
APPLICANT ADDRESS:	5700 Corsa Ave #204 Westlake Village, CA 91362
APPLICANT PHONE #:	(818)707-9215
APPLICANT FAX #:	(818) 707-7266
APPLICANT EMAIL:	alan@abarchitects.com
PROJECT DESCRIPTION:	New greenhouse and vineyard on the subject lot and adjacent lot at 5941 Kanan Dume Rd (APN 4467-018-053

TO: Malibu Planning Department and/or Applicant

FROM: Andrew Sheldon, City Environmental Health Administrator

✓ An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project.

____ An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received.

SIGNATURE

9-24-2014
DATE

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

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

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staf **DATE:** 9/22/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-055
JOB ADDRESS:	5943 KANAN DUME RD
APPLICANT / CONTACT:	Alan Bernstein
APPLICANT ADDRESS:	5700 Corsa Ave #204 Westlake Village, CA 91362
APPLICANT PHONE #:	(818)707-9215
APPLICANT FAX #:	(818) 707-7266
APPLICANT EMAIL:	alan@abarchitects.com
PROJECT DESCRIPTION:	New greenhouse and vineyard on the subject lot and adjacent lot at 5941 Kanan Dume Rd (APN 4467-018-053

TO: Malibu Planning Divison and/or Applicant

FROM: City Geotechnical Staff *

✓ The project is feasible and CAN proceed through the Planning process.

____ The project CANNOT proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

SIGNATURE DATE 10/20/14

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.

* Submit grading and building plans for review. A plan check fee of $403.00 is required.

Rev 120910

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department DATE: 9/22/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-055
JOB ADDRESS:	5943 KANAN DUME RD
APPLICANT / CONTACT:	Alan Bernstein
APPLICANT ADDRESS:	5700 Corsa Ave #204 Westlake Village, CA 91362
APPLICANT PHONE #:	(818)707-9215
APPLICANT FAX #:	(818) 707-7266
APPLICANT EMAIL:	alan@abarchitects.com
PROJECT DESCRIPTION:	New greenhouse and vineyard on the subject lot and adjacent lot at 5941 Kanan Dume Rd (APN 4467-018-053

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

10/8/14
DATE

Rev 120910

JJ

City of Malibu
MEMORANDUM

To: Planning Department

From: Jorge Rubalcava, Assist. Civil Engineer

Date: October 8, 2014

Re: Proposed Conditions of Approval for 5941 & 5943 Kanan Dume Road CDP 14-055

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

STORMWATER

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

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

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

2. AGRICULTURE FACILITIES – New and/or expanded agricultural development, including vineyards and orchards shall require a WQMP-Ag.
    - Development shall not result in the placement of compost, fertilizer, or amended soil products in or within 100 feet of streams or other surface waters.
    - Development shall not result in the dispersal of animal wastes, wastewater, or any other byproducts of agricultural activities in or within 100 feet of streams or other surface waters.
    - A copy of the WQMP-Ag 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-Ag shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP-Ag shall be paid prior to the start of the technical review. The WQMP-Ag 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-Ag, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP-Ag shall be submitted to the Public Works Department prior to the certificate of occupancy or final inspection.

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.

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 **Lilly Rudolph, Contract Planner, at (310) 456-2489, extension 238.**

Date: July 21, 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 15, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 14-055 – An application for the construction of a new 817 square-foot greenhouse as a primary use on a vacant lot, hardscape, landscaping, vineyards, and fencing

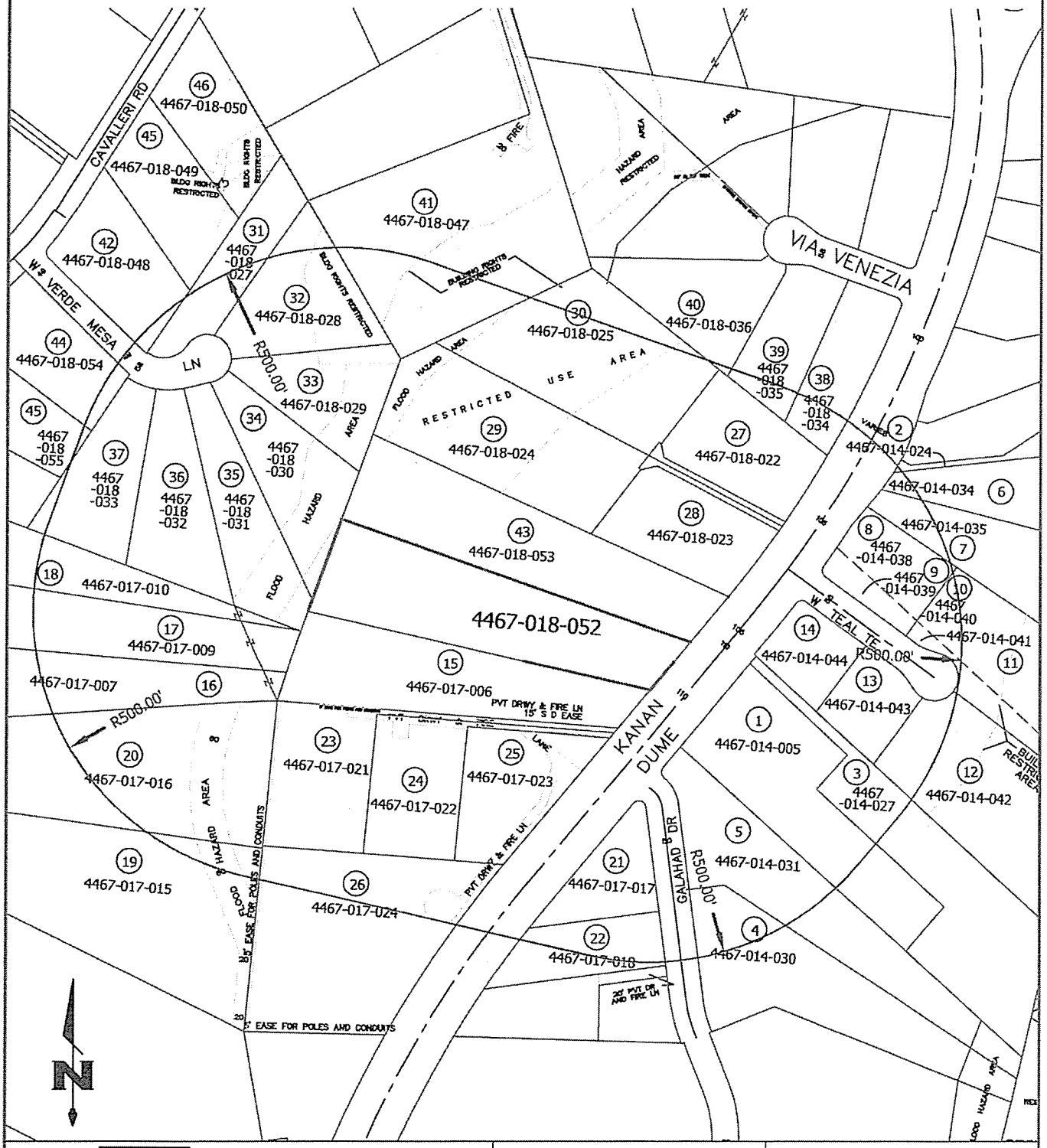
LOCATION:	5943 Kanan Dume Road, not within the appealable coastal zone
APN:	4467-018-006
ZONING:	Rural Residential-Five Acre (RR-5)
APPLICANT:	SC Planners
OWNER:	Malibu Belleview Estate
APPLICATION FILED:	September 22, 2014
CASE PLANNER:	Lilly Rudolph Contract Planner (310) 456-2489, ext. 238 lrudolph@malibucity.org

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15303 – New Construction or Conversion of Small Structures and 15304(b) - Minor Alterations to 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).

500' RADIUS MAP

5943 KANAN DUME RD., MALIBU CA 90265

4467-018-052



chris nelson & Associates, inc. PROFESSIONAL LAND SURVEYORS 31230 Via Colinas Suite, "C" Westlake Village, CA. 91362 Voice: 818.991.1040 Fax: 818.991.0614	SCALE: 1" = 250'	SHEET No. 1 OF 1
CHRIS NELSON P.L.S. 6385	DRAWN BY:	DRAWING NUMBER 14-3109
	CHECKED BY:	DATE: June 6, 2016

Commission Agenda Report

Planning Commission Meeting
08-15-16
Item 5.B.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner RM

Reviewed: Bonnie Blue, Planning Director BB

Date prepared: August 4, 2016 Meeting date: August 15, 2016

Subject: Coastal Development Permit No. 14-028, Variance Nos. 14-012 and 15-013 - An application for the construction of a new beachfront single-family residence, accessory structure, and associated development

Location: 31438 Broad Beach Road, within the appealable coastal zone
APN: 4470-017-065
Owner: Ben Lingo

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-73 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 14-028, an application for the construction of a new 7,237 square foot single-family residence with attached garage, pool, spa, and roof deck on a beachfront lot and removal of an existing rock revetment, including Variance (VAR) No. 14-012 for construction on slopes and VAR No. 15-013 for construction of a shoreline protection device to allow for the continued protection of an existing slope and surrounding properties located in the Single-Family Medium Density (SFM) zoning district at 31438 Broad Beach Road (Lingo).

DISCUSSION: This agenda report provides an overview of the project, summary of the surrounding land uses, description of the proposed project and a summary of staff's analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and the CEQA. The analysis and findings discussed herein demonstrate that the project is consistent with the LCP.

Project Overview

The application proposes the construction of a new single-family residence and accessory development on a lot that is currently vacant. The property is a beachfront parcel and contains a steep slope which descends from Broad Beach Road to the beach below. A variance for construction on steep slopes has been included in the project as well as a variance to allow for the construction of a retaining wall parallel to the beach at the base of the slope which protects surrounding properties as well as the slope which supports Broad Beach Road. Since the retaining wall will be within the limits of the wave uprush zone, it will function as a shoreline protection device. The proposed home will feature a pile foundation and will not rely on the shoreline protection device. Because LCP Local Implementation Plan (LIP) Section 10.4(K) only allows a shoreline protection device for protection of an onsite wastewater treatment system (OWTS) or legal nonconforming residences. Based on review by both the City's Coastal Engineer and the applicant's Coastal Engineer, the wall has been sited as far landward as possible. The existing rock revetment will be removed to make room for the new pile foundation. The proposed project does not include a wastewater treatment system because the subject parcel will be served by a centralized wastewater treatment system that is located in the Malibu West neighborhood.

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 Rural Residential Five- Acre (RR-5) lot size minimum 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	31250 Anacapa View Drive	0.63 acres	RR5	Vacant
East	31430 Broad Beach Road	0.26 acres	SFM	Residential
South	Pacific Ocean			
West	31444 Broad Beach Road	0.26 acres	SFM	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. Table 2 contains a summary of the property information.

Table 2 – Property Data	
Lot Depth	145 ft.
Lot Width	50 ft.
Gross Lot Area	7,210 sq. ft. (0.165 acre)
Area of Street Easements	0 sq. ft.
Area of 1 to 1 Slopes	0 sq. ft.
Net Lot Area[1]	7,210 sq. ft. (0.165 acre)

Project Description

The proposed project includes the following work:

- Removal of the existing rock revetment;
- Construction of a new 7,237 square foot two-story single-family residence that includes an attached two car garage;
- Pool and spa;
- Pool and spa equipment vault;
- Permeable driveway;
- Trash enclosure;
- Rear yard deck and roof deck;
- Retaining walls;
- Pile supported foundation;
- Fences and gates;
- Planter areas for small plants and shrubs; and
- External staircases.

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

The project includes two variance requests:

- VAR No. 14-012 to allow for construction on slopes steeper than 2½ to 1, and
- VAR No. 15-013 to allow for construction of a retaining wall which protects neighboring properties from the onsite geological slope instability, and serves as a shoreline protection device where there is no onsite wastewater treatment system.

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the 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 findings including the two variance findings, Scenic, Visual and Hillside Resource Protection, Hazards, and 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, City Coastal Engineer 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 3, the proposed project complies with LIP Sections 3.5 and 3.6 concerning residential beachfront development standards.

Table 3 – LCP Zoning Conformance			
Development Requirement	**Allowed**	**Proposed**	**Comments**
SETBACKS			
Front yard setback	11 Feet, 6.5 inches	11 Feet, 6.5 inches	Complies
Rear yard building setback	Stringline	Stringline	Complies
Rear yard deck setback	Stringline	Stringline	Complies
Side yard setback (min. 10%)	5 Feet	5 Feet	Complies
View Corridor (20% of lot width)	10 Feet total	10 Feet total	Complies
CONSTRUCTION ON SLOPES	3:1 or flatter	2:1 or flatter	VAR No. 14-012
HEIGHT	24 feet (Flat Roof)	24 feet (Flat Roof)	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	No Limit	7,237 sq. ft.	Complies
PARKING	2 Cars enclosed 2 Cars unenclosed	2 Cars enclosed 2 Cars unenclosed	Complies
FENCE / WALL HEIGHT			
Front Yard	42 Inches impermeable 30 inches view permeable	6 Feet view permeable	Complies
Side Yard	6 Feet	6 Feet	Complies
View Corridor	6 Feet, view permeable	6 Feet, view permeable	Complies

The proposed development, as demonstrated in the above table, will comply with the applicable beachfront residential development standards. The property that is located to the east of the subject site is made up of two parcels, one is developed while the other parcel is not. However, pursuant to the LIP, the stringline is drawn from the nearest upcoast and downcoast structures and therefore the vacant lot to the east does not require the applicant to file for an application for a stringline modification. The proposed structure steps down the slope and at no point is greater than two stories. In addition, since it is not feasible to site the development below the grade of Broad Beach Road,

pursuant to LIP Section 6.5(E)(2) the design incorporates the required view corridors. As discussed throughout this report, the proposed development has been determined to be consistent with all applicable LCP codes, standards, goals, and policies with the inclusion of the two variances.

Grading (LIP Chapter 8)

The project proposes a total of 1,143 cubic yards of grading. Of that, 17 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	0	1,039	12	12	0	1,063
Fill	0	2	73	5	0	80
Total	0	1,041	85	17	0	1,143
Import	0	0	61	0	0	0
Export	0	1,037	0	7	0	983

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, topography 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, and water quality mitigation plan must be approved by the City Public Works Department. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project does not includes a new wastewater treatment system because it will be connected to a centralized wastewater treatment system which serves the residences along Broad Beach Road and the community of Malibu West. The 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 Coastal Engineer, 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 with the inclusion of the two variances, 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 ocean side of Pacific Coast Highway (PCH) along Broad Beach Road and the site does not provide or have the ability to provide for vertical public access to the beach. Currently there is wet-sand lateral beach access, and that access will remain as part of the proposed project. The California Coastal Trail is located along shoreline at the rear of the property and no development will take place in the area of the trail.

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 undeveloped with the exception of the existing rock revetment. 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 applicant could propose a design that does not extend up to the allowable rear yard building and deck stringlines. This design would allow for the existing rock revetment to be maintained and approved with a variance to allow for protection of neighboring development. However, retaining the rock revetment would take away from the sandy beach below and still require a variance. Given that the impacts on the site would be virtually the same as the proposed project, the alternative design does not offer any environmental advantages.

3. Alternative Design – The project objective is for the construction of a new single-family residence. The applicant could also propose a smaller home, however, given the site's topography, any development would still require a variance for construction on slopes as well as a variance for a retaining wall which stabilizes the slope for the existing surrounding development. Given that the impacts on the site would be virtually the same as the proposed project, the alternative design does not offer any environmental advantages.

4. Proposed Project – The proposed project will result in the construction of a new single-family residence and associated development on a lot designated for such uses. Furthermore, the project complies with the scenic requirements of the LIP and allows for ocean views. 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. Variance for Construction on Slopes in Excess of 2½ to 1 (LIP Section 13.26)

The applicant is requesting a variance from LIP Section 13.27.1(A)(4) which allows construction to be located on slopes flatter than 2½ to 1 with a site plan review. The proposed project includes construction of a driveway and residence on a steep slope that dominates the subject property. Through the use of the slope analysis that was

submitted for the project it was determined that the site does not offer any alternative locations for development where steep slopes can be avoided. The required findings in support of Variance No. 14-012 are made as follows.

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

The property is characterized by a steep slope that descends from Broad Beach Road to the beach below. In order to develop a driveway, access stairs, and a home on the site, development is required to take place on the slope which occupies the site. In addition, properties in the immediate vicinity are similarly developed with single-family residences with driveways and retaining walls on the steep slopes which descends towards the beach below. Due to the topography of the project site, strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under the same zoning designation.

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

The project will meet all applicable building and engineering safety codes and will not be detrimental to the public's interest, safety, health or welfare. The development that is proposed to be on the steep slopes has been reviewed by the City geotechnical staff and will be built to the recommendations for the pile foundation made by the project's Geotechnical Engineer. The project will not be detrimental to other properties or improvements in the same vicinity and zone.

The proposed project has been reviewed and approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Coastal Engineer, City Public Works Department, and the LACFD. The project, as proposed or conditioned, was found to be consistent with applicable City goals and policies.

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

As discussed in Finding B1, granting the variance will not constitute a special privilege to the applicant or property owner because there are special circumstances on the project site such that strict application of the zoning ordinance would deprive the property owner from developing similarly to other properties within the vicinity and under the same zoning designation.

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

Granting the variance is not contrary to or in conflict with the general purposes or intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. As discussed in Finding B1, granting the requested variance will allow for development that is consistent with surrounding beachfront development.

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

The subject property does not contain ESHA, therefore, this finding does not apply.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The proposed variance is not associated with stringline standards. Therefore, this finding is not applicable.

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

The requested variance is for relief from a specific development standard and does not authorize a use or activity not otherwise permitted in the SFM zoning district. The requested variance is for construction of a driveway, access stairs, and a home on slopes in excess of 2½ to 1 in order to accommodate a new single-family residence on the project site.

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

Granting the variance will allow construction of a driveway, access stairs, and a home on a slope steeper than 2½ to 1 as recommended by the project Geotechnical Engineer. Additionally, the project will be required to satisfy all Building and Safety standards in the Building Plan Check process. The subject site is physically suitable for the proposed variance.

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

The proposed project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits and licenses from the

City of Malibu and the LACFD.

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

The proposed project does not include any reduction or elimination of public parking for access to the beach, public trails or parklands.

C. Variance for Construction of a Shoreline Protection Device (LIP Section 13.26)

The applicant is requesting a variance from LIP Section 10.4(K) which does not allow for the construction of a shoreline protection device to protect an existing slope. Shoreline protection devices may only be constructed for the purpose of protecting certain existing lawful development and wastewater treatment systems. The existing slope currently has a protection device at the base of the slope located on the beach. As part of the construction, this device, which consists of rocks and a slurry mix will be removed and replaced by a retaining wall that is set back under the proposed residence. While this wall will be located underground, it is within the limits of the wave uprush and therefore meets the definition of a shoreline protection device. The purpose of this wall is to improve the stability of the slope; without it, the instability of the slope could adversly affect the neighboring properties as well as Broad Beach Road. The required findings in support of Variance No. 15-013 are made as follows.

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

The subject property is a rectangular shaped parcel that contains a steep slope from the public street on the northern side to the ocean and beach below. While the new residence will not be vulnerable to this hazard because of its pile foundation, adjacent properties will be. It has been demonstrated by project's geotechnical consultant geotechnical reports that, without the benefit of a shoreline protection device at the base of the slope to guard against erosional effects, the slope will continue to be geologically unstable. Pursuant to Section 5.7 of the Malibu Geotechnical Guidelines, the Project Geotechnical Consultants must demonstrate in accordance with Section 111 of the Malibu Building Code that the proposed building or grading will not have a negative impact on the geotechnical stability of property outside of the building site. Based on the findings of their investigation, removal of the existing rip-rap revetment will increase the slope instability hazard to the subject site and adjacent properties. Without the implementation of a new engineered shoreline protective device such as a retaining wall, the geotechnical consultant will be unable to demonstrate that the proposed development will not present a hazard to the stability of the subject and adjacent properties in accordance with Malibu Geotechnical Guidelines.

Therefore, the strict application of the code which prohibits the construction of shoreline protection devices for anything other than the protection of a septic system or existing lawful structures would make it infeasible to build a residence and would thus deprive this property of privileges enjoyed by other surrounding properties under identical zoning classification, lot size, shape and topography.

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

The project will meet all applicable building and engineering safety codes and will not be detrimental to the public's interest, safety, health or welfare. The development that is proposed has been reviewed by the City geotechnical staff and will be built to the recommendations made by the project's geotechnical engineer. The project will not be detrimental to other properties or improvements in the same vicinity and zone.

The proposed project has been reviewed and approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Coastal Engineer, City Public Works Department, and the LACFD. The project, as proposed or conditioned, was found to be consistent with applicable City goals and policies.

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

As discussed in Finding C1, granting the variance will not constitute a special privilege to the applicant or property owner because there are special circumstances such as the need to protect surrounding development from the unstable slope on the project site such that strict application of the zoning ordinance would deprive the property owner from developing similarly to other properties within the vicinity and under the same zoning designation.

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

Granting the variance is not contrary to or in conflict with the general purposes or intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. As discussed in Finding C1, granting the requested variance will allow for the development that is consistent with surrounding beachfront development.

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

The subject property does not contain ESHA, therefore, this finding does not apply.

Finding C6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The proposed variance is not associated with stringline standards. Therefore, this finding is not applicable.

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

The requested variance is for relief from a specific development standard and does not authorize a use or activity not otherwise permitted in the SFM zoning district. The requested variance will result in improved on and off-site slope stability and allow the property to be developed similarly to surrounding development.

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

Granting the variance will allow for construction of a retaining wall that will allow for stabilization of a slope on the subject property as recommended by the project geotechnical engineer. Additionally, the project will be required to satisfy all Building and Safety standards in the Building Plan Check process. The subject site is physically suitable for the proposed variance.

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

The proposed project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and the LACFD.

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

The proposed project does not include any reduction or elimination of public parking for access to the beach, public trails or parklands.

D. 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.

E. Native Tree Protection (LIP Chapter 5)

No protected native trees exist within the project area. Therefore, the findings in LIP Chapter 5 do not apply.

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, provides views to or is visible from any scenic area, scenic road or public viewing area. The project site is in the vicinity of the beach, PCH and the California Coastal Trail which is located along shoreline. Since the project is located adjacent to scenic resources, the findings set forth in LIP Section 6.4 are enumerated herein.

Finding F1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

There is no feasible development site location on the proposed project site where development would not have potential to be visible from PCH or the beach. Furthermore, the surrounding development, which is similar in size and scale, is currently visible from PCH and the beach. 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. The proposed design includes the required view corridors to maintain public views from Broad Beach Road pursuant to LIP Section 6.5(E)(2). In addition, the height of the building is below the roadway grade of PCH, thereby allowing for bluewater views over the site. 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 F2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As discussed in Finding F1, as conditioned, the project will not have significant adverse scenic or visual impacts.

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

The project has been conditioned to include limitations on lighting and colors of the materials used to prevent any adverse visual impacts to surrounding areas and properties. As discussed in Finding A3 the project is the least environmentally damaging feasible alternative.

Finding F4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As discussed in Finding F1, the project, as conditioned, will result in a less than significant impact on scenic and visual resources.

Finding F5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding F1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

G. Transfer of Development Credit (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credits applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development. Therefore, the findings in LIP Chapter 7 do not apply.

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by City geotechnical staff, City Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC. With the inclusion of the variance for the construction of the construction of a shoreline protection device, the site will be geologically stable and not pose a threat to surrounding developed properties.

Finding H1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity and the Public Works Department determined the project is not in a flood hazard area. These conclusion are based on review of the following reports prepared by the consulting specialists:

- GeoSystems, Inc. dated May 5, 2015, February 27, 2015, November 3, 2014, October 16, 2013 and June 4, 2008; and
- Pacific Engineering Group dated September 14, 2013.

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. Included in their recommendations is the construction of a retaining wall at the base of the steep slope which occupies the subject property. Retaining walls are permitted development; however, the location of the proposed retaining wall is within the wave uprush zone. Since the retaining wall is within the wave uprush zone, the retaining wall meets the definition of a shoreline protection device. Currently, the toe of the existing slope is protected by a slurry mix and rocks. Without protection that stabilizes the slope, the slope has the potential to fail which would affect the foundations of the neighboring properties as well as the stability of Broad Beach Road. 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, and drainage. The project as designed meets the required factor of safety. Final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of a grading permit.

Fire Hazard

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

Nonetheless, a condition of approval has been included in the resolution which requires that the property owner indemnify and hold the City harmless from hazards associated with wildfire. The project, as conditioned, will incorporate all recommendations of City geotechnical staff, City Public Works Department and the LACFD.

Finding H2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding H1, the project as designed, conditioned, and approved by City geotechnical staff, City Coastal Engineer, and City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to the project design.

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

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

Finding H4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding H1, the project as designed, and conditioned, and approved by City geotechnical staff and City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

Finding H5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding H1, no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of Broad Beach Road and is located along the shoreline. Given the steep topography of the site and the location of the proposed development it will not impact shoreline access along the beach below. 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 I1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The proposed project is located in a developed neighborhood and neighboring properties which are also beachfront, and are developed similarly to the subject property. Given the location of the proposed project on the subject property, the proposed development will not impact the existing lateral access along the shoreline at the rear of the property. Furthermore, the proposed retaining wall that will be located in the wave uprush is set back, under the proposed residence, and is not expected to affect shoreline access. The project complies with LIP Section 10.4(N), in that a vertical retaining wall is preferred over rock revetments. Neighboring properties have seawalls that are mostly in line with the deck stringline. 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 I2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As discussed previously in Finding I1, 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. In accordance with LIP Section 10.4(I) the pile foundation has been designed to elevate the proposed structure above the wave uprush limits and protect the structure from the effects of shoreline erosion.

Finding I3. 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 because the proposed shoreline protection device is set a far landward as possible.

Finding I4. 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 I1, 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 I5. 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 propose a variance to allow for the construction of a retaining wall that will be located in the wave uprush zone. The proposed retaining wall will be sited under the proposed development and is not expected to have adverse impacts on local shoreline sand supply and public access. Various design alternatives were reviewed, however, the current location proposes the wall as far landward as possible while still protecting the neighboring development.

J. Public Access (LIP Chapter 12)

The subject parcel is located between the first road and the sea as it is located on the ocean side of Broad Beach Road. Currently there are existing vertical access ways which provide public access to the beach below located to the east and west of the subject property. Furthermore, there is currently lateral access along the rear of the property. The project meets that LIP's requirement of a ten foot setback from the mean high tide line and is in line with neighboring development. Therefore, complies with the provisions of Chapter 12 and no findings are required.

K. Land Division (LIP Chapter 15)

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

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a) – New Construction and 15303(e) – new construction of accessory structures. The Planning Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: To date, staff has not received any comments on the subject application.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on July 21, 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. 16-73. 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. 16-73
2. Project Plans
3. Department Review Sheets
4. Site Photo
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 14-028, AN APPLICATION FOR THE CONSTRUCTION OF A NEW 7,237 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE, POOL, SPA, AND ROOF DECK ON A BEACHFRONT LOT AND REMOVAL OF AN EXISTING ROCK REVETMENT, INCLUDING, INCLUDING VARIANCE NO. 14-012 FOR CONSTRUCTION ON SLOPES AND VARIANCE NO. 15-013 FOR CONSTRUCTION OF A SHORELINE PROTECTION DEVICE TO ALLOW FOR THE CONTINUED PROTECTION OF AN EXISTING SLOPE AND SURROUNDING PROPERTIES LOCATED IN THE SINGLE-FAMILY MEDIUM DENSITY ZONING DISTRICT AT 31438 BROAD BEACH ROAD (LINGO)

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

SECTION 1. Recitals.

A. On May 5, 2014, an application for Coastal Development Permit (CDP) No. 14-028 and Variance (VAR) Nos. 14-012 and 14-012 was submitted to the Planning Department by applicant, Burdge and Associates, on behalf of the property owner Ben Lingo. The application was routed to the City geotechnical staff, City Environmental Health Administrator, City Coastal Engineer, City Biologist, the City Public Works Department, and the Los Angeles County Fire Department (LACFD) for review.

B. On May 4, 2016, story poles were placed onsite to demonstrate the project mass and bulk.

C. On July 22, 2016, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On July 21, 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 15, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions

of CEQA pursuant to 15303(a) – new construction and 15303(e) – new construction of accessory structures. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to LIP Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below and approves, CDP No. 14-028, an application for the construction of a new 7,237 square foot single-family residence with attached garage, pool, spa, and roof deck on a beachfront lot, including Variance (VAR) No. 14-012 for construction on slopes and removal of the existing rock revetment VAR No. 15-013 for construction of a shoreline protection device to allow for the continued protection of an existing slope and surrounding properties located in the Single-Family Medium Density (SFM) zoning district at 31438 Broad Beach Road.

The project is consistent with the LCP's zoning, grading, cultural resources, and water quality requirements. With the inclusion of the proposed variances, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. The project has been reviewed for conformance with the LCP by Planning Department staff, the City Biologist, City Environmental Health Administrator, City Coastal Engineer, 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 with the inclusion of the two variances, as conditioned, conforms to the LCP in that it meets all applicable residential development standards.

2. The project is located on the ocean side of Pacific Coast Highway (PCH) along Broad Beach Road and the site does not provide or have the ability to provide for vertical public access to the beach. Currently there is wet-sand lateral beach access, and that access will remain as part of the proposed project. The California Coastal Trail is located along shoreline at the rear of the property and no development will take place in the area of the trail.

3. Evidence in the record demonstrates that as conditioned, the project will not result in adverse environmental impacts. There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

B. Variance for Construction on Slopes in Excess of 2½ to 1 (LIP Section 13.26)

1. The property is characterized by a steep slope that descends from Broad Beach Road to the beach below. In order to develop a driveway, access stairs, and a home on the site, development is required to take place on the slope which occupies the site. In addition, properties in the immediate vicinity are similarly developed with single-family residences with driveways and retaining walls on the steep slopes which descends towards the beach below. Due to the topography of the project site, strict application of the zoning ordinance deprives the subject property of

privileges enjoyed by other properties in the vicinity and under the same zoning designation.

2. The project will meet all applicable building and engineering safety codes and will not be detrimental to the public's interest, safety, health or welfare. The development that is proposed to be on the steep slopes has been reviewed by the City geotechnical staff and will be built to the recommendations for the pile foundation made by the project's Geotechnical Engineer. The project will not be detrimental to other properties or improvements in the same vicinity and zone. The proposed project has been reviewed and approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Coastal Engineer, City Public Works Department, and the LACFD. The project, as proposed or conditioned, was found to be consistent with applicable City goals and policies.

3. Granting of the variance will not constitute a special privilege to the applicant or property owner because there are special circumstances on the project site such that strict application of the zoning ordinance would deprive the property owner from developing similarly to other properties within the vicinity and under the same zoning designation.

4. Granting the variance is not contrary to or in conflict with the general purposes or intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. The requested variance will allow for the development that is consistent with surrounding beachfront development.

5. The requested variance is for relief from a specific development standard and does not authorize a use or activity not otherwise permitted in the SFM zoning district. The requested variance is for construction of a driveway, access stairs, and a home on slopes in excess of 2½ to 1 in order to accommodate a new single-family residence on the project site.

6. Granting the variance will allow construction of a driveway, access stairs, and a home on a slope steeper than 2½ to 1 as recommended by the project Geotechnical Engineer. Additionally, the project will be required to satisfy all Building and Safety standards in the Building Plan Check process. The subject site is physically suitable for the proposed variance.

7. The proposed project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and the LACFD.

C. Variance for Construction of a Shoreline Protection Device (LIP Section 13.26)

1. The subject property is a rectangular shaped parcel that contains a steep slope from the public street on the northern side to the ocean and beach below. While the new residence will not be vulnerable to this hazard because of its pile foundation, adjacent properties will be. It has been demonstrated by project's geotechnical consultant geotechnical reports that, without the benefit of a shoreline protection device at the base of the slope to guard against erosional effects, the slope will continue to be geologically unstable. Pursuant to Section 5.7 of the Malibu Geotechnical Guidelines, the Project Geotechnical Consultants must demonstrate in accordance with Section 111 of the Malibu Building Code that the proposed building or grading will not have a negative impact on the geotechnical stability of property outside of the building site. Based on the findings of their

investigation, removal of the existing rip-rap revetment will increase the slope instability hazard to the subject site and adjacent properties. Without the implementation of a new engineered shoreline protective device such as a retaining wall, the geotechnical consultant will be unable to demonstrate that the proposed development will not present a hazard to the stability of the subject and adjacent properties in accordance with Malibu Geotechnical Guidelines.

Therefore, the strict application of the code which prohibits the construction of shoreline protection devices for anything other than the protection of a septic system or existing lawful structures would make it infeasible to build a residence and would thus deprive this property of privileges enjoyed by other surrounding properties under identical zoning classification, lot size, shape and topography.

2. The project will meet all applicable building and engineering safety codes and will not be detrimental to the public's interest, safety, health or welfare. The development that is proposed has been reviewed by the City geotechnical staff and will be built to the recommendations made by the project's geotechnical engineer. The project will not be detrimental to other properties or improvements in the same vicinity and zone. The proposed project has been reviewed and approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Coastal Engineer, City Public Works Department, and the LACFD. The project, as proposed or conditioned, was found to be consistent with applicable City goals and policies.

3. Granting of the variance will not constitute a special privilege to the applicant or property owner because there are special circumstances such as the need to protect surrounding development from the unstable slope on the project site such that strict application of the zoning ordinance would deprive the property owner from developing similarly to other properties within the vicinity and under the same zoning designation.

4. Granting the variance is not contrary to or in conflict with the general purposes or intent of the zoning provisions nor contrary to or in conflict with the goals, objectives and policies of the LCP. The requested variance will allow for the development that is consistent with surrounding beachfront development.

5. The requested variance is for relief from a specific development standard and does not authorize a use or activity not otherwise permitted in the SFM zoning district. The requested variance will result in improved on and off-site slope stability and allow the property to be developed similarly to surrounding development.

6. Granting the variance will allow construction of a driveway, access stairs, and a home on the subject property as recommended by the project geotechnical engineer. Additionally, the project will be required to satisfy all Building and Safety standards in the Building Plan Check process. The subject site is physically suitable for the proposed variance.

7. The proposed project will comply with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and the LACFD.

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

1. There is no feasible development site location on the proposed project site where development would not have potential to be visible from PCH or the beach. Furthermore, the surrounding development, which is similar in size and scale, is currently visible from PCH and the beach. 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. The proposed design includes the required view corridors to maintain public views from Broad Beach Road pursuant to LIP Section 6.5(E)(2). In addition, the height of the building is below the roadway grade of PCH, thereby allowing for bluewater views over the site. 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.

E. Hazards (LIP Chapter 9)

1. City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity and the Public Works Department determined the project is not in a flood hazard area. The submitted geotechnical 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. Included in their recommendations is the construction of a retaining wall at the base of the steep slope which occupies the subject property. Retaining walls are permitted development; however, the location of the proposed retaining wall is within the wave uprush zone. Since the retaining wall is within the wave uprush zone, the retaining wall meets the definition of a shoreline protection device. Currently, the toe of the existing slope is protected by a slurry mix and rocks. Without protection that stabilizes the slope, the slope has the potential to fail which would affect the foundations of the neighboring properties as well as the stability of Broad Beach Road. 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, and drainage. The project as designed meets the required factor of safety. Final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of a grading permit.

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. The remedial grading that is included as part of the proposed project will result in improved geological stability for the site as well as surrounding properties.

5. No adverse impacts to sensitive resources are expected.

F. Shoreline and Bluff Development (LIP Chapter 10)

1. The project site is located on the ocean side of Broad Beach Road and is located along the shoreline. Given the topography of the site and the location of the proposed development it will not impact shoreline access along the beach below. The property does contain a steep slope, however, the neighboring properties are developed and contain the same type of steep slope. The proposed project is located in a developed neighborhood and neighboring properties which are also beachfront, and are developed similarly to the subject property. Given the location of the proposed project on the subject property, the proposed development will not impact the existing lateral access along the shoreline at the rear of the property. Furthermore, the proposed retaining wall that will be located in the wave uprush is set back, under the proposed residence, and is not expected to affect shoreline access. The project complies with LIP Section 10.4(N), in that a vertical retaining wall is preferred over rock revetments. Neighboring properties have seawalls that are mostly in line with the deck stringline. 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 because the proposed shoreline protection device is set a far landward as possible.

4. The project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

5. The proposed project does propose a variance to allow for the construction of a retaining wall that will be located in the wave uprush zone. The proposed retaining wall will be sited under the proposed development and is not expected to have adverse impacts on local shoreline sand supply and public access. Various design alternatives were reviewed, however the current location proposes the wall as far landward as possible while still protecting the neighboring development.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 14-028 and VAR Nos. 14-012 and 15-013, 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. Removal of the existing rock revetment;
    b. Construction of a new 7,237 square foot two-story single-family residence that includes an attached two car garage;
    c. Pool and spa;
    d. Pool and spa equipment vault;
    e. Permeable driveway;
    f. Trash enclosure;
    g. Rear yard deck and roof deck;
    h. Retaining walls;
    i. Pile supported foundation;
    j. Fences and gates;
    k. Planter areas for small plants and shrubs;
    l. External staircases;
    m. VAR No. 14-012 to allow for construction on slopes steeper than 2½ to 1; and
    n. VAR No. 15-013 to allow for construction of a retaining wall which protects neighboring properties from the onsite geological slope instability, and serves as a shoreline protection device where there is no onsite wastewater treatment system.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **March 11, 2015**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the August 15, 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 Coastal Engineer, 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.

13. The applicant shall secure all necessary permits from the Los Angeles County Department of Beaches and Harbors and the Army Corp if applicable.

Cultural Resources

14. 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.

15. 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

16. 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.

17. 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

18. 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.

19. 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.

20. 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.

21. 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 (BMP);
b. Source Control BMPs;
c. Treatment Control BMPs;
d. Drainage improvements;
e. Methods for onsite percolation, site re-vegeation 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

Street Improvements

25. The project proposes to construct improvements 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 form the Public Works Department for the proposed work.

26. 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 form the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inches 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.

27. Several private improvements are located within the City 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. Prior to Public Works approval of the grading or building permit, the applicant shall obtain encroachment permits for the removal of the private improvements within the City right of way.

Construction/Framing

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

29. 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.

30. 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.

31. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation, recommended finished floor elevation and elevation of Broad Beach Road, and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and the Planning Department for review and sign off on framing.

32. 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

33. 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.

34. Night lighting for sports courts or other private recreational facilities shall be prohibited.

35. 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.

36. 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

37. 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.

38. 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.

Biology/Landscaping

39. No new landscaping is proposed with this project; therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height or an area of 2,500 square feet or more, a detailed landscaping plan shall be submitted for review and approval prior to any planting.

Water Quality/ Water Service

40. 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.

41. The applicant shall obtain all required approvals and permits from the Los Angeles County Department of Public Works for the approval of the sewer connection.

Shoreline Protection

42. All construction debris shall be removed from the beach daily and at the completion of development.

43. No stockpiling of dirt or construction materials shall occur on the beach.

44. Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work.

45. The applicant shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.

46. No machinery shall be placed, stored or otherwise located in the intertidal zone at any time, unless necessary for protection of life and/or property.

47. Construction equipment shall not be cleaned on the beach.

Deed Restrictions

48. 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.

49. 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.

50. 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.

View Corridor

51. Pursuant to LIP Section 6.5(E)(1)(e) and in order to ensure the protection of scenic and visual resources, the project is conditioned as follows:

    a. Structures shall extend no higher than the road grade of PCH adjacent to the project site.
    b. Fences shall be located away from the road edge and fences or walls shall be no higher than adjacent road grade of PCH, with the exception of fences that are composed of visually permeable design and material.
    c. The project site shall be landscaped with native vegetation types that have a maximum growth height at maturity and are located such that landscaping will not extend above PCH road grade.
    d. Existing vegetation shall be removed, or trimmed and maintained in perpetuity so as not to extend above the adjacent road elevation of PCH.

52. Pursuant to LIP Section 6.5(E)(2)(e) and in order to ensure the protection of scenic and visual resources, the applicant is required to maintain:

    a. A view corridor a minimum of 5 feet wide adjacent to the western and eastern property lines extending the length of the property.
    b. No portion of any structure shall extend into the view corridor above the elevation of the adjacent street.
    c. Any fencing across the view corridor shall be permanently maintained as visually permeable. Tinted or frosted glass, and louvered or slatted screen fences are not permitted.
    d. Any landscaping in this area shall include only low-growing species that will not obscure or block bluewater views.
    e. If at any time the property owner allows the view corridor to become impaired or blocked, it would constitute a violation of the coastal development permit and the Coastal Act and be subject to all civil and criminal remedies.

Prior to Occupancy

53. 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.

54. 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.

55. 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

56. This coastal development permit shall run with the land and bind all future owners of the property.

57. 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 15th day of August 2016.

JOHN MAZZA, 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. 16-73 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 15th day of August 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

LINGO RESIDENCE

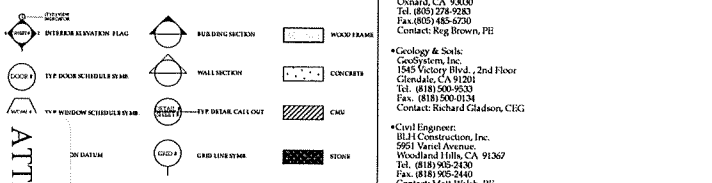
MALIBU, CA

MARCH, 2015

ABBREVIATIONS

ADDITIONAL	ADDL	JOINT	JT
ADJUSTABLE	ADJ		
ABOVE FINISHED FLOOR	A.F.F.	MANUFACTURE	MFR
ABOVE RAISED FLOOR	A.R.F.	MANUFACTURERS	MFRS
AIR CONDITIONING	A/C	MATERIAL	MATL
ALTERNATE	ALT	MAXIMUM	MAX
ARCHITECT (GRAL)	ARCH	MECHANICAL	MECH
AREA DRAIN	A.D.	METAL	MTL
		MINIMUM	MIN
BLOCKING	BLKG.	MISCELLANEOUS	MISC.
BOARD	BD.		
BUILDING	BLDG.	NORTH	N
		NOT IN CONTRACT	NIC
CABINET	CAB	NOT TO SCALE	NTS
CEILING	CLG.	NUMBER	NO. OR #
CENTER	CTR.		
CENTER LINE	C.L.	ON CENTER	O.C.
CERAMIC TILE	C.T.	OUTSIDE DIAMETER	O.D.
CLEAR	CLR.	OPENING	OPG.
CONCRETE	CONC		
CONCRETE MASONRY UNIT	C.M.U.	PAIR	PR.
CONSTRUCTION	CONST.	PERFORATE(ED)	PERF
CONTINUOUS	CONT.	PIECE/PIECES	PC./PCS.
CONTROL JOINT	C.J.	PLANTER AREA	P.A.
DIAMETER	DIA.	QUANTITY	QTY.
DIMENSION	DIM.		
DOUBLE	DBL.	RADIUS	RAD
DOUBLE HUNG	D.H.	REFERENCE	REF.
DOWN	DN.	REFRIGERATOR	REFRIG.
DRAWING	DWG.	REINFORCE/REINFORCING	REINF
		REQUIRED	REQ
ELECTRIC	ELECT	RETURN AIR	R.A.
ELECTRIC PANEL	ELECT PNL.	ROUGH OPENING	R.O.
ELEVATOR	ELEV.		
ENCLOSURE	ENCL.	SHEET	SHT
ENGINEER	ENGR.	SIMILAR	SIM.
EQUAL	EQ.	SOUTH	S
EQUIPMENT	EQUIP.	SMOKE DETECTOR	S.D.
EXISTING	EXIST.	SPEAKER	SPKR.
EXTRUDE OR EXTRUSION	EXTR.	SPECIFICATIONS	SPECS.
		SPRINKLER HEAD	S.H.
FABRICATE(D)	FAB.	SQUARE	SQ
FINISH	FIN.	STAINLESS STEEL	S.S.
FIXTURE	FIXT.	STANDARD	STD
FLOOR	FL.	STEEL	STL.
FLUORESCENT	FLUOR.	STRUCTURAL	STRUCT
FOOT	FT.		
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEPHONE	TEL
FURNISH(ED)	FURN	TELEVISION	TV
FURNING	FUR.	TEMPORARY	TEMP
		TONGUE AND GROOVE	T & G
GALVANIZED	GALV	TYPICAL	TYP
GAUGE	GA		
GROUND	GRND	UNLESS OTHERWISE NOTED	U.O.N.
GYPSUM BOARD	GYP BD		
		VERTICAL	VERT
HEIGHT	HT	VINYL COMPOSITION TILE	V.C.T.
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.	WITH	W/
HOT WATER	H.W.	WITHOUT	W/O
		WOOD	WD
INSIDE DIAMETER	I.D.		

SYMBOL LEGEND



APPLICABLE CODES

- 2014 County of Los Angeles Building Code
- 2014 County of Los Angeles Mechanical Code
- 2014 County of Los Angeles Plumbing Code
- 2014 County of Los Angeles Electrical Code
- 2013 California Energy Code
- 2013 California Residential Code
- 2013 Residential Building Energy Efficiency Standards

•APPLICABLE CODES:
- 2013 CALIFORNIA BUILDING CODE (RESIDENTIAL, PLUMBING, MECHANICAL AND ELECTRICAL CODES) / 2014 L.A. COUNTY BUILDING CODE & 2014 L.A. COUNTY AMENDMENTS TO THE 2014 CALIFORNIA CODES LISTED ABOVE.

DEFERRED SUBMITTAL

PROJECT TEAM

•Architect:
Douglas W. Burdge, A.I.A.
Burdge & Associates Architects, Inc.
21235 Pacific Coast Hwy
Malibu, CA 90265
Tel. (310) 456-5905
Fax. (310) 456-2467

•Surveyor:
Pearson Land Surveying
4229 Kingfisher Rd.,
Calabasas, CA 91302
Tel. (818) 591-8709
Fax: (818) 591-
Contact: Larry Pearson, L.S.

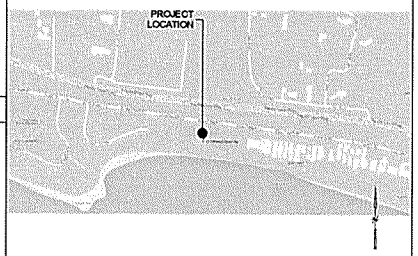
•Coastal Engineer:
Pacific Engineering Group, Inc.
3500 E. Camino Ave., Ste 250
Oxnard, CA 93030
Tel. (805) 278-9283
Fax (805) 485-6730
Contact: Reg Brown, PE

•Geology & Soils:
GeoSystem, Inc.
1545 Victory Blvd. , 2nd Floor
Glendale, CA 91201
Tel. (818) 500-9533
Fax. (818) 500-0134
Contact: Richard Gladson, CEG

•Civil Engineer:
BLH Construction, Inc.
5951 Varel Avenue.
Woodland Hills, CA 91367
Tel. (818) 905-2430
Fax. (818) 905-2440
Contact: Matt Walsh, PE

•Structural Engineer:
LC Engineering Group, Inc.
889 Pierce Court, Ste 101.,
Thousand Oaks, CA 91360
Tel. (818) 991-7148
Fax. (818) 991-5942
Contact: Leonard Liston, PE

VICINITY MAP



PROJECT DATA

•PROJECT ADDRESS: 31438 Broad Beach Road, Malibu CA 90265

•A.P.N.: 4470-017-065

•LEGAL DESCR.: See Survey

•LCP Zoning designation: SFM (Single Family Residence - Medium)

•OWNER: Ben Lingo
4963 Summit View Drive.
Westlake Village, CA 91362

•APPLICANT: Burge & Associates, Architects
21235 Pacific Coast Highway
Malibu, CA 90265

•VERTICAL DATUM: NAVD 88

•OCCUPANCY GROUP: R-3/U

•TYPE OF CONSTRUCTION: VB

•NUMBER OF STORIES: 2

•FIRE ZONE: VHFHSZ

•SPRINKLERS: YES (Sprinklers required per LACo. Fire Department Requirement)

•SEWAGE: PUBLIC (no OSWWTS required)

•SCOPE OF WORK:
- Proposed Two-Story, Beach front, Single Family Residence w/ Attached Garage;
- New Swimming Pool w/ Attached Spa on the first floor beach side and Equipment Vault below deck.
- New 5' wide stairs on each side of the house for Fire Dept walkable access.

NO NEW LANDSCAPE IS PROPOSED WITH THIS PROJECT

DISCRETIONARY REQUESTS:
Variance for construction on slope steeper then 2.5:1 to 1:1

AREA TABULATION

•LOT INFO.:

Area:
Gross: 7,210 Sq.Ft. (0.165 Acres) Net: N/A

Width/Depth:
Width: 50'
Depth: 145.93' (East), 143.50' (West)

Setbacks:	Required	Proposed
Front:	Average side neighbors's min. setbacks) 11-6 1/2"	11-6 1/2"
Side:	5'	5'
Side:	5'	5'
Rear:	Building and Deck stringlines Also see Wave uprush report by PEG.	

Required and Proposed Parking spaces:
Enclosed: Two (2)
Unenclosed: Two (2)
Total : Four (4) Parking Spaces

PROPOSED SQUARE FOOTAGE TABULATION:

Ocean side:
First Floor..... 1,454 Sq.Ft.
Second Floor..... 1,654 Sq.Ft.
Total Ocean side 3,108 Sq.Ft.

Street side:
First Floor..... 1,667 Sq.Ft.
Mezzanine at First Floor .... 449 Sq.Ft.
Second Floor..... 932 Sq.Ft.
Attached Garage..... 430 Sq.Ft.
Mezzanine at Second Floor .... 176 Sq.Ft.
Total Street side 3,654 Sq.Ft.

Unenclosed covered areas with projection over 6':
Covered Decks ..... 475 Sq.Ft.

T.D.S.F Grand total..... 7,237 Sq.Ft.

PROPOSED IMPERMEABLE COVERAGE:
House footprint..... 3,136 Sq.Ft.
Deck & Patio ..... 280 Sq.Ft.
Fire Department access..... 1,101 Sq.Ft.
Misc Hardscape..... 77 Sq.Ft.

TOTAL..... 4,590 Sq.Ft.

PROPOSED PERMEABLE COVERAGE:
Driveway pavers..... 605 Sq.Ft.
Pool/Spa area..... 266 Sq.Ft.

TOTAL..... 941 Sq.Ft.

MAX. IMPERMEABLE COVERAGE: NOT APPLICABLE

MAX. TDSF: NOT APPLICABLE

2/3RD RULE: NOT APPLICABLE

SHEET INDEX

GENERAL

T-1.1 COVER SHEET/ PROJECT INDEX
T-1.2 SITE SURVEY

ARCHITECTURAL

A-0.1 SITE PLAN
A-0.2 PARTIAL SITE PLAN
A-1.1 PRELIMINARY FOUNDATION PLAN
A-1.2 FIRST FLOOR PLAN - OCEAN SIDE
A-1.3 SECOND FLOOR PLAN - OCEAN SIDE
A-1.4 FIRST FLOOR PLAN - STREET SIDE
A-1.5 MEZZANINE FLOOR
A-1.6 SECOND FLOOR PLAN - STREET SIDE
A-1.7 LOFT FLOOR PLAN ABOVE GARAGE
A-1.8 ROOF PLAN
A-2.1 PROPOSED SOUTH AND NORTH ELEVATIONS
A-2.2 PROPOSED EAST ELEVATION
A-2.3 PROPOSED WEST ELEVATION
A-3.1 PROPOSED A-A SECTION
A-3.2 PROPOSED B-B SECTION

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-14688
EXP 11/30/15
STATE OF CALIFORNIA

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 SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO	DATE	ISSUE
	5/5/2014	CDP Initial Submittal
	3/27/2015	Transmittal to CSLC

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

21250 PACIFIC COAST HWY
MALIBU, CA 90265
TEL. 310 456 5905

480 WASHINGTON AVE.
SUITE 204 C
RED BANK, NJ 07701
TEL. 908-450-3028

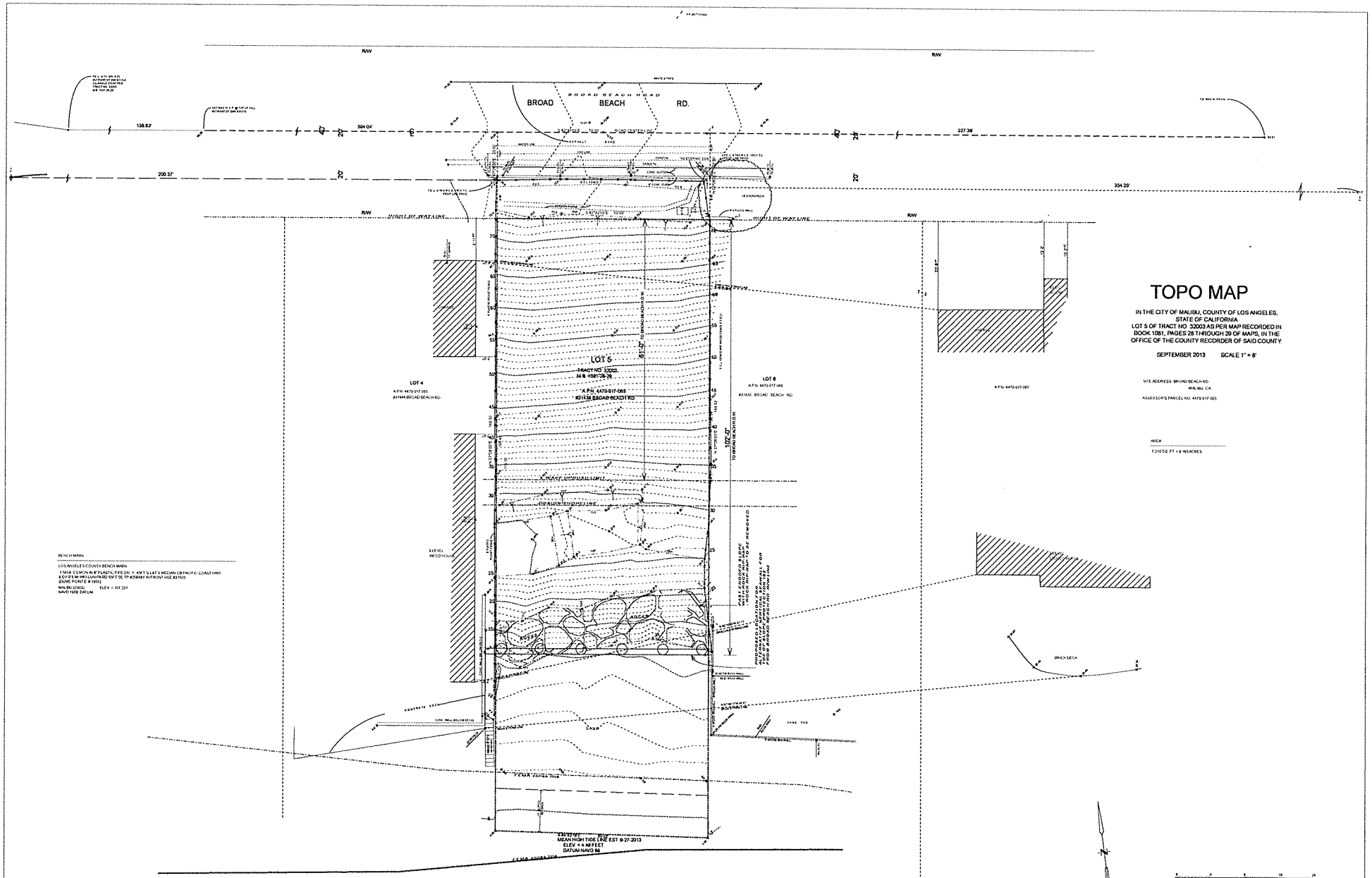
DESCRIPTION:

COVER SHEET/ PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date 3/11/15
SCALE	
DRAWN BY	D.W.B., K.T., A.M.

ATTACHMENT 2



TOPO MAP

IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
LOT 5 OF TRACT NO 32003 AS PER MAP RECORDED IN BOOK 1051, PAGES 28 THROUGH 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SEPTEMBER 2013 SCALE 1" = 8'

SITE ADDRESS: BROAD BEACH RD
MALIBU, CA

ASSESSOR'S PARCEL NO: 4470-017-005

AREA
7,210.50 FT = 0.165 ACRES

BENCH MARK

LOS ANGELES COUNTY BENCH MARK
7-5618 COMMON IN REPLASTIC PIPE ON 1" 45°/ S L&T S MEDIAN OF PACIFIC COAST HWY
& 0'/ 0 S W W/ U/N PAVED SP T DE TP #254487 IN FRONT HSE #31500
(SOME POINTS # 19102)
MALIBU (2002)
NAVD 1988 DATUM ELEV = 107.231

NOTE 1: PROJECT STRUCTURAL ENGINEER TO INCORPORATE WAVE UPRUSH STUDY AND COSTAL ENGINEERING DESIGN PARAMETERS AND WAVE FORCES INTO THE STRUCTURAL DESIGN OF THE RESIDENCE, FOUNDATION, RETAINING WALLS AND POOL. SEE REPORT BY PACIFIC ENGINEERING GROUP (P.E.G.) DATED 9-14-2013 AND 2-27-2014.

NOTE 2: ENTIRE HOUSE, RETAINING WALLS, POOL/SPA, DECKS AND LOWER EXTERIOR STAIRS TO BE SUPPORTED ON CONCRETE PILE FOUNDATION. BEACH ACCESS STAIRS BELOW EL. +21.0' TO BE REMOVABLE AND RETRACTABLE.

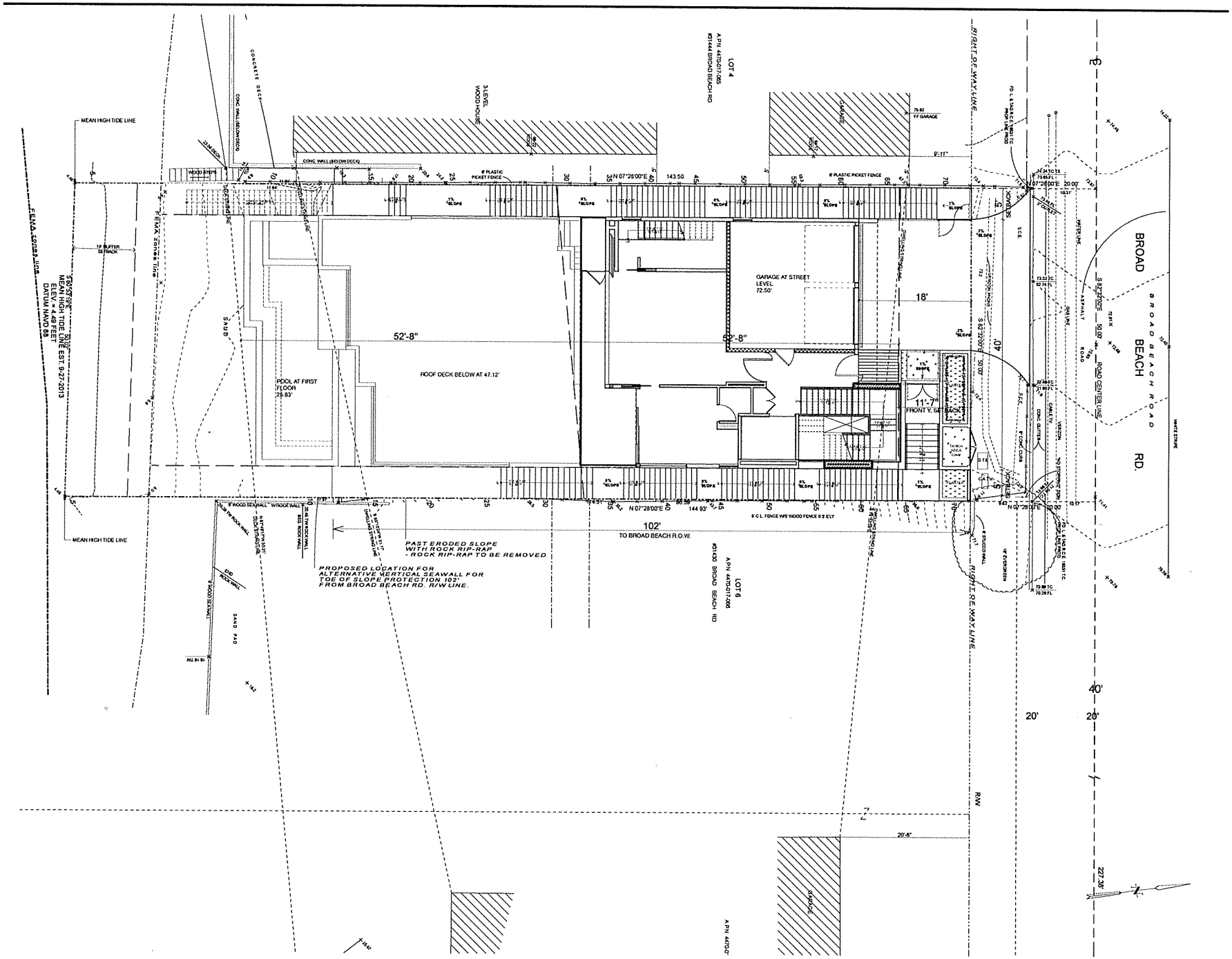
NOTE 3: ALL ELEVATIONS ARE BASED ON NAVD 88'

GRAPHIC SCALE 1"=8'

CO_LETTINGS

LARRY PEARSON - LAND SURVEYOR L.S. 4469
4234 INGFISHER ROAD CALABASAS, CALIF 91302
PHONE (818) 591 8769

APPROVED BY
DATE
L.S. 4469
W.O. 13-6205



LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16889
EXP 11/30/15
STATE OF CALIFORNIA

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. ERRORS FRAUD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO	DATE	ISSUE
	5/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

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

21550 PACIFIC COAST HWY
MALIBU, CA 90265
TEL. 310-456-5656

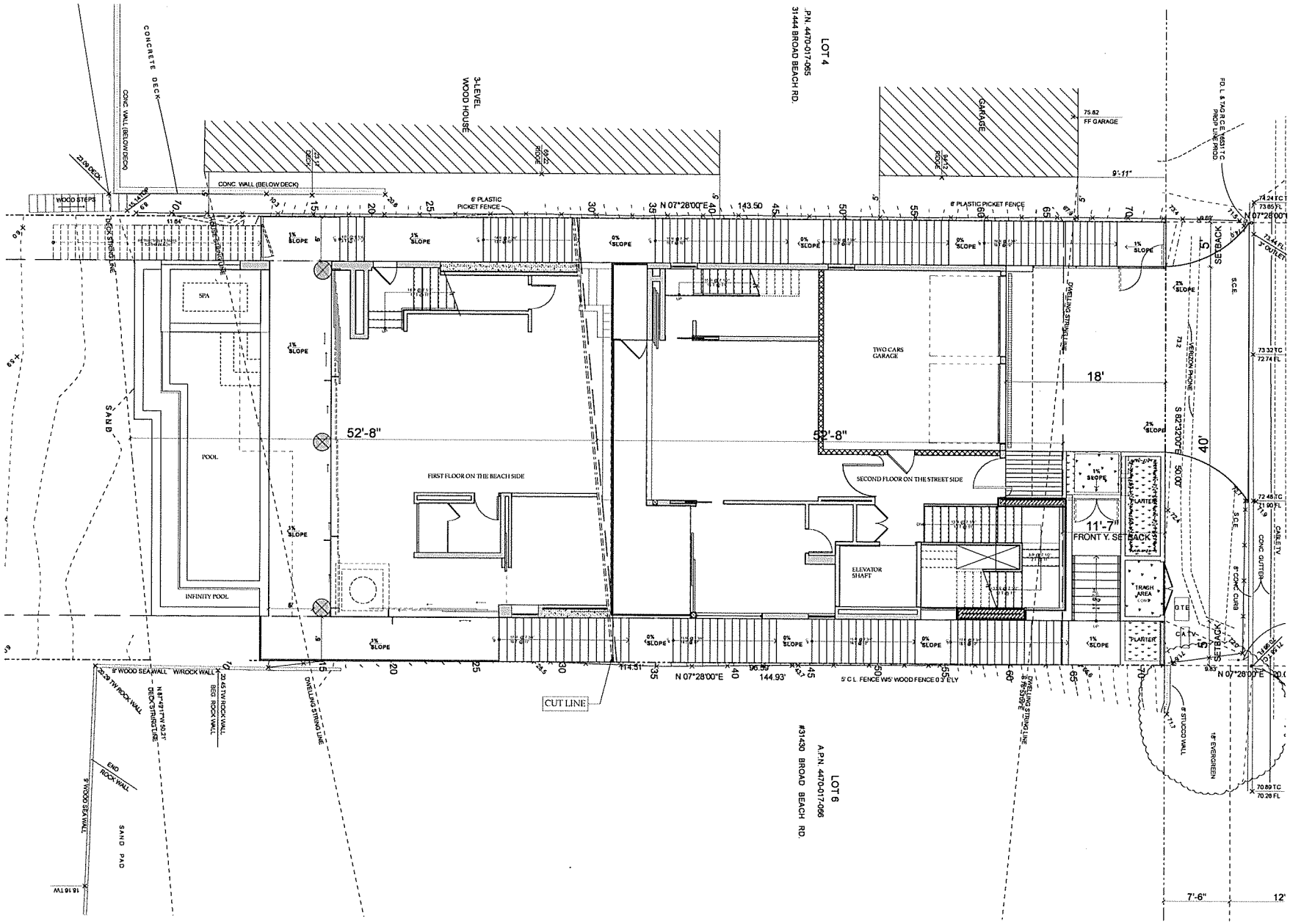
4180 WASHINGTON AVE.
SUITE 200 C
IDAHO FALLS, ID 83402
TEL. 208-406-3028

DESCRIPTION:

SITE PLAN

DRAWING NO.
A-0.1

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/31/15
SCALE	3/16"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.



LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-14888
EXP 11/30/15
STATE OF CALIFORNIA

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. UNCERTAINCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO	DATE	ISSUE
	9/5/2014	CDP Initial Submittal
	3/3/2015	Transmittal to CSLC

BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21355 PACIFIC COAST HWY
MALIBU, CA 90265
TEL. 310 456 5806
480 WASHINGTON AVE.
SUITE 204 C
RETONDO BEACH
TEL. 310 435 3208

DESCRIPTION:

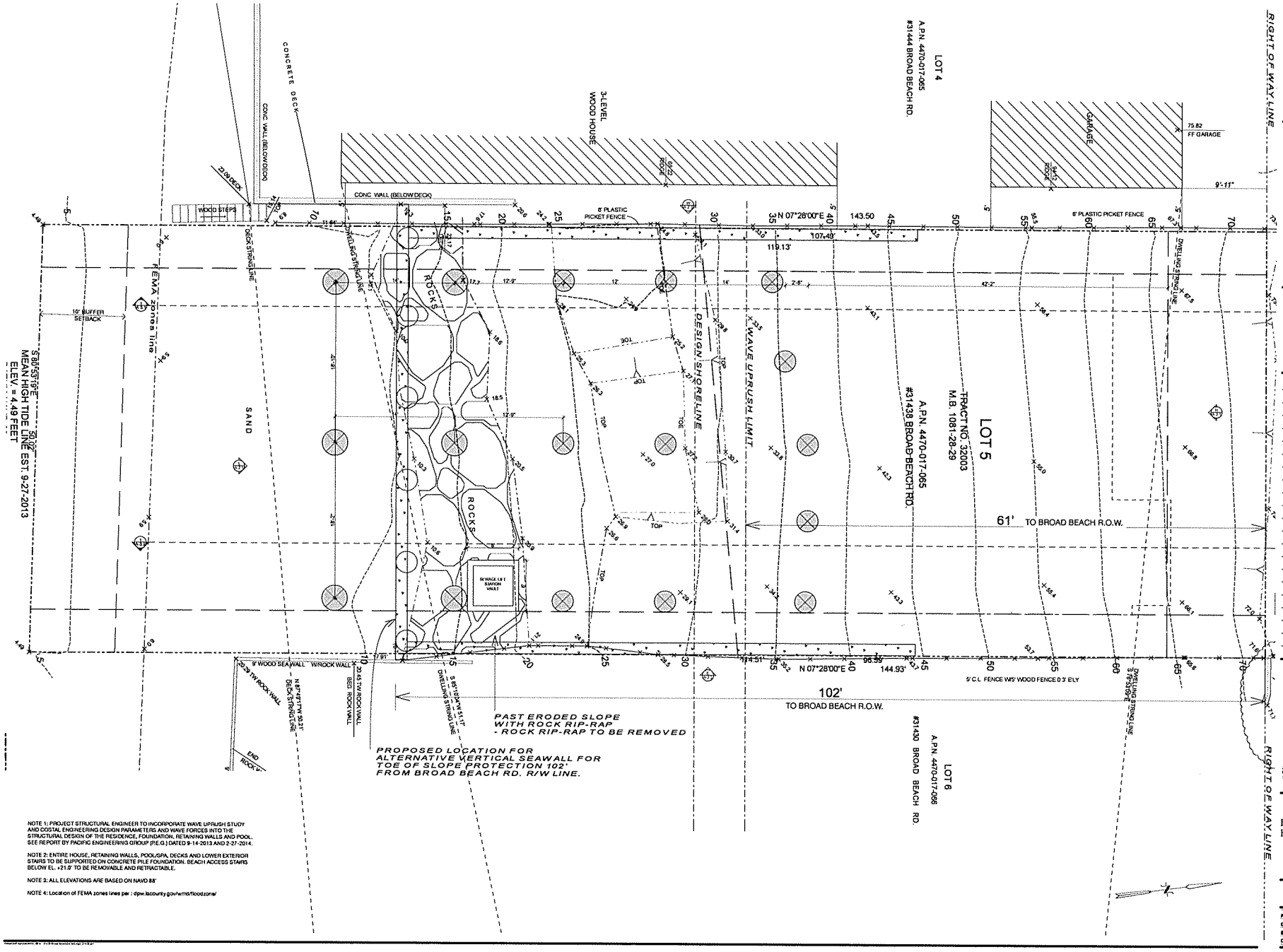
PARTIAL SITE PLAN

DRAWING NO.
A-0.2

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265



NOTE 1: PROJECT STRUCTURAL ENGINEER TO INCORPORATE WAVE UPRUSH STUDY AND COSTAL ENGINEERING DESIGN PARAMETERS AND WAVE FORCES INTO THE STRUCTURAL DESIGN OF THE REGIDENCE, FOUNDATION, RETAINING WALLS AND POOL. SEE REPORT BY PACIFIC ENGINEERING GROUP (P.E.G.) DATED 9-14-2013 AND 2-27-2014.

NOTE 2: ENTIRE HOUSE, RETAINING WALLS, POOL/SPA, DECKS AND LOWER EXTERIOR STAIRS TO BE SUPPORTED ON CONCRETE PILE FOUNDATION. BEACH ACCESS STAIRS BELOW EL. +21.0' TO BE REMOVABLE AND RETRACTABLE.

NOTE 3: ALL ELEVATIONS ARE BASED ON NAVD 88'

NOTE 4: Location of FEMA zones lines per : dpw.lacounty.gov/wmd/floodzone/

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16888
EXP. 11/30/15
STATE OF CALIFORNIA

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
	5/15/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

BURDGE & Associates
ARCHITECTS
MALIBU SUNVALLEY
WWW.BUAIA.COM
21250 PACIFIC COAST HWY
MALIBU, CA 90265
TEL 310-456-5656
486 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL 208-726-3398

DESCRIPTION:

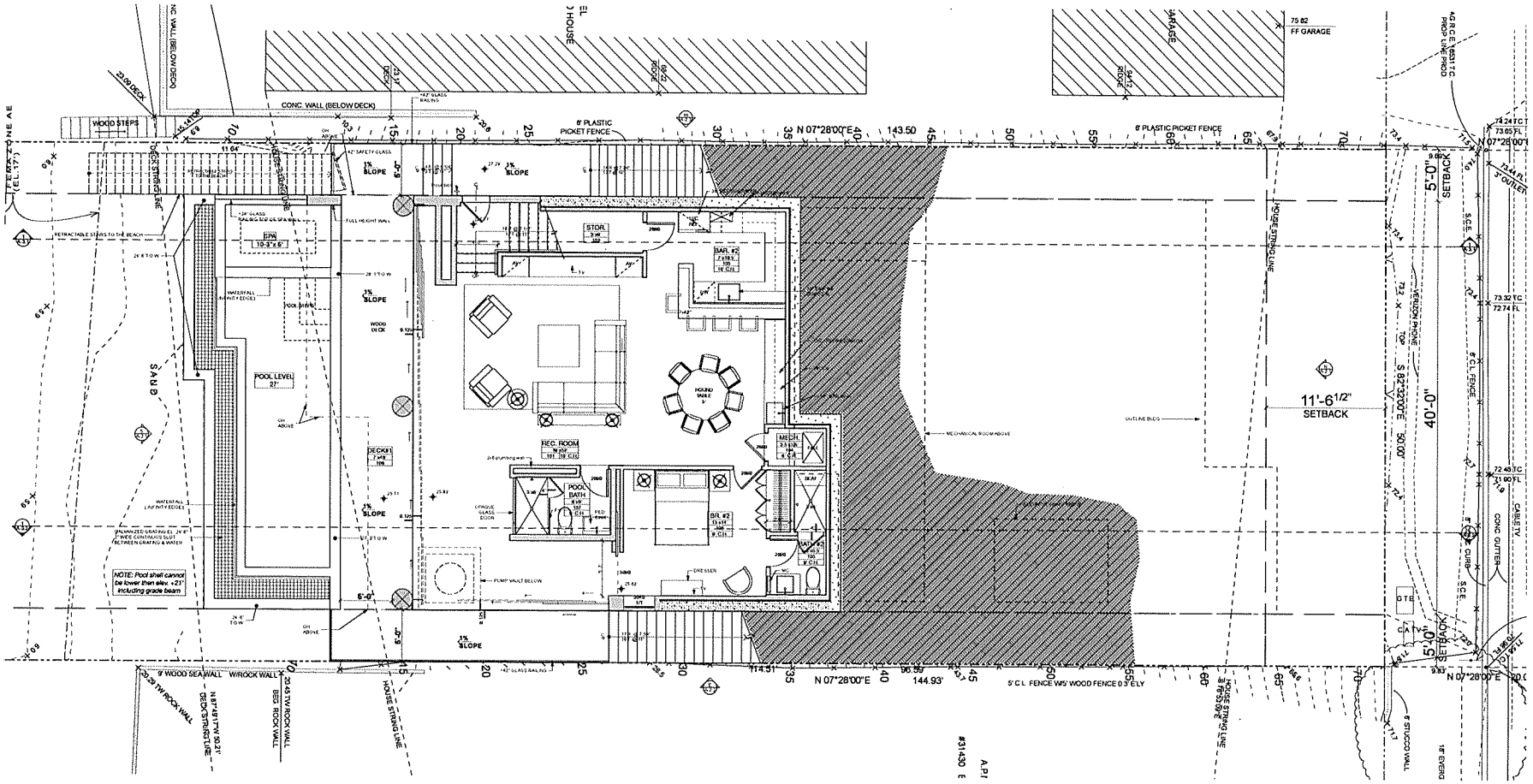
PRELIMINARY FOUNDATION PLAN

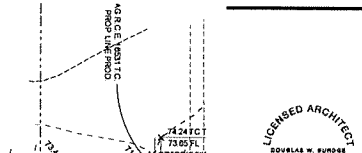
DRAWING NO.
A-1.1

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'0"
DRAWN BY	D.W.B., K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH 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
	5/5/2004	CDP Initial Submittal
	3/7/2005	Transmittal to CSLC

BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21250 PACIFIC COAST HWY. MALIBU, CA 90265 TEL. 310-456-5656
400 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL. 208-726-3268

DESCRIPTION:

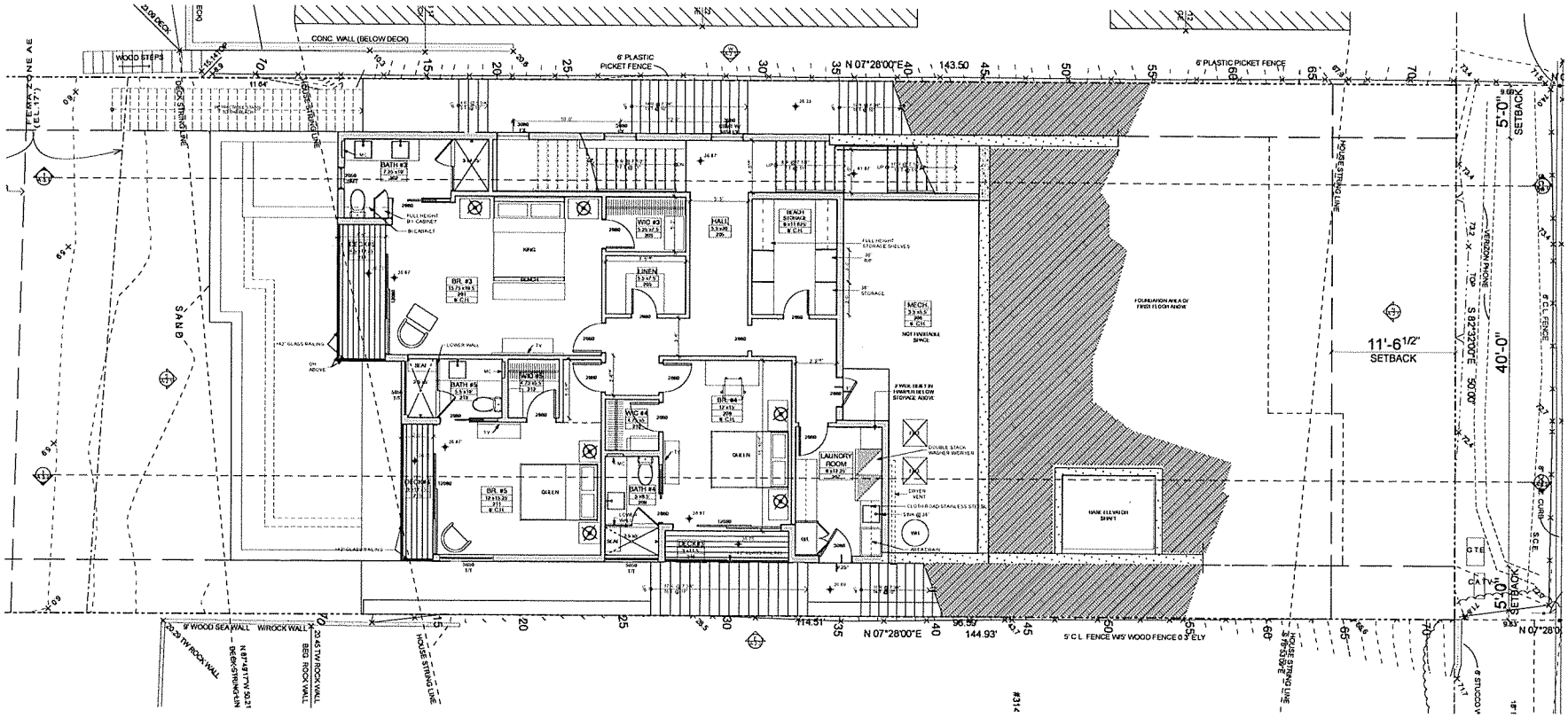
FIRST FLOOR PLAN - OCEAN SIDE

DRAWING NO.
A-1.2

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date 3/10/15
SCALE	1/4"=1'-0"
DRAWN BY	DWB, KT, AM

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265



LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16888
EXP 11/30/15
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/27/2015	Transmittal to CSLC

BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21350 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5656
496 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-450-3098

DESCRIPTION:

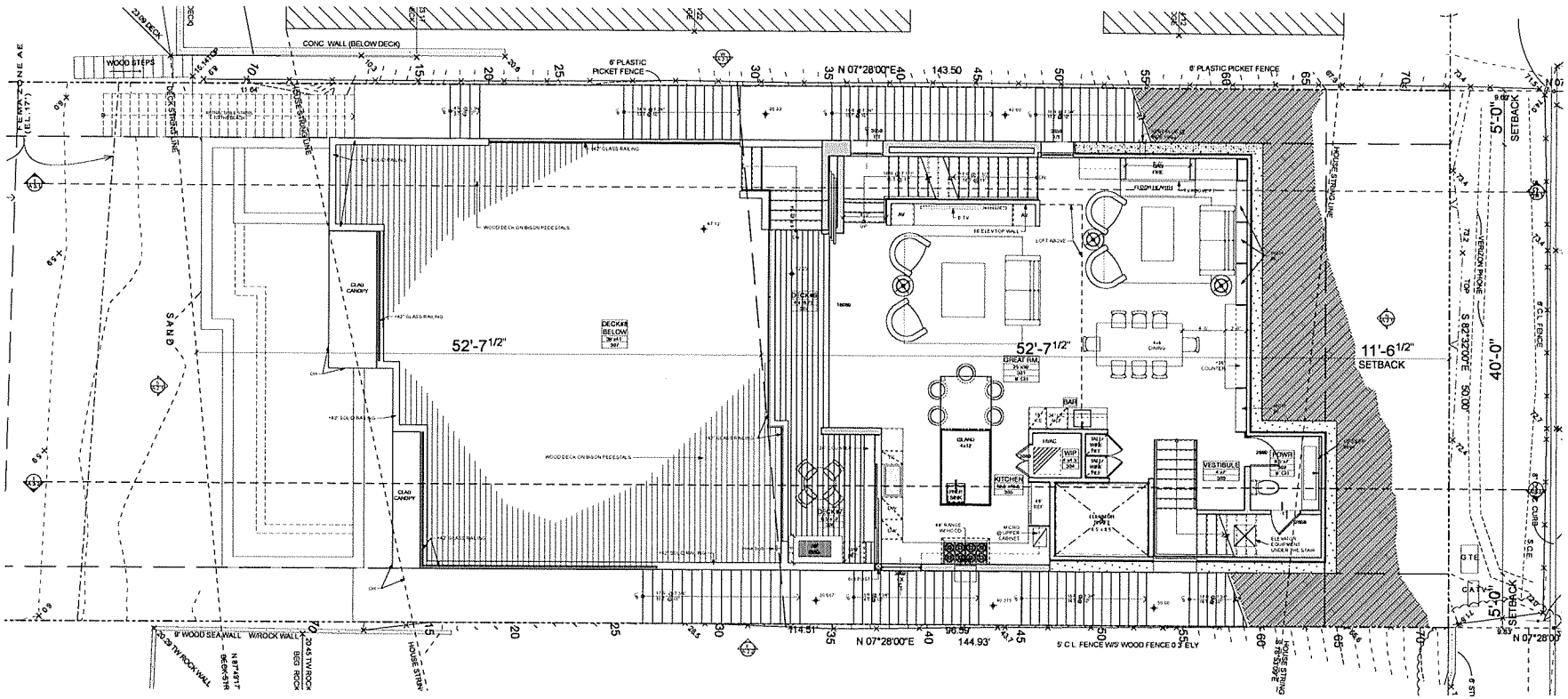
SECOND FLOOR PLAN - OCEAN SIDE

DRAWING NO.
A-1.3

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	DWB, K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH 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
	9/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
23306 PACIFIC COAST HWY MALIBU, CA 90265 TEL 310 456 2489
400 WASHINGTON AVE. SUITE 204 C RED BLUFF, CA 96080 TEL 208-480-3208

DESCRIPTION:

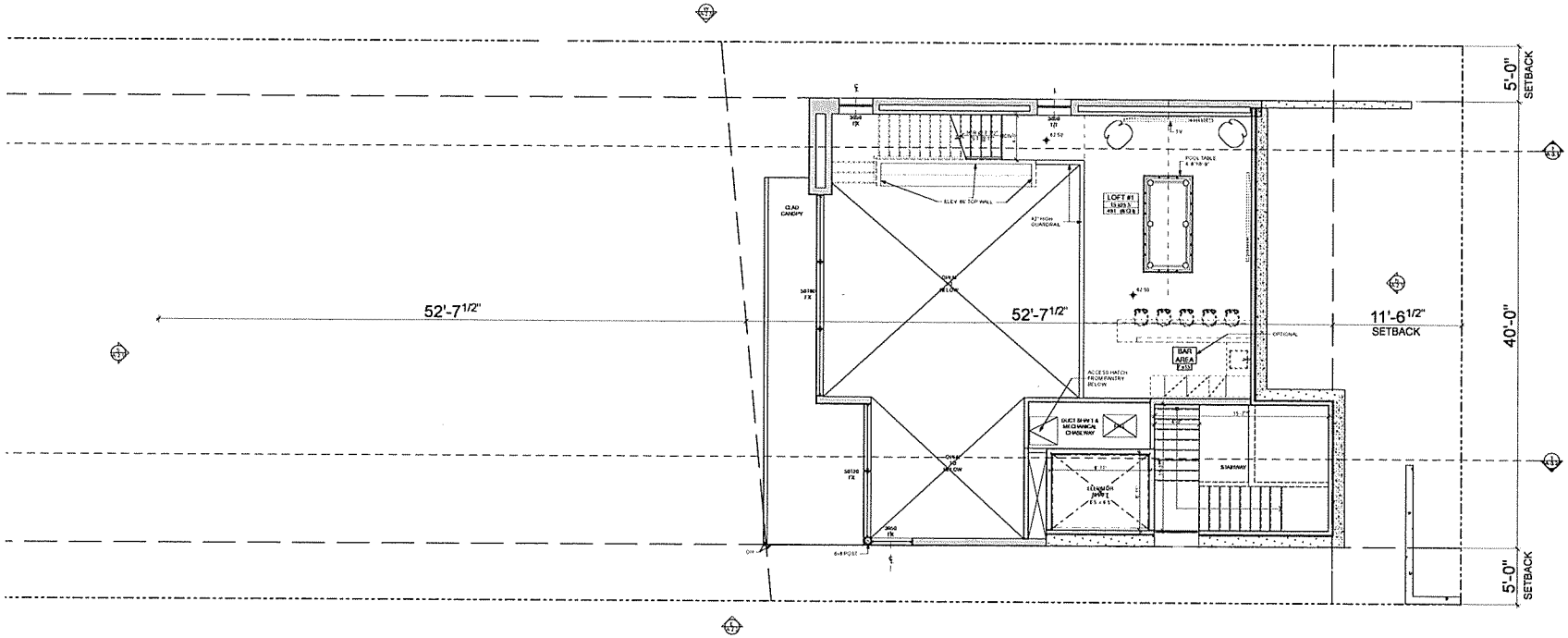
FIRST FLOOR PLAN - STREET SIDE

DRAWING NO.
A-1.4

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265



LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18000
EXP 11/30/15
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

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

21656 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5806

486 WASHINGTON AVE.
SUITE 204 C
RETCHEN, ID 83843
TEL: 208-495-3228

DESCRIPTION:

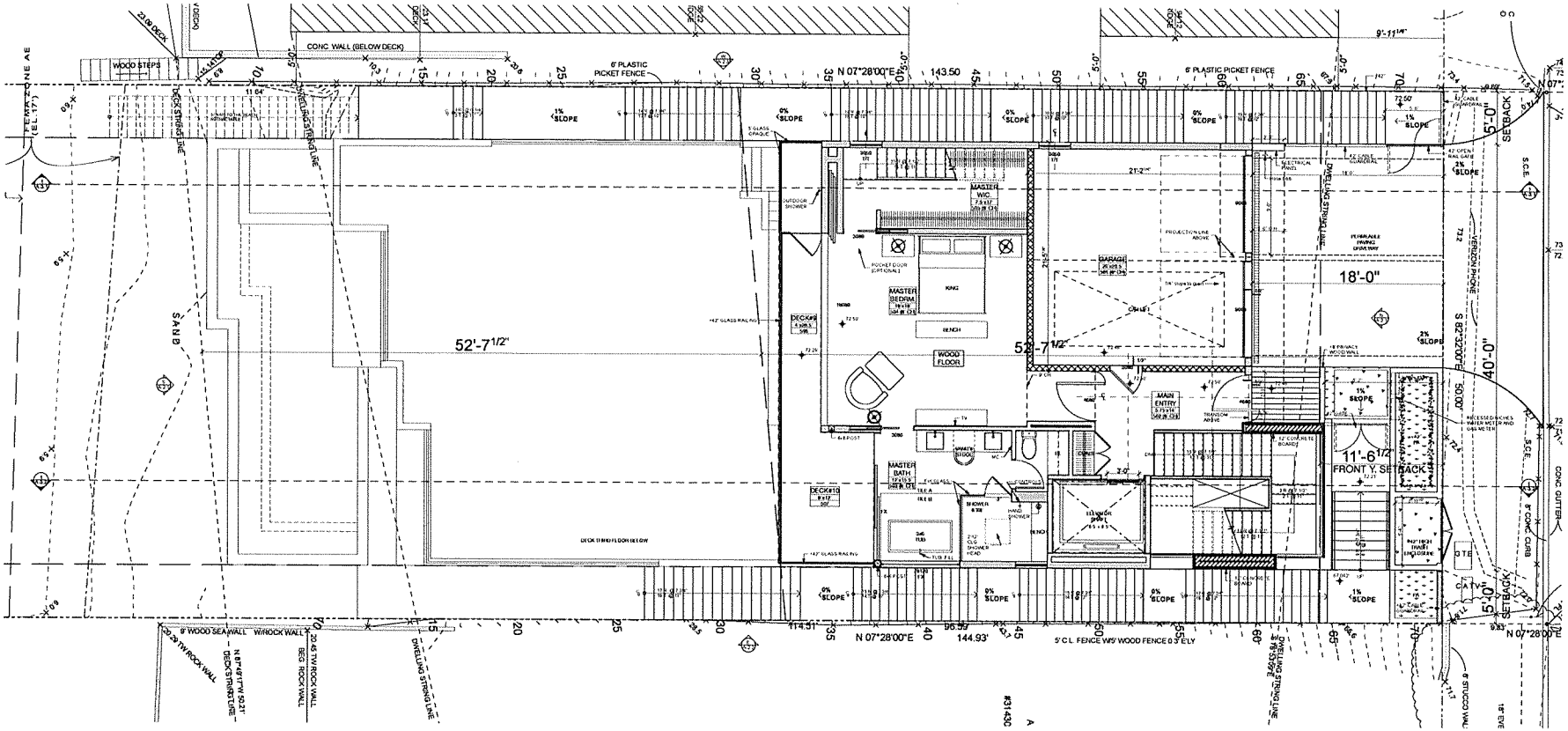
MEZZANINE FLOOR

DRAWING NO.
A-1.5

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265



LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16889
EXP. 11/30/15
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	2/2/2015	Transmittal to CSLC

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

31350 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL: 310-456-5600

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-480-3098

DESCRIPTION:

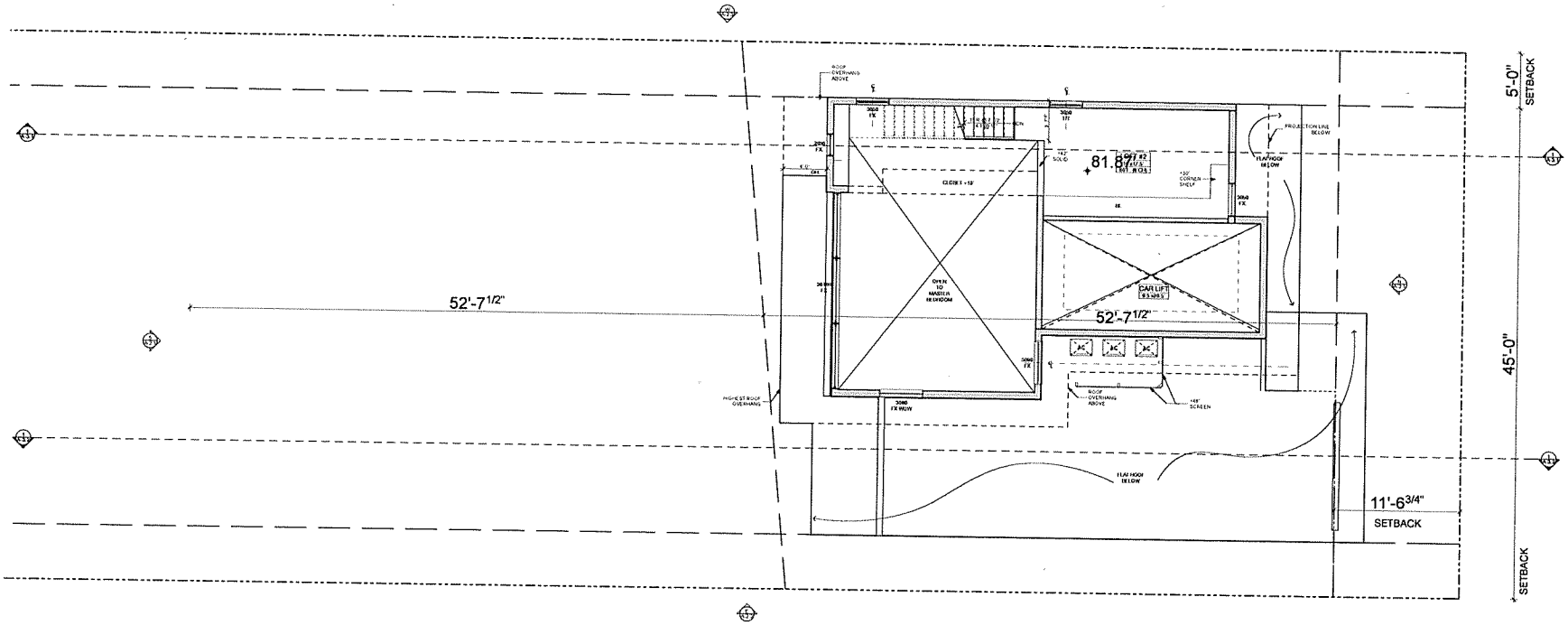
SECOND FLOOR PLAN - STREET SIDE

DRAWING NO.
A-1.6

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265



LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18888
EXP. 11/30/20
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

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

31250 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5890

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL. 208-726-5328

DESCRIPTION:

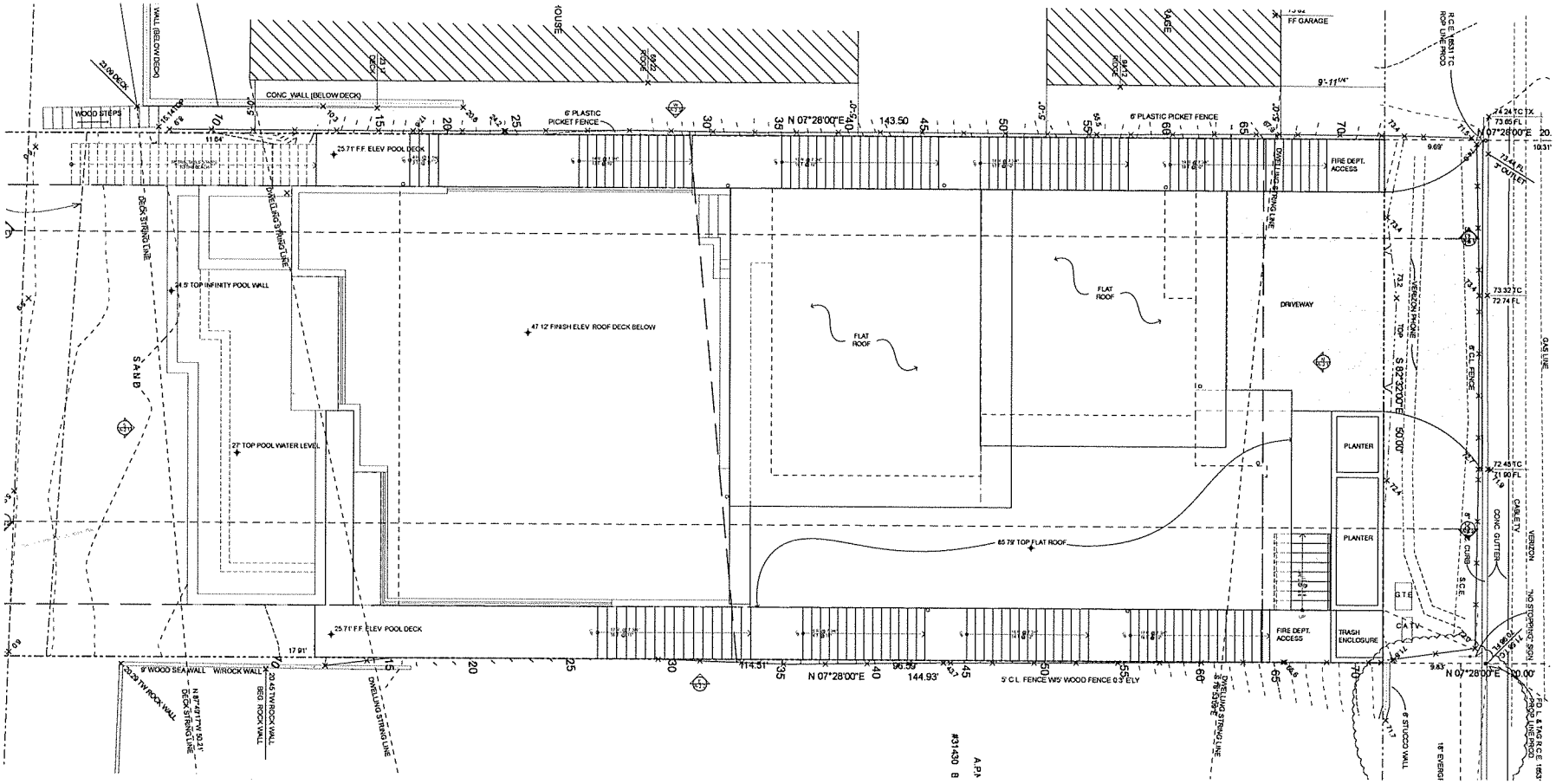
LOFT FLOOR PLAN
ABOVE GARAGE

DRAWING NO.
A-1.7

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265



LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16880
EXP 11/30/15
STATE OF CALIFORNIA

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. ERROR FINDS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO	DATE	ISSUE
	5/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

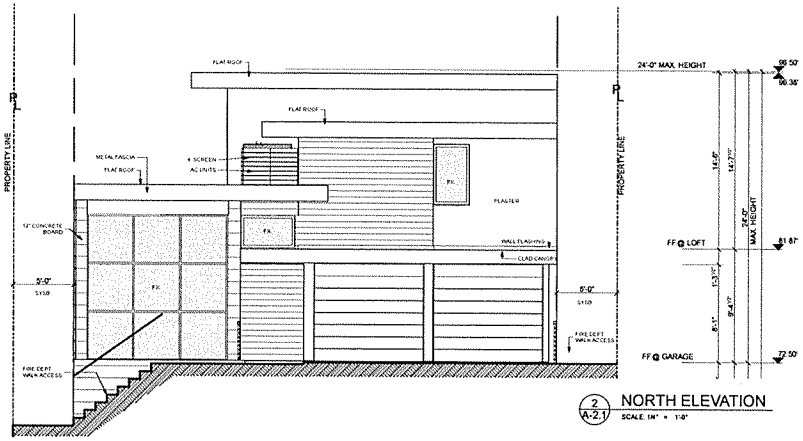
BURDGE & Associates ARCHITECTS
MALIBU SUNVALLEY
WWW.BUAIA.COM
21050 PACIFIC COAST HWY. MALIBU, CA 90265 TEL. 310-456-5496
480 WASHINGTON AVE. SUITE 204 C SLTO CABO, CA 90049 TEL. 208-496-3296

DESCRIPTION:

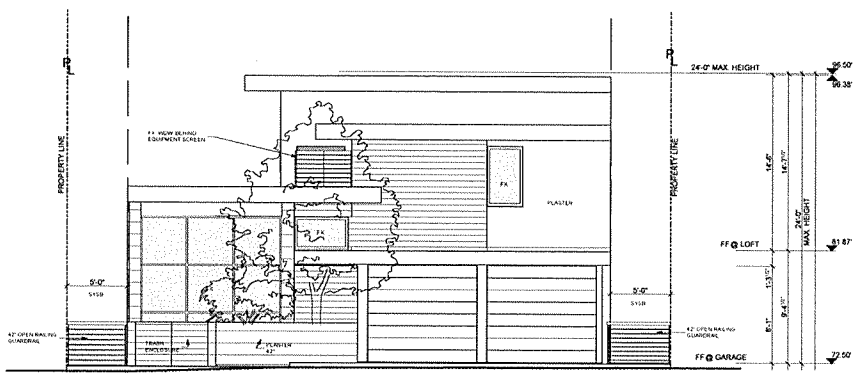
ROOF PLAN

DRAWING NO.
A-1.8

PROJECT	REN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	DW B., K.T., A.M.

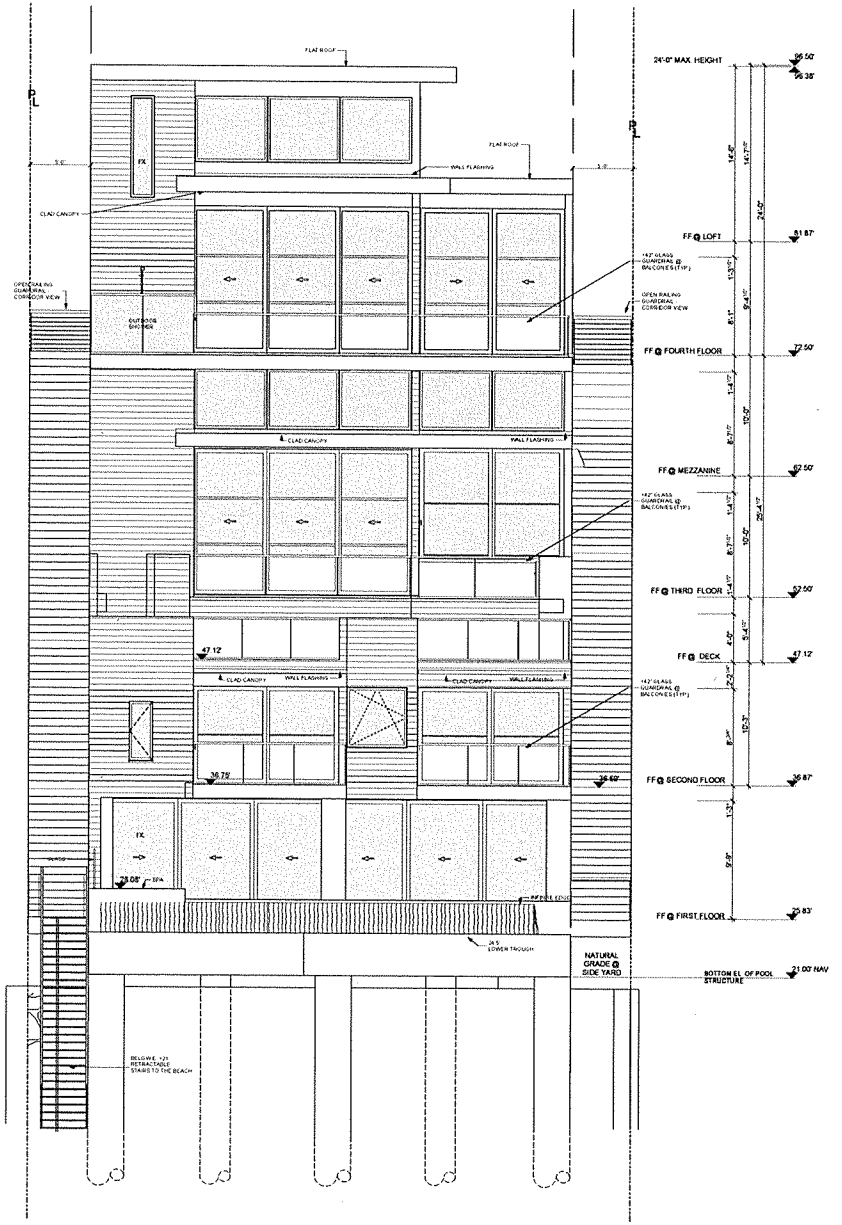


2 A-2.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-2.1 STREET VIEW
SCALE: 1/4" = 1'-0"

NOTE 1: ALL ELEVATIONS ARE BASED ON NAVD 1988



1 A-2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18889
EXP. 11/30/15
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

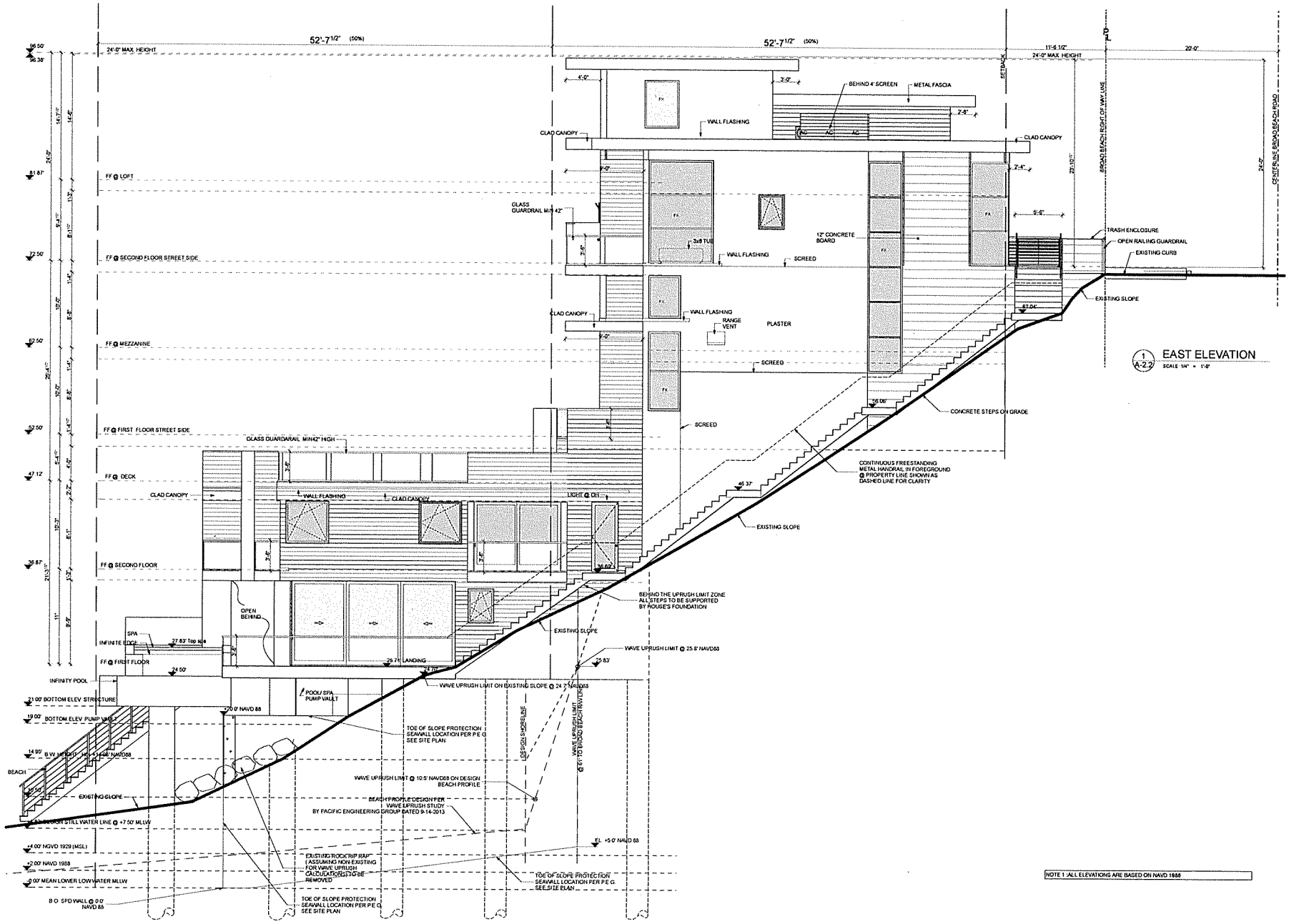
BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
21265 PACIFIC COAST HWY
MALIBU, CA 90265
TEL. 310 456 5656
490 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL. 208 726 3278

DESCRIPTION:

PROPOSED SOUTH AND NORTH ELEVATIONS

DRAWING NO.
A-2.1

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	DWB, K.T., A.M.



1 A-2.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16889
EXP 11/30/20
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/7/2015	Transmittal to CSLC

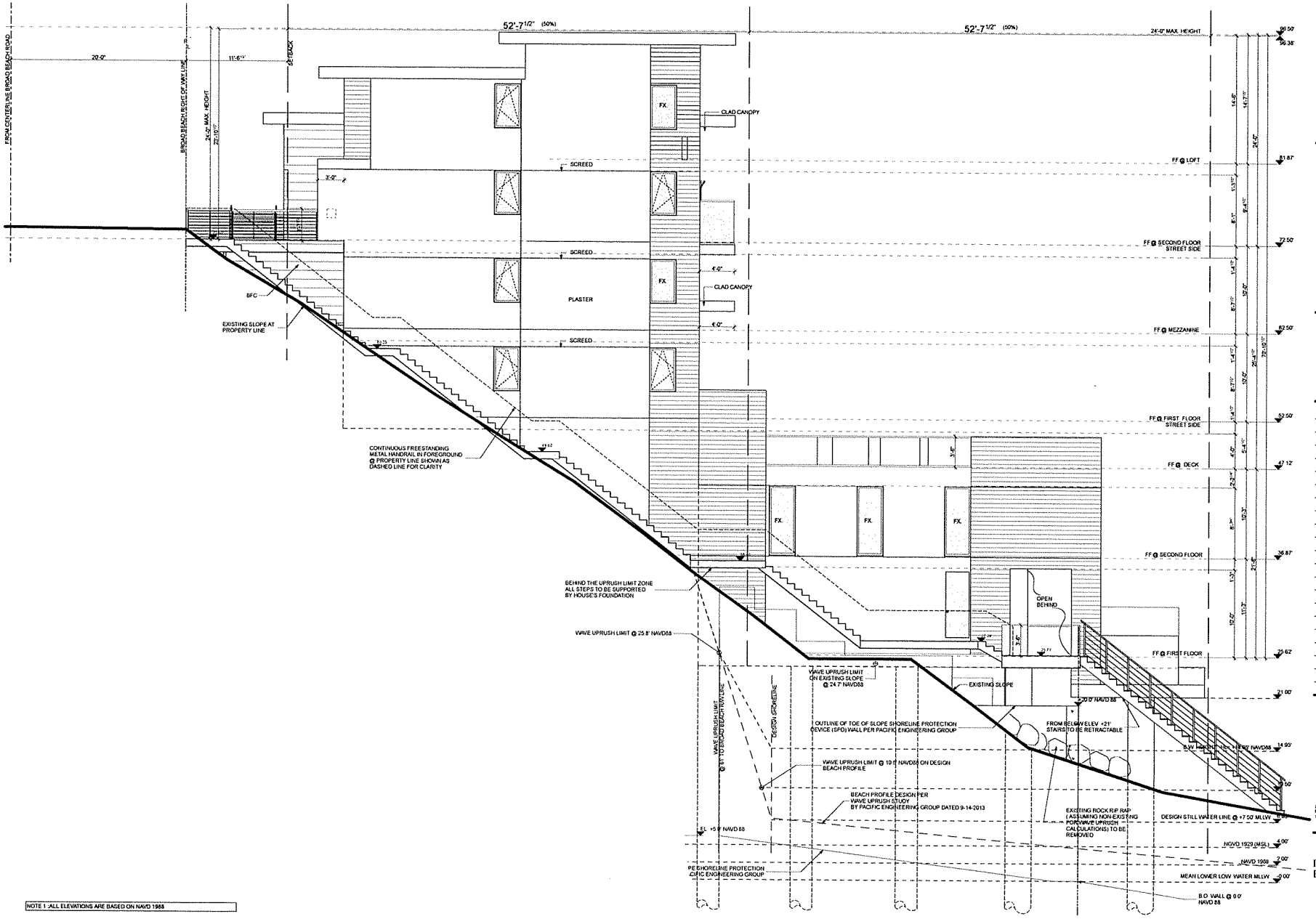
BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM
31326 PACIFIC COAST HWY. MALIBU, CA 90265 TEL. 310-456-2660
480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL. 208-490-3208

DESCRIPTION:

PROPOSED EAST ELEVATION

DRAWING NO. A-2.2

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	DW.R., K.T., A.M.



NOTE 1: ALL ELEVATIONS ARE BASED ON NAVD 1988

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-18888
EXP. 11/30/15
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/27/2015	Transmittal to CSLC

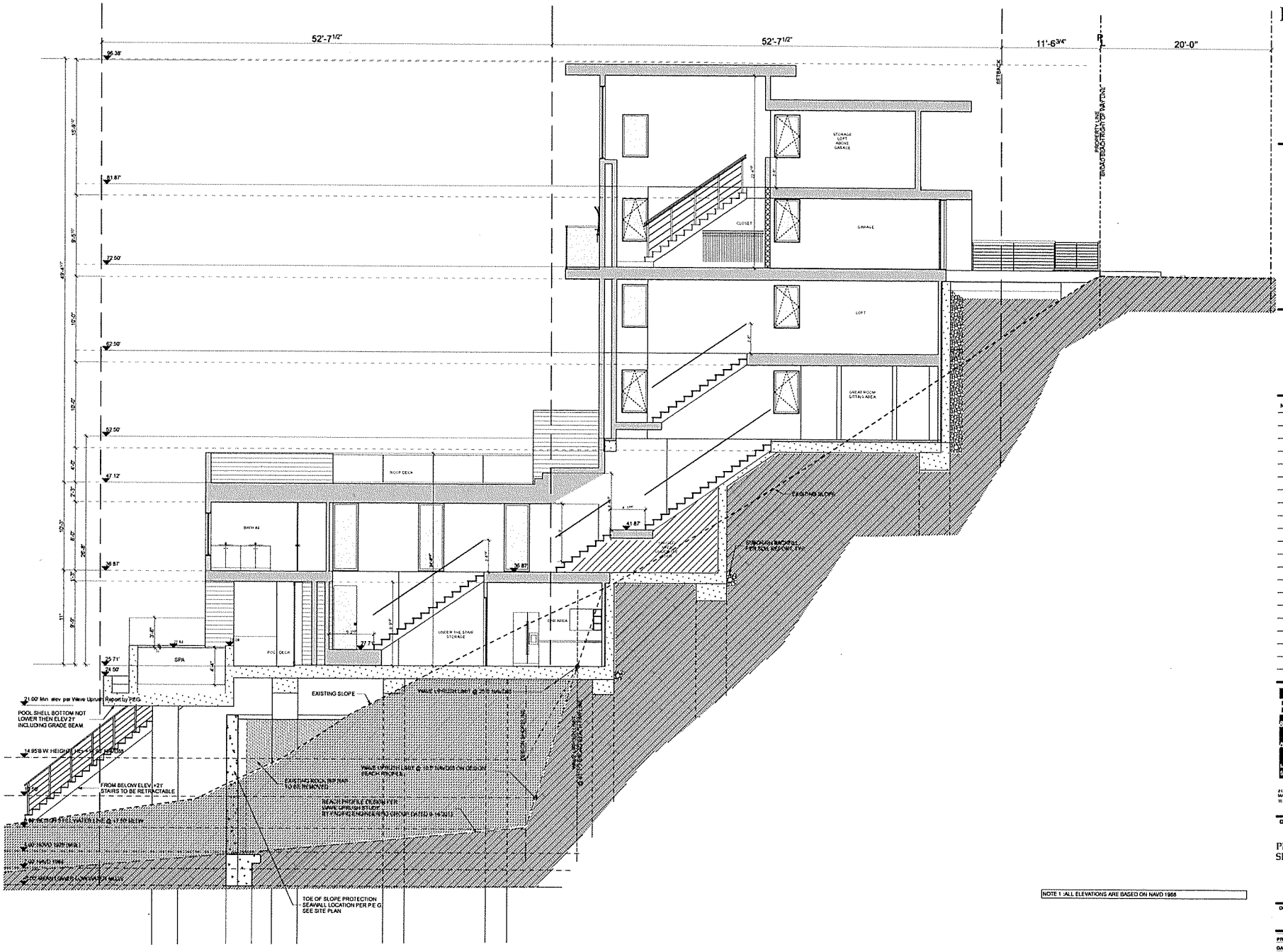
BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BURDGE.COM
31536 PACIFIC COAST HWY MALIBU, CA 90265 TEL. 310-456-5656
4340 VIAN WESTON AVE. SUITE 204 C ACTON, CA 93510 TEL. 208-456-3208

DESCRIPTION:

PROPOSED WEST ELEVATION

DRAWING NO.
A-2.3

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	DWB, K.T., A.M.



NOTE 1 :ALL ELEVATIONS ARE BASED ON NAVD 1988

LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16889
EXP 11/30/15
STATE OF CALIFORNIA

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
	5/5/2014	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

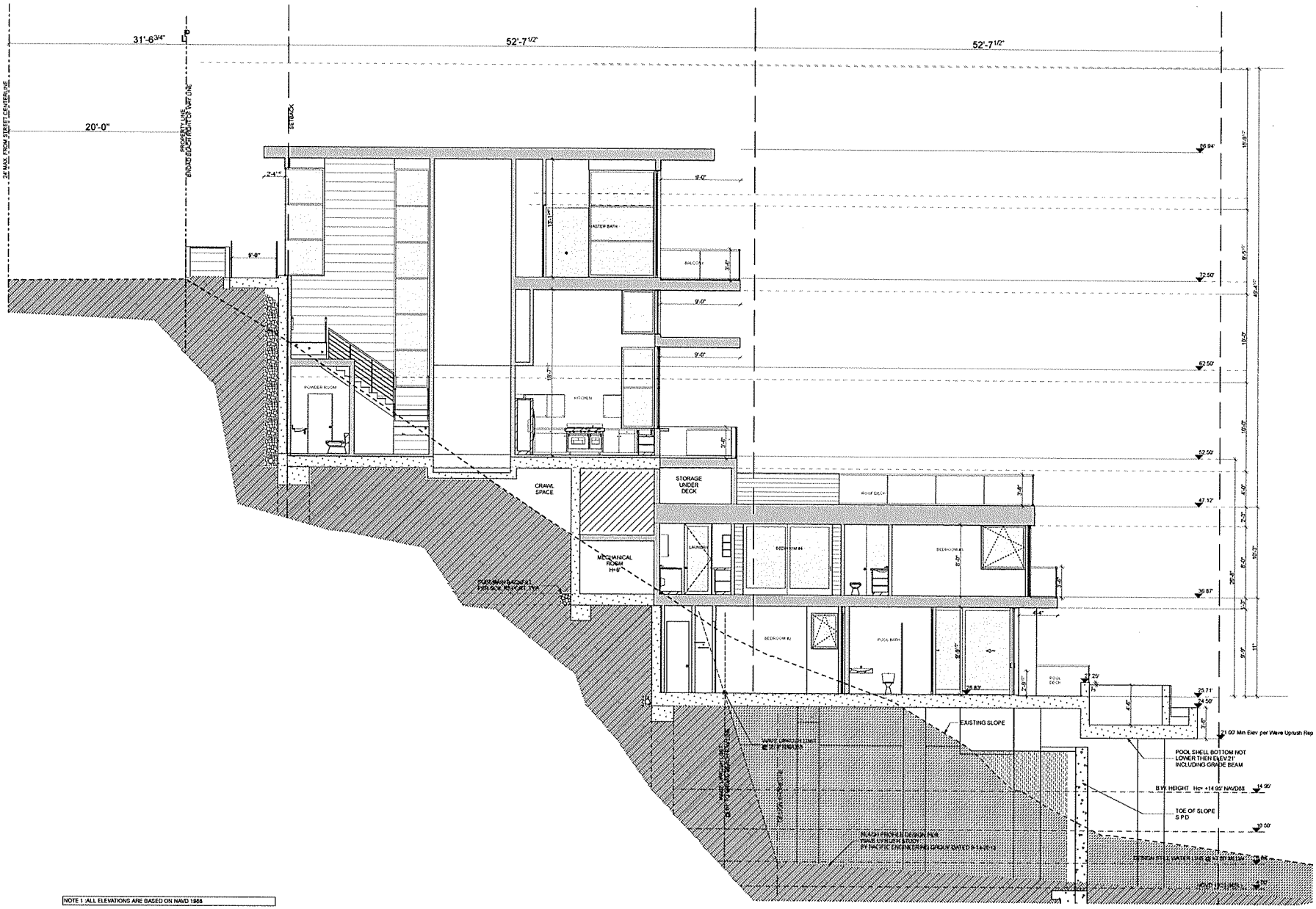
BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY
WWW.BUARA.COM
21250 PACIFIC COAST HWY
MALIBU, CA 90265
TEL: 310-456-5656
400 WASHINGTON AVE.
SUITE 204 C
SOUTH BAY, CA 90245
TEL: 208-465-3208

DESCRIPTION:

PROPOSED A-A SECTION

DRAWING NO.
A-3.1

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B., K.T., A.M.



LINGO RESIDENCE

31438 BROAD BEACH Rd.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
EXP 11/30/20
STATE OF CALIFORNIA

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
	5/5/2004	CDP Initial Submittal
	3/2/2015	Transmittal to CSLC

BURDGE & Associates
ARCHITECTS
MALIBU
SUN VALLEY
WWW.
BUAIA.COM
31326 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310 456 5656
490 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL. 208-726-3278

DESCRIPTION:

PROPOSED B-B SECTION

DRAWING NO.
A-3.2

PROJECT	BEN LINGO RESIDENCE
DATE	Plot Date: 3/11/15
SCALE	1/4"=1'-0"
DRAWN BY	DWB, K.T., A.M.

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 5/5/2014
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-028, VAR 14-012
JOB ADDRESS: 31438 BROAD BEACH RD
APPLICANT / CONTACT: Joseph Lezama, Burdge & Associates
APPLICANT ADDRESS: 21235 Pacific Coast Highway
Malibu, CA 90265
APPLICANT PHONE #: (310)456-5905
APPLICANT FAX #: (310) 456-2467
PROJECT DESCRIPTION: NSFR with attached garage, pool, spa, roof deck on beach front

---

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 1125 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.	X	
Required and/or proposed Fire Department Vehicular Turnaround	NA	
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	NA	

*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

7/24/14
DATE

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

ATTACHMENT 3

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

CDP 14-028

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff **DATE:** 5/5/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-028, VAR 14-012, VAR 15-013

JOB ADDRESS: 31438 BROAD BEACH 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: NSFR with attached garage, pool, spa, roof deck on beach front

---

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ The project is feasible and CAN proceed through the Planning process. *

____ The project CANNOT proceed through the planning process until 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 DATE 7/24/15

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 307.

* see attached review sheet

Rev 120910

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

COASTAL ENGINEERING REVIEW SHEET

Project Information

Date: July 24, 2015
Review Log #: C394
Site Address: 31438 Broad Beach Road **Lat:** **Lon:**
Lot/Tract/PM #: 4470-017-065
Planning #: CDP 14-028
Applicant: Joseph Lezama
BPC/GPC #: N/A
Phone #: 310-456-5905 **Email:** joseph@buaia.com
Planner: R. Mollica
Project Type: NSFR, NSPD

Submittal Information

Consultant(s): Pacific Engineering Group, Inc. (R. Browne, RCE 40552)
Report Date(s): PEG: 9-14-13, 2-27-14, 10-30-14, 2-24-15; GeoSystems: 2-27-15; BUAIA: 3-12-15, 3-12-15 (revised 7-7-15).
Project Plan(s): Submittal 3-16-15
Previous Reviews: 7-11-14, 12-9-14, 4-20-15; CSLC: 3-26-15
FEMA SFHA: VE/AE/D

Review Findings

Planning Stage

☒ **APPROVED** in **PLANNING-STAGE** from a coastal engineering perspective. The listed Building Plan-Check Stage Review Comments shall be addressed prior to Building Plan-Check Stage approval.

☐ **NOT APPROVED** in **PLANNING-STAGE** from a coastal engineering perspective. The listed Planning Stage Review Comments shall be addressed prior to Planning-stage approval.

Building Plan-Check Stage

☒ **AWAITING BUILDING PLAN CHECK SUBMITTAL**. The listed 'Building Plan-Check Stage Review Comments' may be deferred for Planning Stage approval but shall be addressed prior to Building Plan-Check Stage approval.

☐ **APPROVED** from a coastal engineering perspective.

☐ **NOT APPROVED** from a coastal engineering perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments.

Remarks:

The referenced plans and reports were reviewed by the City from a coastal engineering perspective relative to the requirements of the following City codes and guidelines:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction, and
- City of Malibu Guidelines for the Preparation of Coastal Engineering Reports and Procedures for Report Submittal. (referred to herein as *Coastal Engineering Report Guidelines*)

The proposed project will include construction of a new residence and new shore protection, exterior decks, spa and other site improvements. The BUAIA letter (revised 7-7-15) indicates the applicant is now pursuing a variance to allow construction of a shore protection device.

Building Plan Check Stage Review Comments:

1. Provide responses to Comments 2 and 3 of the previous Coastal Engineering Review Sheet dated 4-20-15. Comment 2 requires submittal of a revised cross-section from the Project Geotechnical Consultant, and Comment 3 requires submittal of a revised design beach profile from the Project Coastal Engineering Consultant. The final design of the proposed seawall and recommendations of the project Coastal Engineering Consultant should be adjusted as necessary based on the requested revised design beach profile.
2. The design and constructability of the proposed seawall shore protection device (SPD) and associated return walls as recommended by the Coastal Engineering Consultant shall be reviewed by the project Geotechnical Consultant. The final design of the proposed SPD and return walls shall incorporate recommendations provided by the project Geotechnical Consultant, including appropriate earth and seepage pressures. The design of the SPD shall be designed to provide, directly or indirectly as required, overturning and shear resistance for global stability of the slope extending above the SPD at the toe of slope.
3. The Coastal Engineering Consultant recommended that the SFR and SPD be supported on concrete pile foundation. The pile foundation should extend to an appropriate depth and established in bedrock for uniform structural support at the Geotechnical Consultant's recommendation. Where bedrock is at shallow depth, a deepened continuous foundation extending to an appropriate depth into bedrock may be considered for the SPD and portion of the return walls, particularly at and near the toe of slope for increased protection against scour and soil migration from potential piping.
4. The Project Coastal Engineer's recommendations, contained in the coastal engineering report and addendums, shall be incorporated into the plans as notes and details, and referenced on the project plans. One set of plans shall be submitted for Building Plan Check. The Project Coastal Engineer shall review, sign and wet-stamp the final building plans.

Limitations:

This coastal engineering peer review has been performed to provide technical assistance to the City of Malibu with its discretionary permit decisions, and is limited to review of the documents identified herein in accordance with the guidelines of the City of Malibu and local standard of practice in respect to coastal developments. The opinions, conclusions and recommendations provided by the applicant's Coastal Engineering Consultant do not necessarily represent the opinions of the peer reviewer or the City of Malibu.

Reviewed by: _____ *July 24, 2015*
Michael B. Phipps, PG 5748, CEG 1832 — Date
Coastal Engineering Review Consultant (x 307)

Reviewed by: _____ *July 24, 2015*
Franklin Fong, RCE 24179, GE 315 — Date
Coastal Engineering Review Consultant

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

FILE

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist **DATE:** 5/5/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-028, VAR 14-012
JOB ADDRESS:	31438 BROAD BEACH RD
APPLICANT / CONTACT:	Joseph Lezama, Burdge & 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:	NSFR with attached garage, pool, spa, roof deck on beach front

---

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 6/3/14

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: 31438 Broad Beach Road
Applicant/Phone: Joseph Lezama/ 310.456.5905
Project Type: NSFR, attached garage, pool, spa, roof deck
Project Number: CDP 14-028
Project Planner: Richard Mollica

REFERENCES: Site Survey, site plans

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:

   A. Some of the plans indicate a planter in the front yard, but there is no indication of what would be planted. If the applicant intends to plant anything with a potential to exceed 6 feet in height (considering future growth), then those plants must be identified as part of a landscape plan. Anything that does not have any potential to exceed 6 feet does not require a landscape plan, but also must not include any species considered to be invasive in the City of Malibu.

   B. Construction fencing shall be placed no more than five feet seaward of the grading/construction footprint. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

   C. 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.

   D. Lighting of the shore is prohibited.

Reviewed By: _____ Date: 6/3/14

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	June 5, 2015	**Review Log #:**	**3612**
Site Address:	31438 Broad Beach Road		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 14-028** PA 14-010
Applicant/Contact:	Ryan Levis, ryan@buaia.com Joseph Lezama, joseph@buaia.com	**BPC/GPC #:**	
Contact Phone #:	310-456-5905 **Fax #:** 310-456-2467	**Planner:**	Richard Mollica
Project Type:	Feasibility review for a new single-family residential development		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in Bold.)*	GeoSystems, Inc. (Gladson, CEG 1758; Tsai, RGE 2268): **5-5-15,** 2-27-15, 11-3-14, 10-16-13; Ref: 6-4-08 Pacific Engineering Group (Brown, RCE 40552): 9-14-13 Building plans prepared by Burdge & Associates Architects dated March 2, 2015 Grading plans prepared by Matthew R. Walsh, P.E. dated May 2, 2014.
Previous Reviews:	4-7-15, 11-19-14, 5-8-14, Geotechnical Review Referral Sheet dated 5-6-14

Review Findings

Coastal Development Permit Review

☒ The residential development project is **APPROVED** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage approval.

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

Building Plan-Check Stage Review

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

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

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

Remarks

The referenced geotechnical response report was reviewed from a geotechnical perspective. The project comprises constructing a new 7,237 square foot multi-level single-family residence and attached garage, retaining walls, swimming pool and spa, and grading (1,039 yards of cut and 2 yards of fill under structure; 12 yards of cut and 73yards of fill for safety; 12 yards of cut and 5 yards of fill non-exempt; and

RM

983 yards of export). It is the reviewers understanding that the residence will be connected to the Trancas Wastewater Treatment Plant. A new seawall will be installed on a pile foundation system in the area of the existing rip rap.

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

Building Plan-Check Stage Review Comments:

1. Please provide a 'Will-Serve' letter acknowledging that the residence will be connected to the Trancas Wastewater Treatment Plant.
2. Please submit a PDF of the referenced June 4, 2008 Preliminary Soils and Engineering-Geologic Investigation report to the City so that the report is discoverable within the current Malibu file systems.
3. The following note must appear on the grading and foundation plans: "*Tests shall be performed prior to pouring footings and slabs to evaluate corrosivity of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary.*"
4. In accordance with Section 7.2.1 of the City's Geotechnical Guidelines, the structural engineer shall provide the anticipated lateral deflections of the laterally loaded piles. The calculations need to show that, upon loading of the foundation elements, the foundations and superstructure are designed to prevent excess deflection that could damage the residence or cause catastrophic failure resulting in the loss of life. The calculations need to be submitted to the City for review.
5. The Project Geotechnical Consultant should provide installation criteria for friction piles including temporary excavations, cleanliness requirements, and a discussion of considerations for the construction of the friction piles, including, but not limited to, construction below water.
6. Corrosion tests were provided for the shallow fill materials. The tests need to be updated for the bedrock materials. Please provide additional corrosion testing. If this is impractical at this time, the following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring pile foundations, footings and slabs to evaluate corrosivity of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary."*
7. Please provide weighted plasticity index and expansion index for the upper soils per the **2013** Guidelines, Section 6.2.1. If these tests were not performed during this phase of work, the following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring footings and slabs to evaluate the Weighted Plasticity and the Expansion Index of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary."*
8. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
9. Foundation setbacks from descending slopes must meet the minimum requirements of Section 1808 of the 2014 Los Angeles County Building Code. Please show all setbacks from slopes on the foundation plans, as appropriate.
10. Include the following note on the building plans: *"The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, depth into the recommended bearing material, minimum depths into the recommended bearing material, depth to groundwater, and a map depicting the locations of the piles".*

11. Two sets of final grading, retaining wall, swimming pool/spa, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Engineering Geology Review by: 6/5/15

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

Geotechnical Engineering Review by: *June 5, 2015*

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

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

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** 5/5/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-028, VAR 14-012
JOB ADDRESS:	31438 BROAD BEACH RD
APPLICANT / CONTACT:	Joseph Lezama, Burdge & 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:	NSFR with attached garage, pool, spa, roof deck on beach front

---

TO: Malibu Planning Department and/or Applicant

FROM: Andrew Sheldon, City Environmental Health Administrator

✓ **An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project.** *

_____ **An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received.**

SIGNATURE

6-5-2014
DATE

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

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

* Project was authorized by LA County Dept. of Public Works to connect to Trancas Water Pollution Control Plant. See attached LA County DPW conditions of approval.

Rev 121009

Andrew Sheldon

From:	Bouse, Jeffrey <JBOUSE@dpw.lacounty.gov>
Sent:	Monday, May 19, 2014 2:24 PM
To:	Matt Walsh
Cc:	Erik Fuentes; Villarama, Alex; Torossian, Kirk; Andrew Sheldon; Craig George; La, Linh
Subject:	RE: Sewer for 31438 Broad Beach Road, Malibu (APN 4470-017-065)
Attachments:	PC 10697 Page 3.pdf

Mr. Walsh,

The subject property (APN 4470-017-065, Tract 32003 Lot 5) is located within the Trancas Zone of the Consolidated Sewer Maintenance District and may be served by the Trancas Water Pollution Control Plant.

The property owner must provide written notice of pending connection to the Sewer Maintenance Division of the County of Los Angeles Department of Public Works prior to June 30th of the fiscal year in which the property will be connected to the sewer system (fiscal year is July 1 through June 30). Annual sewer service charges for operation, maintenance, and repair of the public sewer facilities will be collected on the property tax bill following the written notification.

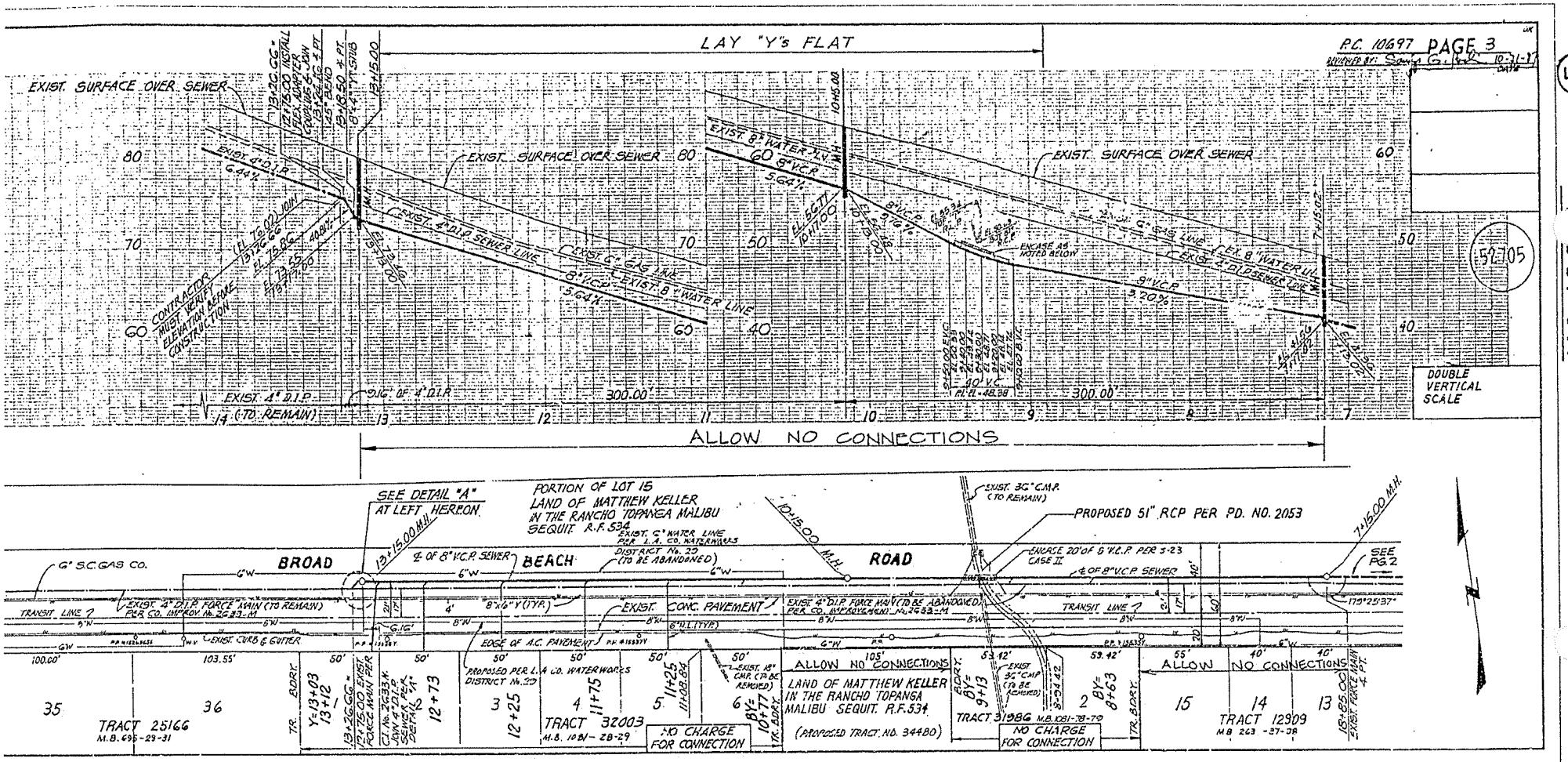
The building sewer may be connected to the existing sewer lateral serving the subject lot (refer to attached sewer plan P.C. No. 10697 Page 3). The existing sewer lateral has not been in use since its original construction and may need to be cleaned, inspected and possibly lined by the property owner prior to use. Connection to the public sewer shall be made in compliance with the City/County Plumbing Code and inspected by the City of Malibu. An approved backwater valve may be necessary in accordance with Section 710.0 of the Plumbing Code (this may not be applicable if sewage from the lot is pumped to the sewer lateral).

As required by Section 714.0 of the Plumbing Code, no rain, surface, or subsurface water shall be connected to or discharged into the sanitary sewer system. No water softener regeneration brine, pool/spa water, or pool/spa filter backwash waste shall be discharged to the sanitary sewer system connected to the Trancas Water Pollution Control Plant.

Please let me know if you have any questions.

Jeff Bouse
Senior Civil Engineer
County of Los Angeles Department of Public Works
Sewer Maintenance Division
Pump Station & Treatment Plant Section
Work: (626) 300-3373
Cell: (626) 476-6709
e-mail: jbouse@ladpw.org

From: Matt Walsh [mailto:mwalsh@blhconstruction.net]
Sent: Thursday, May 15, 2014 3:11 PM
To: Bouse, Jeffrey
Cc: Erik Fuentes
Subject: Sewer for 31438 Broad Beach Road, Malibu (APN 4470-017-065)



BROAD BEACH ROAD P.C. 10697

(5)

Rm

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department **DATE:** 5/5/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-028, VAR 14-012
JOB ADDRESS:	31438 BROAD BEACH RD
APPLICANT / CONTACT:	Joseph Lezama, Burdge & 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:	NSFR with attached garage, pool, spa, roof deck on beach front

---

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 5.8.14

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Jorge Rubalcava, Assist. Civil Engineer

Date: May 8, 2014

Re: Proposed Conditions of Approval for 31438 Broad Beach Road CDP 14-028

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

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.

2. 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.

GRADING AND DRAINAGE

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

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

5. A Grading and Drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
   - Public Works Department General Notes
   - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
   - The limits of land to be disturbed during project development shall be delineated on the Grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
   - The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
   - If the property contains trees that are to be protected they shall be highlighted on the grading plan.
   - If the property contains rare and endangered species as identified in the Resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
   - Private storm drain systems shall be shown on the Grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
   - Public Storm drain modifications shown on the Grading plan shall be approved by the Public Works Department prior to the issuance of the Grading permit.

6. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

7. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template. A note shall be placed on the project plans that address this condition.

STORMWATER

8. The Ocean between Latigo Point and the West City Limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.
    - Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
    - Elimination of non-storm water discharges.

9. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include, but not limited to:
    - Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff.
    - Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset.
    - Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    - Specific BMP's to prevent erosion and BMPs for Sediment control prior to discharge from the property.
    - Locations where concentrated runoff will occur.
    - Plans for the stabilization of disturbed areas of the property, landscaping and hardscape, along with the proposed schedule for the installation of protective measures.
    - Location and sizing criteria for silt basins, sandbag barriers, and silt fencing.
    - Stabilized construction entrance and a monitoring program for the sweeping of material tracked off site.

10. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate

Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

- Site Design Best Management Practices (BMP's)
- Source Control BMP's
- Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
- Drainage Improvements
- A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
- A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
- The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

12. POOLS, SPAS OR DECORATIVE WATER FEATURES – The discharge of the water contained in a Pool, spa and decorative water feature such as a fountain or fish pond is an illegal discharge unless it is discharged to a sanitary sewer system. Malibu has limited sewers available so it is likely that your property cannot legally discharge the contents of the proposed pool or spa to the street without violating the Clean Water Act or the Malibu Water Quality Ordinance. The plans should include the following information and or construction notes:
    - Provide information on the plans regarding the type of sanitation that you propose to use for this installation. Ozonization systems are an acceptable alternative to Chlorine. The release of clear water from this system is permitted to either landscaping or sanitary sewer. Salt water sanitation is an acceptable alternative, but the discharge of the salt water is prohibited to both sewer systems and landscape. Highly chlorinated water from pools or spas shall be discharged to a public sewer or may be trucked to a POTW for discharge.

- Provide a construction note that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property.

13. WASTE MANAGEMENT FOR CONSTRUCTION SITES - The City of Malibu is required by AB 939 to reduce the flow of wastes to the landfills of Los Angeles and Ventura Counties by 50%. Since this project consists of all new construction (residential and nonresidential, the applicant shall comply with the following conditions:

    - The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: Asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall. Prior to Public Works approval of the final plans, an **Affidavit and Certification** to implement a Waste Reduction and Recycling Plan for the above project types shall be signed by the Owner or Contractor shall be submitted to the Public Works Department. The WRRP shall indicate the agreement of the applicant to divert at least 50% of all construction waste generated by the project.

    - Prior to Final Building inspection, the applicant shall provide the Public Works 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 Public Works Department shall approve the final Summary Report.

Site Photo

Project Site

ATTACHMENT 4

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 21, 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

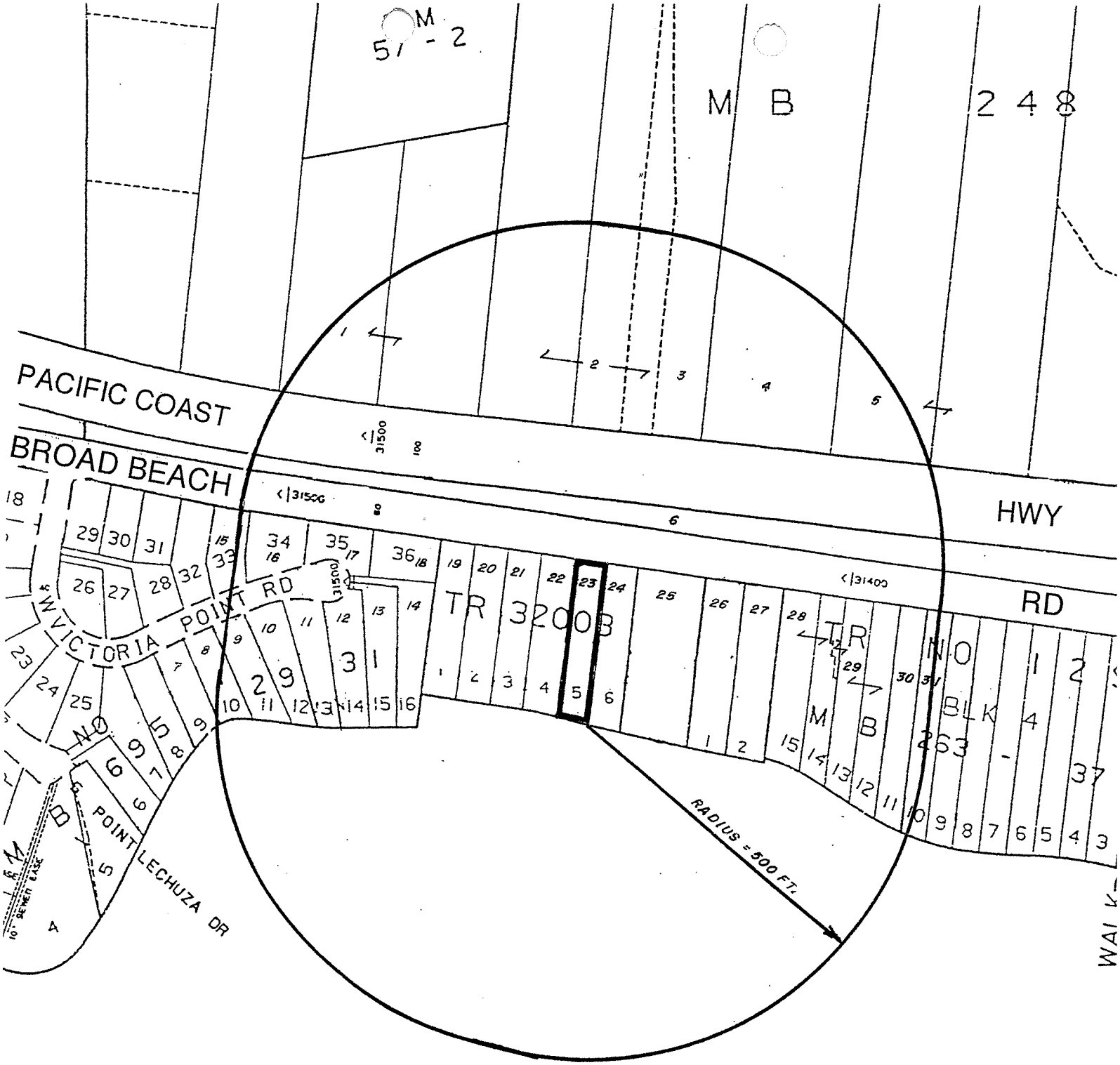
The Malibu Planning Commission will hold a public hearing on **MONDAY, August 15, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 14-028, AND VARIANCE NOS. 14-012 AND 15-013 – An application for the construction of a new single-family residence with attached garage, pool, spa, and roof deck on a beachfront lot, with a variance for construction on slopes and a variance for construction of a shoreline protection device to allow for the continued protection of an existing slope and surrounding properties

LOCATION:	31438 Broad Beach Road, within the appealable coastal zone
APN:	4470-017-065
ZONING:	Single-Family Medium (SFM)
APPLICANT:	Burdge and Associates
OWNER:	Ben Lingo
APPLICATION FILED:	May 5, 2014
CASE PLANNER:	Richard Mollica Senior Planner (310) 456-2489, ext. 346 rmollica@malibucity.org

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



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

Planning Commission Meeting
08-15-16
Item 5.C.

Commission Agenda Report

To: Chair Mazza and Members of the Planning Commission

Prepared by: Stephanie Hawner, Senior Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: August 4, 2016 Meeting Date: August 15, 2016

Subject: Coastal Development Permit No. 14-004, Minor Modification No. 14-025, Site Plan Review No. 14-005 – An application for a new single-family residence and associated development

Location: 33728 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-021-004
Owner: EZ-ASP65-Residence, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-68 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-004 to construct a new 5,693 square foot, two-story, single-family residence with an attached two-car garage, 734 square foot second unit, and tennis court, swimming pool, landscaping and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system, including Minor Modification No. 14-025 for a 46 percent reduction of the front yard setback, and Site Plan Review No. 14-005 for construction in excess of 18 feet in height up to 24 feet for a flat roof, located in the Rural Residential–Two Acre zoning district at 33728 Pacific Coast Highway (EZ-ASP65-Residence, LLC).

DISCUSSION: This agenda report provides a project overview, summary of surrounding land uses and project setting, description of the project scope, analysis of the project's consistency with applicable Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC) provisions, and environmental review pursuant to the California Environmental Quality Act (CEQA). The analysis and findings contained herein demonstrate the project is consistent with the LCP and MMC.

Project Overview

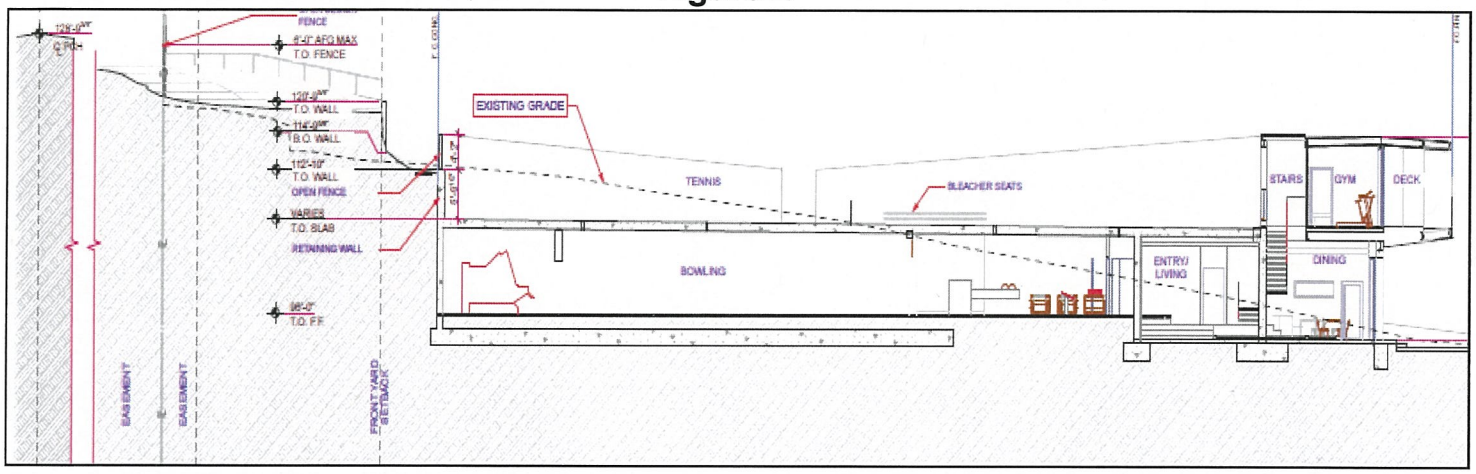
The approximate 37,505 square foot parcel is located in western Malibu along Pacific Coast Highway (PCH), west of Decker Canyon Road, and is zoned Rural Residential–Two Acre (RR-2) for residential use. The subject parcel is located on the seaward side of PCH, but is separated from the bluff top by another property, addressed as 33730 PCH. The property at 33730 PCH and the subject parcel are separate legal parcels held under common ownership. The two parcels have historically been used as a single residential property prior to this application and developed in 1978 pursuant to a coastal development permit issued by the California Coastal Commission (CCC) (See Figure 1).

The subject parcel slopes down gently from the north to the south towards the rear of the property. Steeper slopes of 2.5 to 1 are located at the rear of the property. The entire lot has been graded and landscaped in the past to create the current setting, but contains only a paved parking area, shed structures, pathways and a long north-south trending driveway leading to the existing southerly bluff top residence. As part of this application, an easement was recorded on the subject property to maintain future access to the bluff top parcel. The access easement is mostly coincident with the proposed driveway.

Figure 1 – Aerial Photograph of the Subject Property

The applicant is proposing to clear the site of the existing development and construct a new two-story, single-family residence, with accessory development. The first floor of the residence is notched into the existing site topography, and consists of a living area, an attached two-car garage, and an attached second unit. The bowling alley on the first floor is tunneled into the slope, and is almost entirely subterranean. Due to the daylighting walls, no portion of the bowling alley or structure is considered a basement. The second level consists of living area, which accesses an attached tennis court located over the bowling alley, and a portion of the lower living area. The height of the tennis court fence has a maximum height of 12 feet as measured from the floor level of the tennis court. The entire structure, including the tennis court and associated fencing, does not exceed the maximum height of 24 feet and is set below the elevation of PCH (See Figure 2) (Attachment 2 - Project Plans).

Figure 2



The applicant has included two discretionary requests to allow the development of the two-story single-family residence with tennis court as proposed:

- First, a minor modification (MM) from the required front yard setback. The MM will permit a 46 percent reduction (27 feet) of the required front yard setback from the required 59 feet to the proposed 32 feet, to accommodate the length of the bowling alley excavated into the slope, thereby reducing the overall height and massing of the project; and

- Second, a site plan review (SPR) for the project's height of 24 feet. The overall height of the structure, including the tennis court, does not exceed 24 feet in height, and is 10 feet lower in elevation than the elevation at the centerline of PCH.

Story poles were placed on the site in July 2016 to demonstrate the location, height and bulk of the proposed development and aid the visual analysis of potential private and public view impacts (Attachment 3 – Story Pole Photos). Staff visited the property and

determined the proposed front yard setback reduction and requested height are not expected to impact any private primary views or public views.

Surrounding Land Uses and Project Setting

The property is located in an area primarily developed with two-story single-family residences, with accessory development. A large private commercial riding and tennis facility is located across PCH to the north, and Nicholas Canyon County Beach is located approximately 1,300 feet west of the subject site. Table 1 provides a summary of the neighboring surrounding land uses.

Table 1 – Surrounding Land Uses				
Direction	**Address/ Parcel No.**	**Size**	**Zoning**	**Land Use**
North	33905 PCH	98.88 acres	CR	Riding and Tennis Club
South	33730 PCH	0.64 acres	RR-2	Single-Family Residence
East	33650 PCH	3.87 acres	RR-2	Undeveloped
West	33740 PCH	1.72 acres	RR-2	Single-Family Residence

The project site is within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, so the project is appealable to the CCC. The project site has no trails on or adjacent to it according to the LCP Park Lands Map and is not in a designated environmentally sensitive habitat area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Table 2 provides a summary of the lot dimensions and lot area of the subject parcel.

Table 2 – Project Setting	
Lot Depth	114 feet
Lot Width	60 feet
Gross Lot Area	6,883 square feet
Area Comprised of 1:1 Slopes	0 square feet
Area Comprised of Easements	0 square feet
Net Lot Area*	**6,746 square feet**

*Net Lot Area=Gross Lot Area minus the area of public or private future street easements and 1:1 slopes.

Project Description

The proposed scope of work is as follows:

<u>Construction</u>

- A new 5,693 square foot, two-story, single-family residence, with an attached two-car garage, 734 square foot second unit, and tennis court;
- Swimming pool;
- Landscaping and hardscape;
- Grading and retaining walls; and
- Alternative onsite wastewater treatment system (AOWTS).

Demolition/Removal

- Sheds, paving, landscaping and flatwork.

The following discretionary requests are included:

- MM No. 14-025 for a 46 percent reduction of required front yard setback (to 32 feet); and
- SPR No. 14-005 for construction in excess of 18 feet in height (up to 24 feet flat roof).

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP carries out the LUPs policies, and contains specific requirements to which every project requiring a coastal development permit must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters do contain required findings: 1) Coastal Development Permit; 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.

For the reasons described in this report, including the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable to the project: Coastal Development Permit (including the required findings for the MM and SPR); Scenic, Visual and Hillside Resource Protection, and Hazards.[1] These chapters are discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 4 – Department Review Sheets). WD29 provided a Will Serve Letter to the applicant stating that WD29 can serve water to the property. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested MM and SPR.

[1] The ESHA, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the requested MM and SPR.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard	*58.90*	***32.00***	***MM (46%)***
Rear Yard	44.18	44.18	Complies
Side Yard (Minimum 10%)	12.51	12.60	Complies
Side Yard	18.77	18.83	Complies
Total Required Side Yard (Cumulative 25%)	31.28	48.86	Complies
PARKING SPACES			
Enclosed (10 ft. x18 ft.)	2	2	Complies
Unenclosed (10 ft. x18 ft.)	2	3	Complies
Total Development Square Footage (TDSF) (sq.ft.)			
TDSF	6,427	6,427	Complies
Residence with Attached Garage		5,693	
Attached Second Unit	900	734	Complies
1st Floor x 2/3rds Rule = 2nd Floor (sq. ft.)	3,600	1,026	Complies
HEIGHT (ft.)	*18*	***24***	***SPR***
IMPERMEABLE COVERAGE (sq.ft.)	11,251	8,456	Complies
NON-EXEMPT GRADING (cu.yd.)	1,000	827	Complies
CONSTRUCTION ON SLOPES	3 to 1 and flatter	3 to 1 and flatter	Complies
WALLS			
Retaining Walls	6 ft. max. 12 ft. cum.	6 ft. max. 12 ft. cum.	Complies
Sports Court Fencing	12 ft.	12 ft.	Complies
Front Yard			
Impermeable	42 in.	42 in.	Complies
Permeable	6 ft.	6 ft.	Complies
Rear & Side Yard	6 ft.	6 ft.	Complies

Grading (LIP Chapter 8)

LIP Section 8.3, ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The total amount of grading is 5,454 cubic yards as provided for on the Total Grading Yardage Verification Certificate on the grading plan cover sheets. The total amount of proposed non-exempt grading is 827 cubic yards, which is less than the maximum allowable. The remaining grading is 1,659 cubic yards of exempt understructure, 448 cubic yards of exempt safety grading, and 2,520 cubic yards of exempt removal and recompaction. The project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Study was prepared by Robert Wlodarski for the subject property in December 2013. No indication of prehistoric or historic archaeological were yielded in the project area. According to the City of Malibu Cultural Resource Sensitivity Map, the subject site has a low potential to contain archaeological resources. The entire lot has been graded and landscaped in the past to create the current setting, which includes a long north-south trending access driveway leading to the southerly bluff top residence, a paved parking area, and pathways and landscaped areas.

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

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board because the property is located in an Area of Special Biological Significance (ASBS). Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS. 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 an AOWTS to serve the proposed development, which has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the Malibu Plumbing Code, the MMC and the LCP. The proposed AOWTS will meet all applicable requirements and operating permits will be required. An operation and maintenance contract and recorded covenant covering such must comply with City of Malibu Environmental Health requirements. Conditions of approval have been included in this resolution, which require continued operation, maintenance, and monitoring of onsite facilities.

LIP Findings

A. Coastal Development Permit (LIP Chapter 13)

LIP Section 13.9 requires that the following four findings be made for all coastal development permits.

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

The project is located in the RR-2 residential zoning district, an area designated for residential uses. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, inclusive of the requested MM and SPR.

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

The project is located between the first public road and the sea, but it will not impact public access or recreation because the property has no trails on or adjacent to it according to the LCP Park Land Maps, does not provide public access to the beach, and does not front the beach. There is a developed property located to the south of the subject site, which would preclude a full extension of access to the beach even if a vertical access easement were granted by the applicant. There is an existing beach access approximately 1,300 feet west of the subject site at Nicholas Canyon Beach. Therefore, the project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

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

Pursuant to CEQA, this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from CEQA. The proposed project would not result in significant adverse effects on the environment, within the meaning of CEQA, and there are no further feasible alternatives that would further reduce any impacts on the environment. The project complies with the size, location and height requirements of the LCP, with the inclusion of the MM and SPR. The following alternatives to the proposed project were considered.

No Project – The no project alternative would avoid any further change to the subject parcel. The project site is zoned for residential use and the proposed project is consistent with the RR-2 zoning designation. The site has already been developed and land disturbance has occurred as a result of past construction. It is not anticipated that a no project alternative would offer any environmental advantages, and it would not accomplish any of the project objectives, and therefore, is not feasible.

Alternate Project – A reduced project alternative could be proposed on the project site. A smaller project may eliminate the second floor and/or reduce the footprint of the proposed residence. As the second floor is located within the footprint of the first floor, its elimination is not expected to offer any environmental advantages. Should the footprint be reduced, the direct land disturbance as a result of construction would be reduced. However, the site has already been disturbed when the residence was constructed on the southerly parcel and much of the first floor is subterranean. Additionally, the project complies with the maximum allowable TDSF, impermeable coverage and height requirements of the LCP. It is not anticipated that a smaller project would offer any environmental advantages.

Proposed Project – The project consists of the construction of a new single-family residence, which is a permitted use within the RR-2 zoning designation, in an existing residentially developed area. The project complies with the size, height and location requirements of the LCP and the MMC, inclusive of the discretionary requests. The selected location has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and the LACFD, and meets the City's residential development policies of the LCP and MMC. Due to the location and elevation of PCH 10 feet above the height of the proposed project, the descending slope of the topography on the subject property, and existing improvements on the site and in the vicinity, the proposed project has been determined not to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

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

The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Minor Modification Request from LIP Section 3.6 (F) – Front Yard Setback Reduction [LIP Section 13.27.5]

The applicant is requesting MM No. 14-025 from LIP Section 3.6 (F) under LIP Section 13.27.1(B) for a less than 50 percent reduction to the front yard setback, from the required 59 feet to the proposed 32 feet. The 27 foot reduction constitutes a 46 percent reduction. Based on the foregoing evidence contained within the record, the required findings for MM No. 14-025 are made as follows:

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

The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD and was found to be consistent with the LCP, inclusive of the requested MM. The development has been situated closer to the front property line to integrate the project into the existing topography and minimize the visible mass of the structure from PCH and surrounding properties by notching the project into the slope, and avoiding encroachment on steeper slopes at the rear of the property.

Finding B2. That the project does not adversely affect neighborhood character.

The proposed development is sited closer to the front property line to utilize and integrate the structure into the existing topography. Placing the structure closer to the front property line minimizes the visible mass of the structure. Story poles were installed in July 2016, and demonstrated that the project is compatible in terms of siting, massing and scale to surrounding development, and is not located within the primary view of neighboring properties. Based on the surrounding topography and existing development, the proposed project is expected to blend with the surrounding built environment and granting the MM request for the modified front yard setback is not expected to have an adverse effect on neighborhood character.

Finding B3. The proposed project complies with all applicable requirements of state and local law.

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

C. Site Plan Review Request from LIP Section 3.6(E) – Construction in Excess of 18 Feet in Height [LIP Section 13.27]

The applicant is requesting SPR No. 14-005 from LIP Section 3.6(E) to construct a new single-family residence with an attached tennis court that will be a maximum of 24 feet in height with a flat roof. A site plan review is required to allow the construction of a new residence in excess of 18 feet in height. LIP Section 13.27.5(A) requires that the City make four findings in consideration and approval of a site plan review. Two additional findings are required pursuant to MMC Section 17.62.040(D). Based on the foregoing evidence contained in the record, the required findings for SPR No. 14-005 are made as follows:

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

The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD and was found to be consistent with the LCP, inclusive of the requested SPR.

Finding C2. The project does not adversely affect neighborhood character.

Story poles were installed in July 2016, and demonstrated that the project is compatible in terms of siting, massing and scale to surrounding development, and is not located within the primary view of neighboring properties, resulting in development consistent with neighboring properties. Surrounding properties are developed with one- and two-story single-family residences with accessory structures, and the area is landscaped with existing tall and dense trees, and other mature vegetation, that shields the properties from view.

Potential visual impacts of the proposed residence from PCH and neighboring properties will be further minimized by the project's design, which places the structure below the adjacent grade of PCH and notches the development into the slope. The lower level of the residence is notched into the existing slope and a bowling alley is excavated into the slope. Staff did not receive any public correspondence in response to the story poles or courtesy notice. Based on the surrounding topography and existing development, the proposed project is expected to blend with the surrounding built environment and is not expected to have an adverse effect on neighborhood character.

Finding C3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.

Staff visited the subject parcel after placement of story poles. Based on staff's site visit, it was determined that the proposed residence will not be visible from PCH, other scenic roads, or the beach. The entire structure is set below the elevation of PCH. Additionally, the project site has no trails on or adjacent to it according to the LCP Park Lands Map. Given the location and design of the project and the implementation of conditions of approval for colors, materials, and lighting, the project is not expected to have impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

Finding C4. The proposed project complies with all applicable requirements of state and local law.

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

Finding C5. The project is consistent with the City's general plan and local coastal program.

As discussed in Finding A1, the proposed project is consistent with the LCP in that the proposed project is located in an area that has been identified for residential use. The goals and policies of the General Plan intend to maintain rural character in this area, and the project is consistent with these goals. The proposed residence incorporates siting and design measures to minimize visual impacts and landform alteration. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP and General Plan, inclusive of the associated discretionary requests.

Finding C6. The portion of the project that is in excess of 18 feet in height does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40. 040(A)(17).

Based on the visual impact analysis (aerial photographs, site visits and story pole placement), staff has determined that the proposed residence is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing areas of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

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

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, the findings of LIP Section 4.7.6 are not applicable.

E. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject property is located along PCH, an LUP designated scenic highway. As a result, the Scenic, Visual and Hillside Resource Protection Chapter applies, and the five findings set forth in LIP Section 6.4 are made below.

Finding F1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

The project has been designed and conditioned to minimize any adverse or scenic impacts. Staff visited the subject parcel after placement of story poles representing the size, bulk and height of the proposed residence. Based on staff's site visit, it was determined that the proposed residence will not be visible from PCH, other scenic roads, or the beach. The entire structure is set below the elevation of PCH and notched into the slope. Additionally, the project site has no trails on or adjacent to it according to the LCP Park Lands Map. Given the location and design of the project and the implementation of conditions of approval pertaining to permissible exterior colors, materials and lighting restrictions, the project is not expected to have impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

Finding F2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As discussed herein, the project is subject to conditions of approval pertaining to permissible exterior colors, materials and lighting restrictions. The proposed project is conditioned so that the project will not result in significant adverse scenic or visual impacts and will be compatible with the character of the surrounding neighborhood.

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

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

Finding F4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As previously discussed in Findings A3 and F1, the proposed project will result in less than significant impacts on scenic and visual resources.

Finding F5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding F1, the project as proposed and conditioned will result in less than significant impacts on scenic and visual resources and there are no greater impacts to LCP sensitive resource protection policies as a result of the proposed project location. All proposed development conforms to the residential development standards of the LCP and MMP and the resource protection provisions of LIP Chapter 6.

G. Transfer of Development Credit (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD. The required findings are made as follows:

Finding H1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The applicant submitted geotechnical and engineering reports and addenda prepared by GeoConcepts, Inc. and Ensitu Engineering, Inc. These reports are on file at City Hall. In these reports, site-specific conditions are evaluated and recommendations are provided to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, wave uprush and tsunami, and flood and fire hazards. Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, including the new AOWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City geotechnical staff, City Public Works Department and the LACFD, including foundations, AOWTS and drainage. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood or any other hazards.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject property is currently subject to wildfire hazards and development of a residence on the subject property will not increase the site's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire through compliance with fuel modification requirements and the use of appropriate building materials will be utilized during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

Finding H2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding H1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

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

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

Finding H4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As previously discussed in Findings A3 and H1, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

Finding H5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A3, the proposed project, as designed and conditioned, development is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. The subject parcel is located on the seaward side of PCH, but is separated from the bluff top by another property. Therefore, the findings of LIP Chapter 10 are not applicable.

J. Public Access (LIP Chapter 12)

The project site is not located along or near the shore, bluff-top or recreational area, and has no trails on or adjacent to it according to the LCP Park Lands Map. Therefore, the findings of LIP Chapter 12 are not applicable.

K. Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

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

CORRESPONDENCE: Staff has not received public correspondence regarding this project.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on July 21, 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 and MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-68. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-68
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-68

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 14-004 TO CONSTRUCT A NEW 5,693 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE, 734 SQUARE FOOT SECOND UNIT, AND TENNIS COURT, SWIMMING POOL, LANDSCAPING AND HARDSCAPE, GRADING AND RETAINING WALLS, AND INSTALLATION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM, INCLUDING MINOR MODIFICATION NO. 14-025 FOR A 46 PERCENT REDUCTION OF THE FRONT YARD SETBACK, AND SITE PLAN REVIEW NO. 14-005 FOR CONSTRUCTION IN EXCESS OF 18 FEET IN HEIGHT UP TO 24 FEET FOR A FLAT ROOF, LOCATED IN THE RURAL RESIDENTIAL–TWO ACRE ZONING DISTRICT AT 33728 PACIFIC COAST HIGHWAY (EZ-ASP65-RESIDENCE, LLC)

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

SECTION 1. Recitals.

A. On January 30, 2014, an application for Coastal Development Permit (CDP) No. 14-004, Minor Modification (MM) No. 14-002 and Site Plan Review (SPR) No. 14-005 was submitted to the Planning Department by the applicant, Jose Iujvidin Consulting, on behalf of the property owner, EZ-ASP65-Residence, LLC. The application was routed to the City geotechnical staff, City Environmental Health Administrator, City Biologist, the City Public Works Department, and Los Angeles County Fire Department (LACFD) for review.

B. On April 16, 2015, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

C. On November 10, 2015, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

D. On March 15, 2016, a Notice of CDP Application was posted on the subject property.

E. On March 16, 2016, the CDP application was deemed complete for processing.

F. On June 10, 2016, story poles were installed on the subject property.

G. On July 7, 2016, staff conducted a site visit to document the story poles.

H. On July 21, 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.

I. On August 15, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record and pursuant to Local Coastal Program (LCP), Local Implementation Plan (LIP) Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, and the findings of fact below, for CDP No. 14-004, MM No. 14-025, and SPR No. 14-005 to construct a new 5,693 square foot, two-story, single-family residence with an attached two-car garage and 734 square foot second unit, tennis court, swimming pool, landscaping and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system (AOWTS), including a minor modification for a 46 percent reduction of the front yard setback, and site plan review for construction in excess of 18 feet in height up to 24 feet for a flat roof, located in the Rural Residential–Two Acre (RR-2) zoning district at 33728 Pacific Coast Highway (PCH).

The project is consistent with the zoning, grading, cultural resources, water quality, and onsite wastewater treatment system (OWTS) requirements of the LCP. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

A1. The project has been reviewed for conformance with the LCP by the Planning Department, the City Biologist, City Environmental Health Administrator, and City Public Works Department, City geotechnical staff, Los Angeles County Waterworks District No. 29 (WD29) and the LACFD. The proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards of the RR-2 residential zoning district.

A2. The project is located between the first public road and the sea, but it will not impact public access or recreation because the property has no trails on or adjacent to it according to the LCP Park Land Maps, does not provide public access to the beach, and does not front the beach. There is a developed property located to the south of the subject site, which would preclude a full extension of access to the beach even if a vertical access easement were granted by the applicant.

There is an existing beach access approximately 1,300 feet west of the subject site at Nicholas Canyon Beach. Therefore, the project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976.

A3. The project consists of the construction of a new single-family residence, which is a permitted use within the RR-2 zoning designation, in an existing residentially developed area. The project complies with the size, height and location requirements of the LCP and the MMC, inclusive of the discretionary requests. The selected location has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department, and the LACFD, and meets the City's residential development policies of the LCP and MMC. Due to the location and elevation of PCH 10 feet above the height of the proposed project, the descending slope of the topography on the subject property, and existing improvements on the site and in the vicinity, the proposed project has been determined nor to result in adverse biological, scenic or visual resource impacts, and is the least environmentally damaging feasible alternative.

B. Minor Modification Findings for Front Yard Setback Reduction (LIP Section 13.27)

MM No. 14-002 allows for a 46 percent reduction (27 feet) to the front yard setback, from the required 59 feet as required by LIP Section 3.6(F) to the proposed 32 feet.

B1. The analysis presented in the agenda report, and the record as a whole, reveals that the project is in compliance with the policies and provisions of the LCP.

B2. The proposed development is sited closer to the front property line to utilize and integrate the structure into the existing topography. Placing the structure closer to the front property line minimizes the visible mass of the structure. Story poles were installed in July 2016, and demonstrated that the project is compatible in terms of siting, massing and scale to surrounding development, and is not located within the primary view of neighboring properties. Based on the surrounding topography and existing development, the proposed project is expected to blend with the surrounding built environment and granting the MM request for the modified front yard setback is not expected to have an adverse effect on neighborhood character.

B3. The proposed project, inclusive of the front yard setback modification complies with all requirements of State and local law. Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

C. Site Plan Review Findings to Allow for Construction in Excess of 18 feet in Height (LIP Section 13.27)

SPR No. 14-005 allows construction of a new single-family residence with an attached tennis court, in excess of the18 feet in height limit as required by LIP Section 3.6(E), up to a maximum of height 24 feet with a flat roof.

C1. The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD. The proposed project, as conditioned, is consistent with all policies and provision of the LCP.

C2. Story poles were installed in July 2016, and demonstrated that the project is compatible in terms of siting, massing and scale to surrounding development, and is not located within the primary view of neighboring properties, resulting in development consistent with neighboring properties. Surrounding properties are developed with one- and two-story single-family residences with accessory structures, and the area is landscaped with existing tall and dense trees, and other mature vegetation, that shields the properties from view. Potential visual impacts of the proposed residence from PCH and neighboring properties will be further minimized by the project's design, which places the structure below the adjacent grade of PCH and notches the development into the slope. The lower level of the residence is notched into the existing slope and the bowling alley is excavated into the slope. Staff did not receive any public correspondence in response to the story poles or courtesy notice. Based on the surrounding topography and existing development, the proposed project is expected to blend with the surrounding built environment and granting the SPR request for the height is not expected to have an adverse effect on neighborhood character.

C3. The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP. Based on staff's site visit, it was determined that the proposed residence will not be visible from PCH, other scenic roads, or the beach. The entire structure is set below the elevation of PCH. Additionally, the project site has no trails on or adjacent to it according to the LCP Park Lands Map. Given the location and design of the project and the implementation of conditions of approval related to colors, materials and lighting, the project is expected to have less than significant impacts to scenic vistas and provides the maximum feasible protection to significant public views as required by LIP Chapter 6.

C4. The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu and other related agencies, such as the LACFD.

C5. The proposed project, as designed and conditioned, is consistent with the LCP and the goals and policies of the General Plan in that the proposed project is for a single-family residence in an area that has been identified for residential use, incorporates siting and design measures to minimize visual impacts and landform alteration, and consistent with all applicable development and design standards of the LCP and General Plan, inclusive of the associated discretionary requests.

C6. Based on the visual impact analysis (aerial photographs, site visits and story pole placement), the proposed residence is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing areas of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

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

D1. The project has been designed and conditioned to minimize any adverse or scenic impacts. Staff visited the subject parcel after placement of story poles representing the size, bulk and height of the proposed residence. Based on staff's site visit, it was determined that the proposed residence will not be visible from PCH, other scenic roads, or the beach. The entire structure is set below the elevation of PCH and notched into the slope. Additionally, the project site has no trails on or adjacent to it according to the LCP Park Lands Map.

D2. The project is subject to conditions of approval, set forth in Section 5 of this resolution, pertaining to permissible exterior colors, materials and lighting restrictions. The proposed project is conditioned so that the project will not result in significant adverse scenic or visual impacts and will be compatible with the character of the surrounding neighborhood.

D3. The project as proposed and conditioned is the least environmentally damaging alternative. Pursuant to CEQA, this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment and is categorically exempt from CEQA, and the project complies with the LCP, and the goals and policies of the General Plan.

D4. The proposed project, as designed and conditioned, conforms to the residential development standards and will result in a less than significant visual impact on scenic and visual resources. There are no feasible alternative building site locations that would lessen any adverse impacts.

D5. The project as proposed and conditioned will result in less than significant impacts on scenic and visual resources, and there are no greater impacts to LCP sensitive resource protection policies as a result of the proposed project location.

E. Hazards (LIP Chapter 9)

E1. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, wave uprush and tsunami, and flood and fire hazards. Based on review of the project plans and associated geotechnical reports by City geotechnical staff, LACFD, City Public Works Department, and the City Environmental Health Administrator, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The project, including the new AOWTS, will neither be subject to nor increase the instability of the site from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed..

E2. The proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic or flood hazards due to project modifications, landscaping or other conditions.

E3. The proposed project, as designed and conditioned, is the least environmentally damaging alternative.

E4. There are no feasible alternatives that would avoid or substantially lessen impacts on site stability or structural integrity.

E5. No adverse impacts to sensitive resources are expected.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 14-004, MM No. 14-025, and SPR No. 14-005, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the following:

   Construction
   a. A new 5,693 square foot, two-story, single-family residence, with an attached two-car garage, 734 square foot second unit, and tennis court;
   b. Swimming pool;
   c. Landscaping and hardscape;
   d. Grading and retaining walls;
   e. AOWTS;
   f. MM No. 14-025 for a 46 percent reduction of front yard setback (to 32 feet); and
   g. SPR No. 14-005 for construction in excess of 18 feet in height (up to 24 feet flat roof).

   Demolition/Removal
   a. Sheds;
   b. Paving; and
   c. Landscaping and flatwork.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **July 8, 2016**. The project shall comply with all conditions of approval stipulated in the department referral sheets. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

5. 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 have been exhausted.

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

7. The applicant shall submit three (3) complete sets of plans to the Planning Department for consistency review and approval prior to submittal into building plan check and again prior to the issuance of any building or development permits. These plan sets shall include the pages described in Condition No. 6.

8. 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.

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

10. All structures shall conform to requirements of the City of Malibu Environmental Sustainability Department, City Biologist, City geotechnical staff, City Environmental Health Administrator, City Public Works Department, WD29, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

11. 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.

12. The applicant must submit payment for any outstanding fees payable to the City prior to issuance of any building or grading permit.

Cultural Resources

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

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

Water Service

15. Prior to building permit issuance the applicant shall submit to the Planning Department an updated WD29 Will Serve letter confirming the property will receive adequate water service.

Construction / Framing

16. 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.

17. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation and lowest finish floor elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Department for review and sign off on framing.

18. 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.

Demolition/Solid Waste

19. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Deputy Building Official.

20. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals and drywall.

21. An Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Environmental and Sustainability Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

22. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state and local regulations.

Public Works

23. Geology and geotechnical reports shall be submitted with plan review to the Public Works Department. The consulting engineer shall sign the final plans prior to the issuance of building and grading permits.

Street Improvements

24. This project proposes to construct a new driveway within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans.

Grading and Drainage

25. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited pursuant to LIP Section 17.3.1 for development that is located within or adjacent to ESHA, or includes grading on slopes steeper than 4 to 1. Approved grading for development that is located within or adjacent to ESHA or on slopes steeper than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put in place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

26. Exported soils shall be taken to the County Landfill, or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3. A note shall be placed on the plans to address this condition.

27. A Grading and Drainage Plan containing the following information shall be reviewed and approved by the Public Works Department, prior to issuance of grading permits for the project:

a. Public Works Department general notes;
b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
d. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
e. Any native trees required to be protected;
f. Any rare or endangered species as identified in the biological assessment, along with fencing of these areas if required by the City Biologist;
g. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
h. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

Stormwater

28. The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:
    a. Installation of Best Management Practices 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 sediments;
    b. Prohibits the discharge of trash;
    c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharge shall be routed to the ASBS (i.e. no additional pollutant loading).
    d. Elimination of non-storm water discharges.

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

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

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.

30. 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 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 be review and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

31. 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 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.

32. 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.

Spa / Water Feature/ Mechanical Equipment

33. Onsite noise, including that which emanates from spa and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

34. Spa and air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides (three sides if adjacent to the building). The fence or walls shall comply with LIP Section 3.5.3 and no equipment shall be located closer than three feet to the property line.

35. Pursuant to the Clean Water Act and the Malibu Water Quality Ordinance, discharge of water from a pool / spa is prohibited. Provide information on the plans regarding the type of sanitation proposed for pool.
    a. Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street;
    b. Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and
    c. Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works facility for discharge.

36. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonization;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries)

Discharges not meeting the above-mentioned methods must be trucked to a publicly owned wastewater treatment works.

37. A sign stating "It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)" shall be posted in the filtration and/or pumping equipment area for the property.

Geology

38. 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.

39. 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 a CDP amendment or a new CDP.

Environmental Health

40. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City of Malibu's Onsite Wastewater Treatment regulations including provisions of LIP Section 18.9 related to continued operation, maintenance and monitoring of onsite facilities.

41. 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).

42. 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 designer must also be a registered OWTS designer with the City of Malibu. The final AOWTS design report and drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

43. The final AOWTS design report shall contain the following information (in addition to the items listed above).
    a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture equivalents, and/or the subsurface effluent dispersal system acceptance rate. The fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    b. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    c. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Provide seepage pit cap depth relative to original and finished grades. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    d. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Department.

44. All proposed reductions in setback from the OWTS to structures must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer that the proposed reduction will not adversely affect the structural integrity of the OWTS or the structure. Construction plans must be approved by Building Safety prior to Environmental Health approval.

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

46. An operations and maintenance manual specified by the AOWTS designer shall be submitted to the City Environmental Health Administrator. This shall be the same operations and maintenance manual submitted to the owner and/or operator of the proposed AOWTS following installation.

47. 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.

48. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the City of Malibu Plumbing Code, Appendix K, Section 1(i). Said covenant shall be provided by the City of Malibu Environmental Health Administrator and shall be submitted to the City of Malibu with proof of recordation by the Los Angeles County Recorder.

49. Final approval by the City geotechnical staff and Geotechnical Engineer, and City Planning Department shall be submitted to the City Environmental Health Administrator.

50. A final planning approval shall be submitted to the City Environmental Health Administrator.

51. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental and Building Safety Division for an OWTS operating permit. An operating permit fee shall be submitted with the application and a final fee shall be paid for Environmental Health review of the OWTS design and system specifications.

Biology/Landscaping

52. Invasive plant species, as determined by the City of Malibu, are prohibited.

53. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

54. 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.

55. Non non-native plant species shall be approved greater than 50 feet from the residential structure.

56. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.

57. Any site preparation activities, including removal of vegetation, between November 1 and March 31 requires the approval of an erosion control plan, and if between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of activities. Should active nests be identified, a buffer area no less than 50 feet (150 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

58. 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.

59. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.

60. Up-lighting of landscaping is prohibited.

61. Prior to final plan check approval, provide landscape water use approval from WD29.

Site Specific Conditions

Colors and Materials

62. The residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material. Reflective glossy, polished and/or roll-formed type metal siding is prohibited.

63. 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.

64. New structures shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones.

b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
c. All windows shall be comprised of non-glare glass.

Lighting

65. Exterior lighting shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes and lighting of the shore are prohibited.

66. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot candle.

67. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Up-lighting of landscaping is prohibited.

Deed Restrictions

68. 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.

69. Prior to final planning approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth previously under ***Lighting***. The property owner shall provide a copy of the recorded document to Planning Department staff prior to

final planning approval.

Prior to Occupancy

70. The applicant shall request a final Planning Department inspection prior to final inspection by the City of Malibu Environmental and Sustainability Department. A Certificate of Occupancy shall not be issued until the Planning Department has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Planning Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

71. Prior to issuing a certificate of occupancy, the City Biologist shall inspect the project site and determine that all conditions to protect natural resources are in compliance with the approved plans.

72. 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

73. This coastal development permit shall run with the land and bind all future owners of the property.

74. 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 15th day of August, 2016.

JOHN MAZZA, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

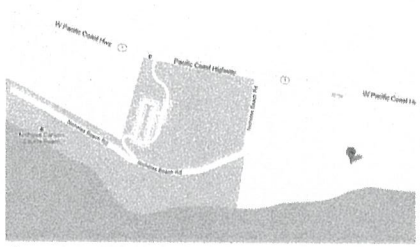
LOCAL APPEAL - Pursuant to LCP LIP Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be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

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov 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.

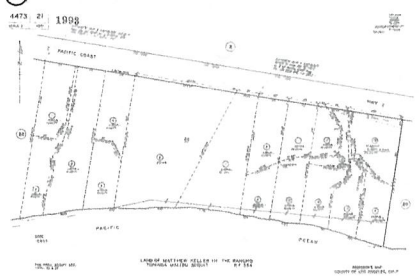
I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-68 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 15th day of August, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary



1 LOCATION MAP



2 ASSESSOR'S MAP

GENERAL NOTES

1. The contractor is responsible for checking contract documents, field conditions, and dimensions for accuracy and confirming that work is buildable as shown before proceeding with construction. If there are any questions, the Contractor is responsible for obtaining a clarification from the Architect before proceeding with the work in question or with related work. Requests will not be entertained for additional charges due to Contractor's negligence to foresee means of installing equipment in position inside structures.
2. Reference to makes, brands, and models is to establish type and quality desired. Substitutions of acceptable equals will be permitted if specifically approved in writing by the Architect.
3. The design concept of the project is based on color, design, and texture of finished products specified. If the Contractor fails to order materials in sufficient time for orderly installation within the project, the Architect will not entertain any request for material substitution. Instead, the Contractor shall provide and install temporary finishes or materials satisfactory to the Architect and shall provide and install the specified finishes or materials upon their arrival. Any substitutions must be approved by the Architect prior to installation. Funds will be withheld pending satisfactory installation of originally specified finishes or materials. Any additional costs are the responsibility of the Contractor.
4. Contractor is to be aware of all lead times for finish materials at the time of pricing to assure that the materials will be available as the project schedule requires.
5. Do not scale the drawings: all written dimensions govern.
6. The work shown on these drawings shall conform to all applicable codes and ordinances. Contractor shall check drawings and Specifications for discrepancies and notify Architect if any are found.
7. Contractor shall also promptly report any discrepancies between existing conditions and those shown on the drawings so that clarification can be issued.
8. All clear dimensions are required to be within 1/8" tolerance along the full height and length of the wall.
9. All dimensions are measured from face of stud (f.o.s.) unless noted otherwise.
10. All partitions are to be chalked on the floor for the Architect's approval prior to beginning framing.
11. Shop drawings must be provided for the Architect's approval before any millwork fabrication is begun.
12. The Contractor shall patch or otherwise furnish and install materials required to match existing conditions as noted, or to repair existing surfaces damaged during the course of construction. Any conditions requiring detailing should be brought to the attention of the Architect.
13. Contractor is to submit 12"x12" brush-outs and/ or samples of all finish types and colors to the Architect prior to proceeding with installation or application.
14. **This project shall comply with Title 24 and the 2013 California Building Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Residential Code and 2013 California Energy Code.**
15. **An automatic residential fire sprinkler system is required per CRC section R312.2.**

CONSULTANT LIST

OWNER:
EZ-ASP65 RESIDENCE, LLC, A DELEWARE LIMITED LIABILITY COMPANY
23622 CALABASAS ROAD, STE. 200
CALABASAS, CA 91302-1549
T: 818-223-3500

APPLICANT:
JOSE IJJVIDIN
JOSE IJJVIDIN CONSULTING INC.
2420 SIRIUS STREET
THOUSAND OAKS, CA 91360
T: 310-418-0766
F: 310-867-8582

ARCHITECT:
WHITNEY SANDER
SANDER ARCHITECTS, LLC
13274 FIJI WAY, STE. 150
MARINA DEL REY, CA 90292
T: (310) 822-0300
F: (310) 822-0600

STRUCTURAL ENGINEER OF RECORD:
SHANE JUDD, P.E., C.B.O.
ALL-TRADE ENGINEERING
17 E. HIGH STREET, SUITE A
MOORPARK, CA 93021
T: 805-732-3104

CIVIL ENGINEER:
TRISHA COFFEY
AHSIRT ENGINEERING, INC.
390 MILLER WAY
ARROYO GRANDE, CA 93420
T: 805-474-4008

LANDSCAPE ARCHITECTS:
ART LUNA
ART LUNA GARDEN
2116 MAIN STREET
SANTA MONICA, CA 90405

ROLAND GRAHAM
107 N. REINO ROAD, #112
THOUSAND OAKS, CA 91320
T: 805-807-7380
F: 805-375-0656

PROJECT INFORMATION

PROJECT DESCRIPTION: THIS IS A TWO-BEDROOM, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED ONE-BEDROOM GUEST RESIDENCE. TWO GARAGE AND THREE UNCOVERED PARKING SPACES ARE PROVIDED. BY LOCATING THE GARAGE AND A PORTION OF THE BUILDING BENEATH A FULL-SIZE TENNIS COURT, THE PROJECT PRESERVES OPEN AREAS. A POOL AND DECK WILL OCCUPY THE FRONT YARD, AND THERE IS SPACE FOR SOLAR PANELS ON THE ROOF.

PROJECT ADDRESS:	33728 PACIFIC COAST HIGHWAY MALIBU, CA 90265
ASSESSOR PARCEL #:	4473-021-004
LCP ZONING DESIGNATION:	RR-2
GENERAL PLAN LAND USE DESIGNATION:	SINGLE FAMILY RESIDENTIAL
LOT:	4
CONSTRUCTION TYPE:	TYPE V, SPRINKLERED
STORIES:	2
HEIGHT LIMIT:	24'-0" FLAT ROOF WITH SITE PLAN REVEIW
PROPOSED HEIGHT PER PLAN:	24'-0"
PARKING:	(5) 18'-0" X 10'-0" SPACES REQUIRED

PROJECT INFORMATION (CONT'D)

GROSS LOT AREA: .861 ACRES x 43,560 SF = 37,505 SF

NET LOT AREA: 37,505 SF (THERE ARE NO STREET EASEMENTS OR SLOPES OF 1:1 OR GREATER)

ALLOWED TDSF: 6,428 SF
PROPOSED TDSF PRIMARY RESIDENCE: 5,693 SF
PROPOSED TDSF GUEST RESIDENCE: 734 SF
PROPOSED TOTAL TDSF: 6,427 SF (SEE A1.9 CALCS)

UNENCLOSED COVERED AREAS PROJECTING MORE THAN 6'-0": NONE

ALLOWED IMPERMEABLE COVERAGE: 11,251.5 SF
PROPOSED IMPERMEABLE COVERAGE: 8,456 SF (SEE A1.9 CALCS)

2/3 CALCULATION (SECOND FLOOR) ALLOWED = 3,601 SF
SECOND FLOOR PROPOSED = 1,026 SF (SEE A1.9 CALCS)

SETBACKS (SEE A1.9 CALCS):
FRONT YARD REQUIRED: 59'-0"
FRONT YARD PROPOSED: 32'-0"
REAR YARD REQUIRED: 44'-3"
REAR YARD PROPOSED: 44'-3"
SIDE YARD REQUIRED: 31'-4" CUMULATIVE
EAST SIDE YARD PROPOSED: 12'-6"
WEST SIDE YARD PROPOSED: 18'-10"

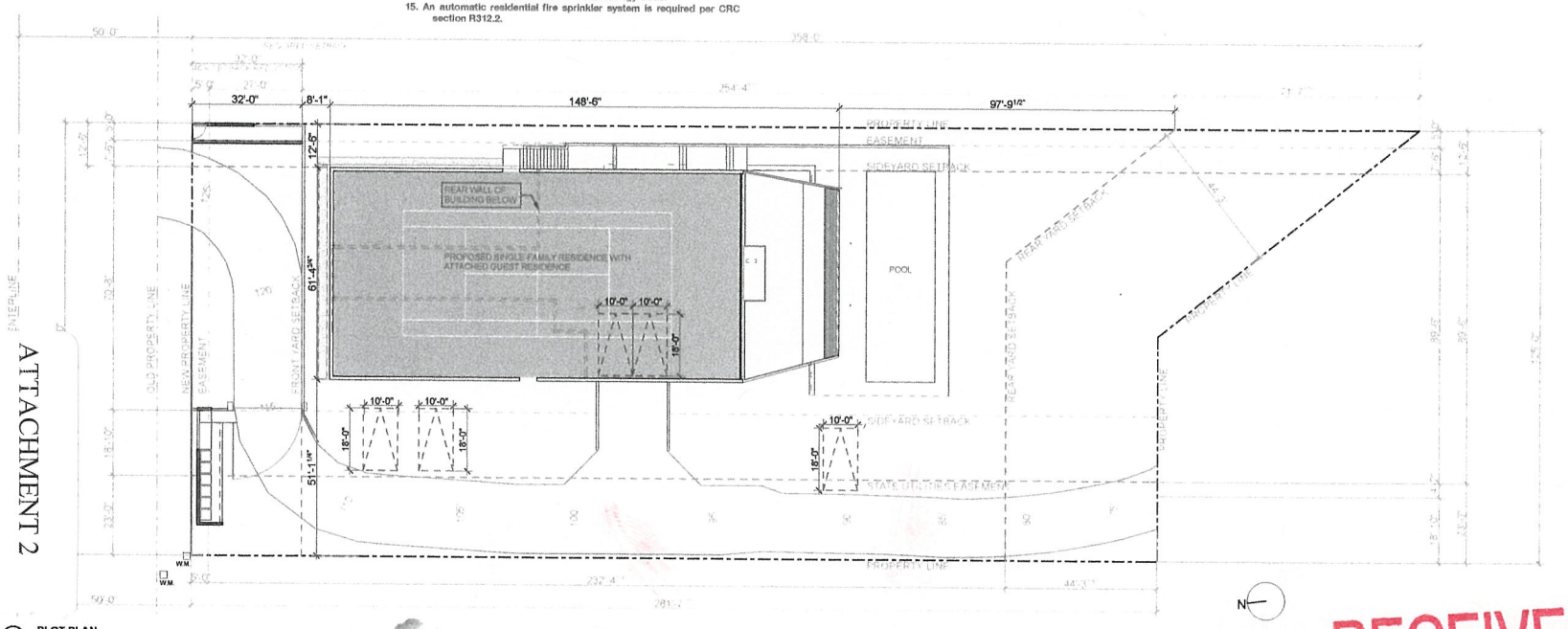
DISCRETIONARY REQUESTS: A 46.0% REDUCTION IN FRONT YARD SETBACK FROM 59'-0" TO 32'-0"

DRAWING LIST

A1.2	PROJECT INFO
A1.5	SURVEY
A1.6	SURVEY-ALTA
A1.7	SITE PLAN
A1.8	SLOPE ANALYSIS
A1.9	CALCULATIONS
A1.10	FIRE ACCESS
A1.11	CALTRANS PROPOSAL
A1.12	STORY POLE DIAGRAM
A2.1	LOWER FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS
A4.2	SECTIONS
A4.3	SECTIONS
A4.4	SECTIONS
A4.5	SECTIONS
A4.6	SECTIONS

ABBREVIATIONS

AFF	above finished floor
A.B.	anchor bolt
BSMT	basement
BLKG	blocking
BTWN	between
CLG	ceiling
C.L.	center line
CANTIL	cantilever
CLO	closet
CONC	concrete
d	penny (nail)
D/L	divided light window
DN	down
DRY	dryer
DRESS	dressing
DET	detail
EQ	equal
E.N.	edge nailing
(E)	existing
EA	each
fx	fixed pane window
FF	finished floor
FG	finish grade
FIN	finish (measurement)
FLR	floor
F.O.S	face of stud
FOUND	foundation
F.S.	finish surface
FTG	footing
FURN	furnace
F.V. or V.I.F	field verify
G/L	glued laminated beam
GWB	gypsum wallboard
GYP	gypsum
G.S.M	galvanized sheet metal
H.W.H.	hot water heater
H.D.	holdown
HDWD	hardwood
LIN	linen, linoleum
M.R.GWB	moisture resistant gypsum wallboard
MAX	maximum
MIN	minimum
MACH	machine
MECH	mechanical
(N)	new
O.C.	on center
PAN	pantry
P.N.	perimeter nailing
P.L.	property line
PLY	plywood
REQ'D	required
RET'G	retaining
RDWD	redwood
R.O.	rough opening
R, r	radius, riser
RM	room
REF	refrigerator, reference
S	Simpson
STAG'D	staggered
S.A.D.	see architectural drawings
SCHED	schedule
SHTG	sheathing
SIM	similar
S.S.D	see structural drawings
ST	street
T, t	tread
T & G	tongue and groove
T.O.W	top of wall
TYP	typical
U.N.O	unless noted otherwise
V.C.	vinyl composition tile
W/O	without
W/	with



3 PLOT PLAN
SCALE: 1/16" = 1'-0"

ATTACHMENT 2

RECEIVED
JUL 08 2016
PLANNING DEPT
7/8/16

sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0600
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

PROJECT INFO

A1.2

TOPO MAP

IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SURVEY OF A PORTION OF THE RANCHO TOPANGA MALIBU SECOUT AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ. OF PATENTS, RECORDS OF SAID COUNTY

AUGUST 2014 SCALE 1" = 20'

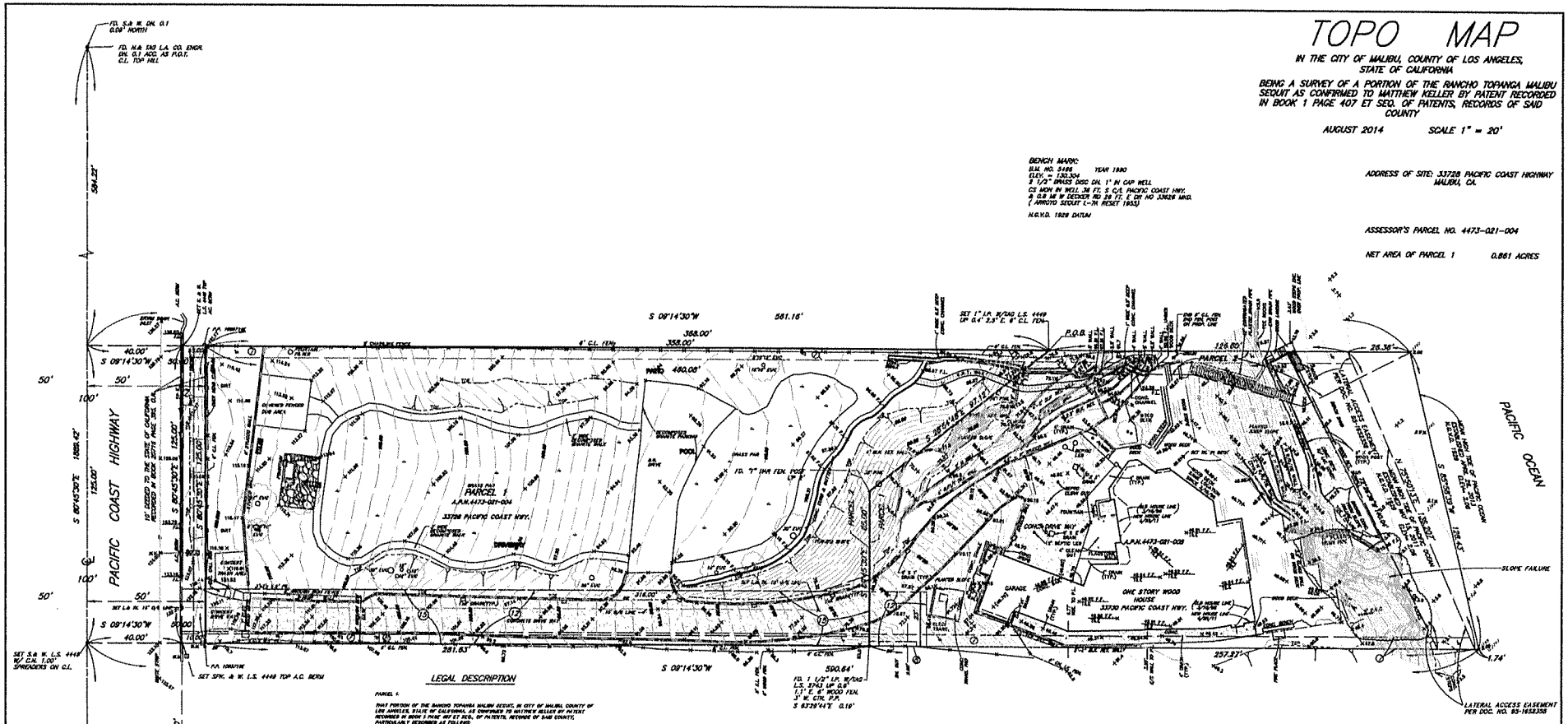
BENCH MARK:
B.M. NO. 5496 YEAR 1990
ELEV. = 190.304
3 1/2" BRASS DISC DN. 1' IN CAP WELL
CS MON IN WALL 36 FT. S C/L PACIFIC COAST HWY.
& 0.8 MI W DECKER RD 24 FT. E OF NO 33828 MRD.
(ARROYO SECOUT L-74 RESET 1933)

N.G.V.D. 1929 DATUM

ADDRESS OF SITE: 33738 PACIFIC COAST HIGHWAY
MALIBU, CA.

ASSESSOR'S PARCEL NO. 4473-021-004

NET AREA OF PARCEL 1 0.861 ACRES



LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SECOUT, IN CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ. OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN A DEED FROM T. H. GAMBLAKER ET AL., TO THE STATE OF CALIFORNIA RECORDED IN BOOK 16296 PAGE 248 OFFICIAL RECORDS, SAID POINT BEING SOUTH 89°14'30" WEST 40 FEET AND SOUTH 00°45'30" EAST 5.00FT FEET FROM PERMANENT CENTER LINE STATION 188+15.85 BLM AT THE WESTERLY EXTENSION OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN THE DEED FROM SOUTH 89°45'30" EAST 2,985.63 FEET, SAID POINT OF BEGINNING BEING ALSO IN THE SOUTHEASTERLY LINE OF THE EASTERLY 1/2 OF THE PARCEL OF LAND DESCRIBED IN A DEED TO MARIA DE LOS ANGELES CARRILLO DE DE LA GUERRA RECORDED IN BOOK 1, PAGE 405 RECORDS OF SAID COUNTY, THENCE SOUTH 89°14'30" EAST 125.00 FEET ALONG THE SOUTHERLY 1/2 OF SAID PARCEL OF LAND TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARMLEDALE LAND COMPANY TO JOHN W. PARKER FILED FOR RECORD NOVEMBER 6, 1944 AS INSTRUMENT NO. 1153 IN BOOK 27893, PAGE 246 OFFICIAL RECORDS, THENCE SOUTH 00°14'30" WEST 368.00 FEET ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND TO THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARMLEDALE LAND COMPANY TO JOHN W. PARKER RECORDED NOVEMBER 6, 1944 AS INSTRUMENT NO. 1153 IN BOOK 27893, PAGE 246 OFFICIAL RECORDS, THENCE SOUTH 89°14'30" WEST 318.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND, THENCE NORTH 00°14'30" WEST 480.08 FEET, THENCE NORTH 10°42'30" WEST 61.00 FEET, THENCE NORTH 89°14'30" EAST TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALONG THE EASTERLY LINE OF SAID RAILROAD PARCEL HEREINBEFORE DESCRIBED.

EXCEPT THEREFROM THAT PORTION OF THE 100 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM MARMLEDALE LAND COMPANY TO THE STATE OF CALIFORNIA RECORDED IN BOOK 28216, PAGE 388 OFFICIAL RECORDS THAT LIES WITHIN THE PARCEL HEREIN DESCRIBED.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES IN, ON, BELOW AND UNDER SAID LANDS AND EXCEPT PART THEREOF, BUT WITHOUT RIGHT OF ENTRY, AS RESERVED BY MARMLEDALE LAND COMPANY IN A DEED RECORDED JANUARY 6, 1945, IN BOOK 27896 PAGE 246, OFFICIAL RECORDS, ALSO EXCEPT THEREFROM ANY PORTION OF SAID LAND WHICH AT ANY TIME WAS THE ON SUBMERGED LAND AND BECOME SPLAND BY OTHER THAN NATURAL CAUSES.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SECOUT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PARCEL 2:

AN EASEMENT FOR PORCH AND STAIRS APPURTENANT TO THE PARCEL ABOVE DESCRIBED WHICH THAT PORTION OF SAID RANCHO, DESCRIBED IN DEED RECORDED JANUARY 13, 1947 AS INSTRUMENT NO. 143 IN BOOK 31,248 PAGE 128 OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS SOUTH 00°14'30" WEST 368 FEET; THENCE, NORTH 89°14'30" WEST 14.10 FEET TO A LINE PARALLEL, 20.00 AND 20.0 FEET VARY FEET, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PATENT PARCEL HEREINABOVE MENTIONED; THENCE ALONG SAID PARALLEL LINE SOUTH 00°14'30" WEST 14.00 FEET; THENCE SOUTH 3°12'20" WEST 18.30 FEET; THENCE SOUTH 17°15'57" EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE WHICH BEARS SOUTH 89°14'30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89°14'30" EAST TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALSO THE WESTERLY LINE OF SAID PATENT PARCEL HEREINBEFORE MENTIONED.

EASEMENT NOTES:

EASEMENT PER TITLE REPORT FROM:
STEWART TITLE
525 N. BRAND BLVD.
GLENDALE, CA 91203 (818) 502-2733

ORDER NO. 01180-132853
NOVEMBER 03, 2014

(1) The privilege and right to extend and maintain drainage structures, revetting slopes and embankment slopes on said land adjacent to said highway, as provided in document recorded in Book 16296 Page 248, Official Records.
NOT PLOTTABLE

(2) An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Grantee: Metropolitan Land Company
Purpose: pole lines, cables, conduits and ovens
Recorded: In Book 31248 Page 128, Official Records
Affects: the Easterly and Westerly 8 feet of said land

(3) An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Grantee: Southern California Edison Company
Purpose: public utilities
Recorded: May 29, 1951, as Instrument No. 4220
In Book 41 1633 Page 436, Official Records
Affects: the Westerly 4 feet of said land

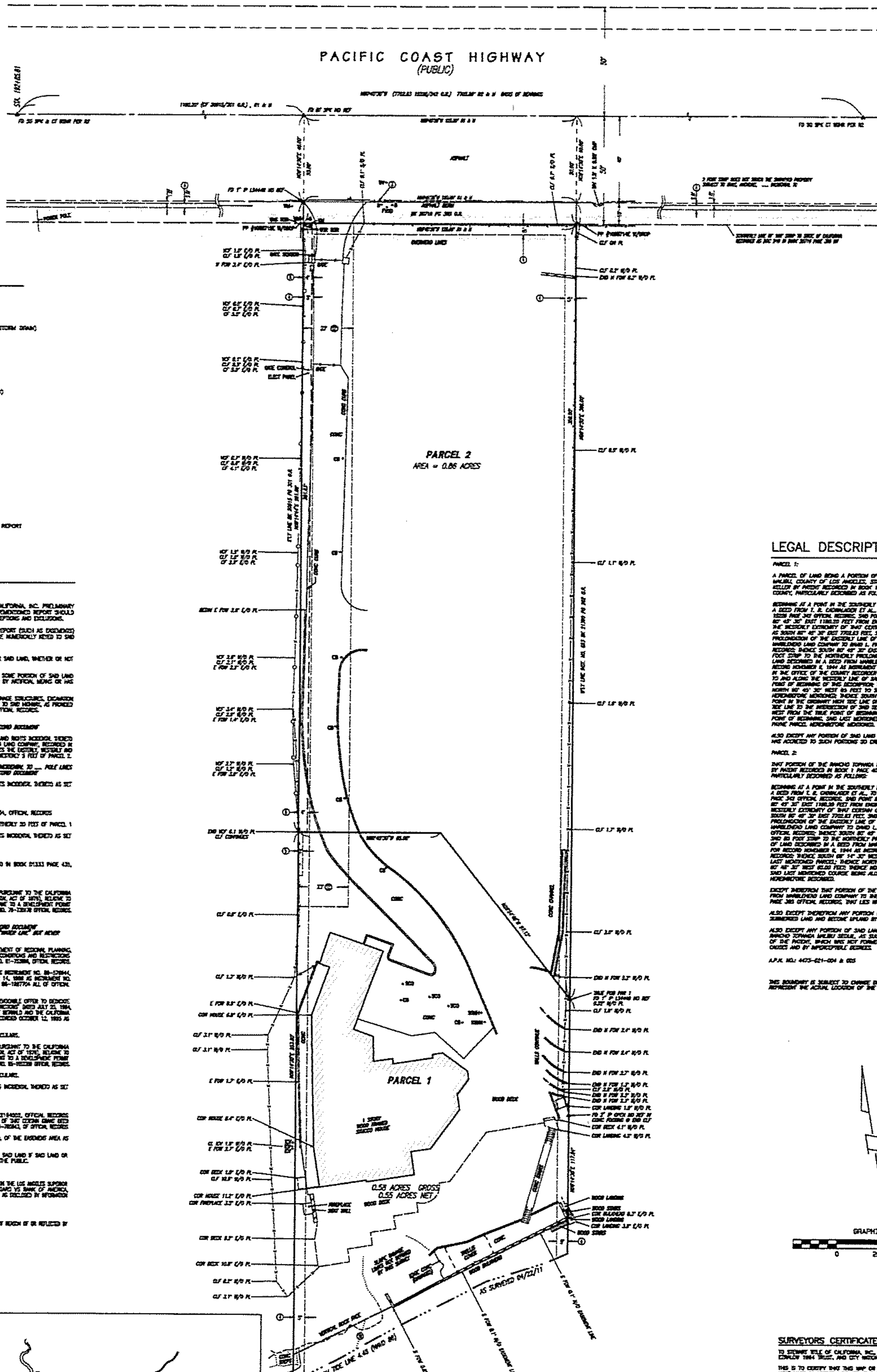
(4) An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Grantee: State of California
Purpose: public utilities
Recorded: July 26, 2001, as Instrument No. 02-2101050, Official Records
Affects: the Westerly 20.0 feet of the West 30 feet of that portion lying South of the Pacific Coast Highway, as conveyed to the State of California by Grant Deed recorded May 2, 1949 as Instrument No. 90-708042, Official Records

(5) An easement for ingress and egress, pole lines and conduits and water and utilities purposes and rights incidental thereto as reserved in a document reserved by Bryce Carson, Trustee of the Bryce Carson 1984 Trust dated December 20, 1984, recorded March 22, 2002 as Instrument No. 02-0461350 of Official Records, which
Said matter affects a portion of said land as more particularly described in said document.

SCALE - 1" = 20'

LARRY PEARSON LAND SURVEYOR L.S. 4449
4220 KINGFISHER ROAD, CALABASAS, CALIF. 91302
PHONE (818) 591-8708

APPROVED BY _____ L.S. 4449
DATE _____ W.O. 13-4233



LEGEND

B	BOLLARD
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COR	CORNER
CMP	CORRUGATED METAL PIPE (STORM DRAIN)
CT	CAL-TRANS
E	EAST
ELECT	ELECTRIC
E/O	EAST OF
FD	FOUND
FHYD	FIRE HYDRANT
FOW	FACE OF WALL
GM	GAS METER
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IP	IRON PIPE (SURVEY MARKER)
N	NORTH
N/O	NORTH OFF
PL	PROPERTY LINE
PP	POWER POLE
REF	REFERENCE
RSR	RISER
S	SOUTH
SCO	SEWER CLEAN OUT
S/O	SOUTH OF
SQ	SQUARE
SPK	SPIKE
SSMH	SEWER MANHOLE
VCF	VINYL CLAD FENCE
W	WEST
WM	WATER METER
W/O	WEST OF
WSHR	WASHER
WTR	WATER
WV	WATER VALVE
	SITE WALL
	RETAINING WALL
(#)	ITEM REFERANCE PER TITLE REPORT

SURVEYOR'S NOTES:

DATE OF SURVEY: 04-20-11

THIS SURVEY WAS BASED ON STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY REPORT NO. [illegible] DATED MAY 2, 2011. THE AFOREMENTIONED REPORT SHOULD BE REFERENCED FOR ACTUAL TEXT AND COMPLETE EXCEPTIONS AND EXCLUSIONS.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID TITLE REPORT AND ARE AS FOLLOWS:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION CREATED.
3. THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION SLOPES AND EMBANKMENT SLOPES ON SAID LAND ADJACENT TO SAID HIGHWAY, AS PROVIDED IN DOCUMENT RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS.

   AFFECTS PARCEL 2
   EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
4. AN EASEMENT FOR POLE LINES, CABLES, CONDUITS, SEWERS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY MARBLEHEAD LAND COMPANY, RECORDED IN BOOK 21386 PAGE 341, OF OFFICIAL RECORDS, WHICH AFFECTS THE EASTERLY, WESTERLY AND NORTHERLY 5 FEET OF PARCEL 1 AND THE EASTERLY AND WESTERLY 5 FEET OF PARCEL 2.

   SUBJECT TO AN EASEMENT FOR [illegible] — POLE LINES
   EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   GRANTEE: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: PUBLIC UTILITIES
   RECORDED: MAY 25, 1961, IN BOOK D1233 PAGE 434, OFFICIAL RECORDS

   SAID MATTER AFFECTS: THE WESTERLY 2 FEET OF THE NORTHERLY 20 FEET OF PARCEL 1
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   GRANTEE: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: PUBLIC UTILITIES
   RECORDED: MAY 25, 1961, AS INSTRUMENT NO. 4250 IN BOOK D1233 PAGE 435, OFFICIAL RECORDS

   AFFECTS: THE WESTERLY 4 FEET OF PARCEL 2
7. A CALIFORNIA COASTAL COMMISSION DEED RESTRICTION, PURSUANT TO THE CALIFORNIA PUBLIC RESOURCES CODE, SECTION 30103, (CALIFORNIA COASTAL ACT OF 1976), RELATIVE TO THE DEVELOPMENT OF THE LAND DESCRIBED HEREIN, PURSUANT TO A DEVELOPMENT PERMIT REFERRED TO THEREIN, RECORDED JULY 3, 1979 AS INSTRUMENT NO. 79-[illegible] OFFICIAL RECORDS.

   AFFECTS PARCEL 1
   EXACT LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
   PUBLIC ACCESS EXTENDS OVER 25' STRIP INLAND FROM "WATER LINE" BUT NEVER CLOSER THAN 5 FEET FROM ANY STRUCTURE
8. A CERTIFICATE OF COMPLIANCE, EXECUTED BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES, UPON THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN, RECORDED JULY 28, 1981 AS INSTRUMENT NO. 81-753[illegible], OFFICIAL RECORDS.

   A CERTIFICATE OF CORRECTION RECORDED APRIL 27, 1988 AS INSTRUMENT NO. 88-579[illegible], APRIL 27, 1988 AS INSTRUMENT NO. 88-579[illegible], DECEMBER 14, 1988 AS INSTRUMENT NO. 88-1987703 AND DECEMBER 14, 1988 AS INSTRUMENT NO. 88-1987704 ALL OF OFFICIAL RECORDS.
9. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "IRREVOCABLE OFFER TO DEDICATE PUBLIC LATERAL ACCESS EASEMENT AND DECLARATION OF RESTRICTIONS" DATED JULY 25, 1994, BY AND BETWEEN JEAN CARNEGIE COOKE, AKA JEAN CARNEGIE BERNALD AND THE CALIFORNIA COASTAL COMMISSION, UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 12, 1995 AS INSTRUMENT NO. 95-1652356, OF OFFICIAL RECORDS.

   REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
10. A CALIFORNIA COASTAL COMMISSION DEED RESTRICTION, PURSUANT TO THE CALIFORNIA PUBLIC RESOURCES CODE, SECTION 30103, (CALIFORNIA COASTAL ACT OF 1976), RELATIVE TO THE DEVELOPMENT OF THE LAND DESCRIBED HEREIN, PURSUANT TO A DEVELOPMENT PERMIT REFERRED TO THEREIN, RECORDED OCTOBER 12, 1995 AS INSTRUMENT NO. 95-165[illegible] OFFICIAL RECORDS.

    REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

    GRANTEE: STATE OF CALIFORNIA
    PURPOSE: PUBLIC UTILITIES
    RECORDED: JULY 29, 2003, AS INSTRUMENT NO. 03-2194[illegible], OFFICIAL RECORDS
    AFFECTS: THE NORTH 216 FEET OF THE WEST 23 FEET OF THAT CERTAIN GRANT DEED RECORDED MAY 3, 1988 AS INSTRUMENT NO. 88-[illegible], OF OFFICIAL RECORDS

    RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN THE DOCUMENT
12. ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE, AT ANY TIME, USED BY THE PUBLIC.

    SAID MATTER AFFECTS: PARCEL 1 ONLY
13. THE EFFECT OF THAT CERTAIN ACTION FILED ON MARCH 4, 2011 IN THE LOS ANGELES SUPERIOR COURT, CASE NO. [illegible], ENTITLED ARLEN PAUL GOEDARD VS BANK OF AMERICA, FIRST REPUBLIC BANK, JAMES K. HERBERT II AND BRIAN MORGAN AS DISCLOSED BY INFORMATION PROVIDED TO THIS COMPANY.

    DOCUMENT NOT PROVIDED
14. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS, WHICH MAY EXIST BY REASON OF OR REFLECTED BY FACTS SHOWN ON THIS SURVEY.

    ITEMS TO BE LISTED ON POLICY.

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN A DEED FROM T. R. CADWALADER ET AL., TO THE STATE OF CALIFORNIA RECORDED IN BOOK 15228 PAGE 342 OFFICIAL RECORDS, SAID POINT BEING SOUTH 08° 14' 30" WEST 40 FEET AND SOUTH 80° 45' 30" EAST 1180.20 FEET FROM ENGINEER'S CENTER LINE STATION 182 PLUS 85.81 AT THE WESTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN SAID DEED, AS SOUTH 80° 45' 30" EAST 7703.83 FEET, SAID POINT OF BEGINNING BEING ALSO IN THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO DAVID L. FALKOFF, RECORDED IN BOOK 20815 PAGE 301 OFFICIAL RECORDS; THENCE SOUTH 80° 45' 30" EAST 125 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO JOHN H. PAYNE FILED FOR RECORD NOVEMBER 6, 1944 AS INSTRUMENT NO. 823 IN BOOK 21386 PAGE 382 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 08° 14' 30" WEST TO AND ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL, 388 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 38° 54' 48" WEST 97.12 FEET; THENCE NORTH 80° 45' 30" WEST 65 FEET TO SAID EASTERLY LINE OF SAID FALKOFF PARCEL, AS HEREINBEFORE MENTIONED; THENCE SOUTH 08° 14' 30" WEST ALONG SAID EASTERLY LINE TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE WHICH BEARS SOUTH 08° 14' 30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 08° 14' 30" EAST TO THE TRUE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALSO THE WESTERLY LINE OF SAID PAYNE PARCEL, HEREINBEFORE MENTIONED.

ALSO EXCEPT ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTIONS SO CREATED.

PARCEL 2:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN A DEED FROM T. R. CADWALADER ET AL., TO THE STATE OF CALIFORNIA RECORDED IN BOOK 15228 PAGE 342 OFFICIAL RECORDS, SAID POINT BEING SOUTH 08° 14' 30" WEST 40 FEET AND SOUTH 80° 45' 30" EAST 1180.20 FEET FROM ENGINEER'S CENTER LINE STATION 182 PLUS 85.81 AT THE WESTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE, DESCRIBED IN SAID DEED AS SOUTH 80° 45' 30" EAST 7703.83 FEET, SAID POINT OF BEGINNING BEING ALSO IN THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO DAVID L. FALKOFF, RECORDED IN BOOK 20815 PAGE 301 OFFICIAL RECORDS; THENCE SOUTH 80° 45' 30" EAST 125 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO JOHN H. PAYNE FILED FOR RECORD NOVEMBER 6, 1944 AS INSTRUMENT NO. 823 IN BOOK 21386 PAGE 382 OFFICIAL RECORDS; THENCE SOUTH 08° 14' 30" WEST 388.00 FEET ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL; THENCE NORTH 38° 54' 48" WEST 97.12 FEET; THENCE NORTH 80° 45' 30" WEST 65.00 FEET; THENCE NORTH 08° 14' 30" EAST TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALONG THE EASTERLY LINE OF SAID FALKOFF PARCEL HEREINBEFORE DESCRIBED.

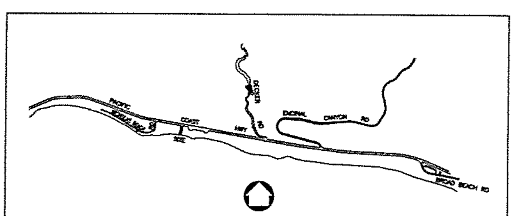
EXCEPT THEREFROM THAT PORTION OF THE 100 FOOT RIGHT OF WAY DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY TO THE STATE OF CALIFORNIA RECORDED IN BOOK 20716 PAGE 385 OFFICIAL RECORDS, THAT LIES WITHIN THE PARCEL HEREIN DESCRIBED.

ALSO EXCEPT THEREFROM ANY PORTION OF SAID LAND WHICH AT ANY TIME WAS TIDE OR SUBMERGED LAND AND BECAME UPLAND BY OTHER THAN NATURAL CAUSES.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

A.P.N. NO.: 4473-021-004 & 005

THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.



VICINITY MAP
SCALE: 1" = 2000'

SURVEYORS CERTIFICATE

TO STEWART TITLE OF CALIFORNIA, INC., BRIAN EZRALOW AS TRUSTEE OF THE BRIAN EZRALOW 1994 TRUST, AND CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS ______ OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 20, 2011.

DATE OF PLAT OR MAP: MAY 05, 2011

MAY 05, 2011
BILL JAMES – PLS 7020 – EXP 9-30-12 DATE

PROFESSIONAL LAND SURVEYOR · BILL JAMES · No. 7020 · STATE OF CALIFORNIA

AREAS

PARCEL 1 GROSS AREA SUBJECT TO MEAN HIGH TIDE. NET AREA CALCULATED TO LATERAL ACCESS EASEMENT (9)

BENCH MARK

BM Y-5486 MALIBU QUAD NAVD 88 DATUM
ELEV = 132.579 (2006)

BASIS OF BEARINGS

THE BEARING N80°45'30"W ON THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON SURVEY FILED IN BOOK 236 PAGE 57 OF SURVEYS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PREPARED BY
PEAK SURVEYS INC.
2488 TOWNSGATE RD suite D
WESTLAKE VILLAGE CA 91361
(805) 497-0102 FAX: (805) 495-7014
www.peakinc.com

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO PEAK SURVEYS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE AS SHOWN HEREIN. THIS DOCUMENT AND/OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF PEAK SURVEYS, INC.

ALL RIGHTS RESERVED
COPYRIGHT 2011

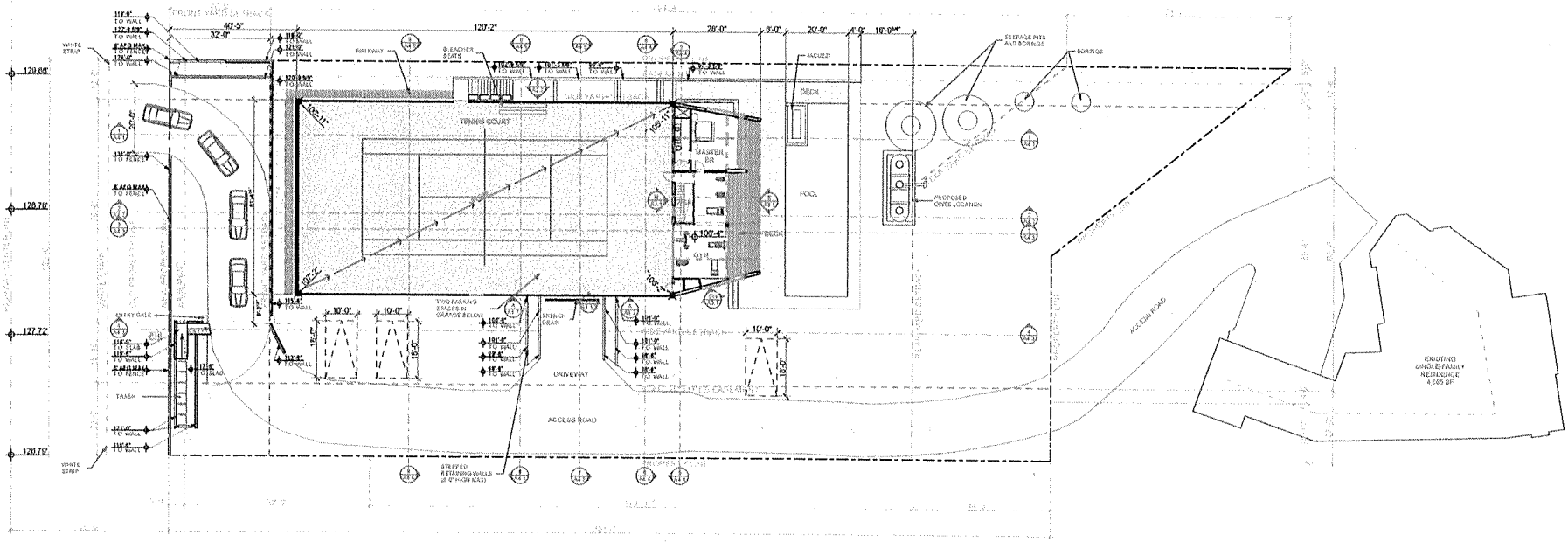
ALTA / ACSM LAND TITLE SURVEY
33730 PACIFIC COAST HIGHWAY, MALIBU, CA.

APN 4473-021-004 & 005
MAY 05, 2011

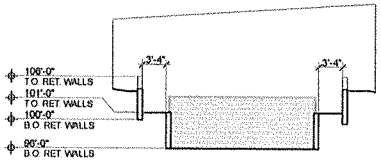
SHEET 1 OF 1

SITE PLAN NOTES

1 FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (R401.3 CRC)



1 **SITE PLAN**
SCALE: 1/16" = 1'-0"



A **SECTION THROUGH DRIVEWAY**
SCALE: 1/8" = 1'-0"

sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0500
www.sander-architects.com

EZ-ASP 65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

SITE PLAN

A1.7

TOPO MAP

IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SURVEY OF A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ. OF PATENTS, RECORDS OF SAID COUNTY

DECEMBER 2014 SCALE 1" = 20'

ADDRESS OF SITE: 33728 PACIFIC COAST HIGHWAY MALIBU, CA.

ASSESSOR'S PARCEL NO. 4473-021-004

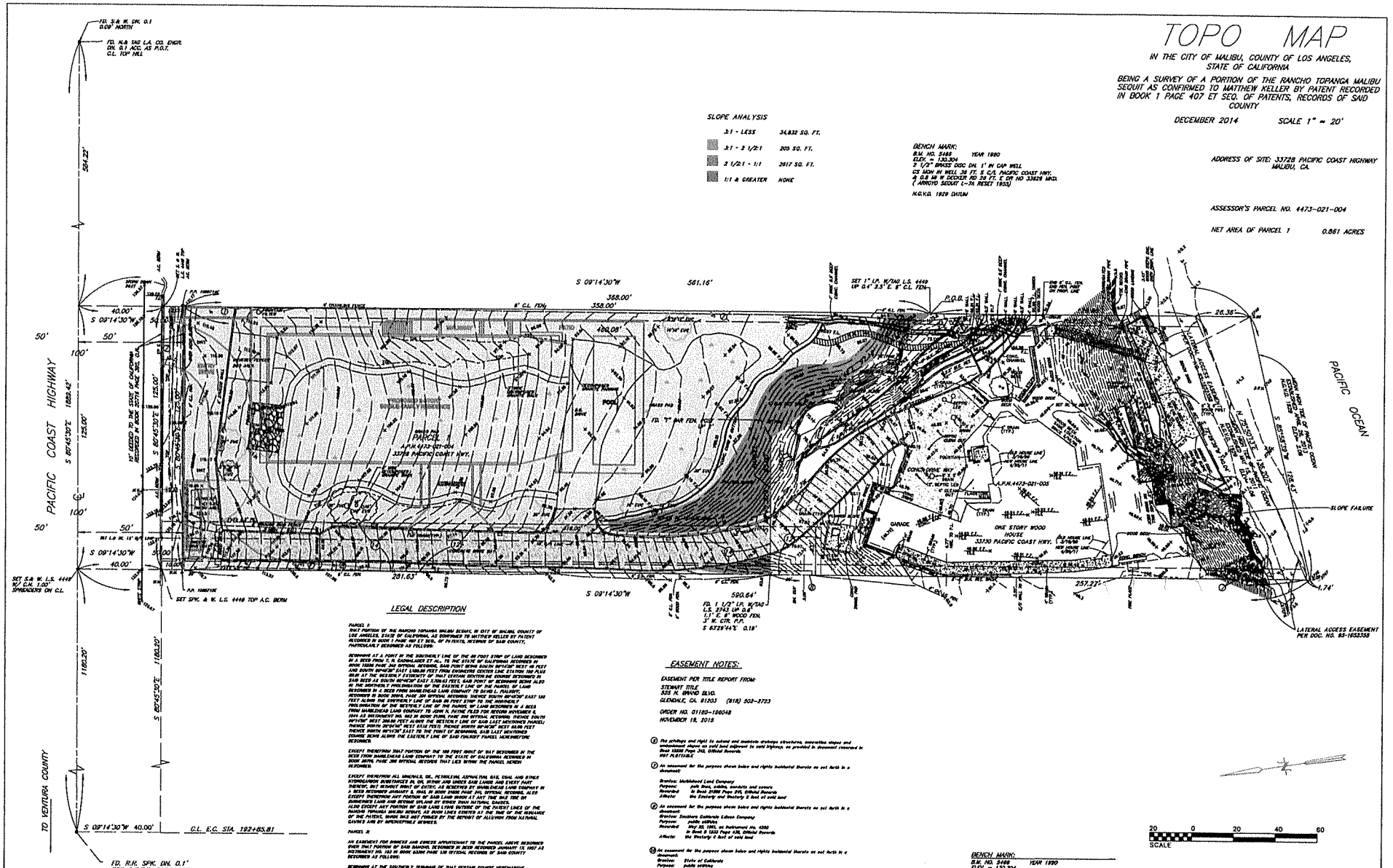
NET AREA OF PARCEL 1 0.861 ACRES

SLOPE ANALYSIS

	3:1 - LESS	34,832 SQ. FT.
	3:1 - 2 1/2:1	205 SQ. FT.
	2 1/2:1 - 1:1	2617 SQ. FT.
	1:1 & GREATER	NONE

BENCH MARK:
B.M. NO. 5488 YEAR 1980
ELEV. = 130.304
3 1/2" BRASS DISC DN. 1' IN CAP WELL
CS MON IN WELL 36 FT. S C/L PACIFIC COAST HWY.
& 0.8 MI W DECKER RD 28 FT. E OF HO 33828 MRD.
(ARROYO SEQUIT L-7A RESET 1935)

N.G.V.D. 1929 DATUM



LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ. OF PATENTS, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN A DEED FROM E. R. DANIELSKEE ET AL., TO THE STATE OF CALIFORNIA RECORDED IN BOOK 13206 PAGE 240 OFFICIAL RECORDS, SAID POINT BEING SOUTH 09°14'30" WEST 40 FEET AND SOUTH 80°45'30" EAST 1180.20 FEET FROM ENGINEERS CENTER LINE STATION 192 PLUS 85.81 AT THE WESTERLY EXTENSTY OF THAT CERTAIN COURSE OR COURSE DESCRIBED IN SAID DEED AS SOUTH 80°45'30" EAST 3,208.43 FEET; SAID POINT OF BEGINNING BEING ALSO IN THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO DAVID L. FOULOUSY, RECORDED IN BOOK 20910, PAGE 320 OFFICIAL RECORDS; THENCE SOUTH 09°14'30" EAST 100 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED AS A DEED FROM MARBLEHEAD LAND COMPANY TO JOHN H. PAYNE FILED FOR RECORD NOVEMBER 6, 1945 AS INSTRUMENT NO. 1913 IN BOOK 21208, PAGE 240 OFFICIAL RECORDS; THENCE SOUTH 09°14'30" WEST 368.00 FEET ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL; THENCE NORTH 89°54'30" WEST 1518 FEET; THENCE NORTH 09°14'30" WEST 58.00 FEET THENCE NORTH 09°14'30" EAST TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALONG THE EASTERLY LINE OF SAID FOULOUSY PARCEL HEREINBEFORE DESCRIBED.

EXCEPT THEREFROM THAT PORTION OF THE 100 FOOT RIGHT OF WAY DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY TO THE STATE OF CALIFORNIA RECORDED IN BOOK 20910, PAGE 398 OFFICIAL RECORDS THAT LIES WITHIN THE PARCEL HEREIN DESCRIBED.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES IN, ON, WITHIN AND UNDER SAID LANDS AND EVERY PART THEREOF, BUT WITHOUT RIGHT OF ENTRY, AS RESERVED BY MARBLEHEAD LAND COMPANY IN A DEED RECORDED JANUARY 6, 1945 IN BOOK 21208 PAGE 240, OFFICIAL RECORDS, ALSO EXCEPT THEREFROM ANY PORTION OF SAID LAND WHICH AT ANY TIME MAY FALL BELOW MARBLEHEAD LAND AND BEYOND UPLAND BY REASON OF NATURAL CAUSES, ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE SURVEYS OF THE PATENT, WHICH WAS NOT PATENTED BY THE REPORT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PARCEL 2:

AN EASEMENT FOR DRIVEWAY AND ENTRY APPURTENANT TO THE PARCEL ABOVE DESCRIBED OVER THAT PORTION OF SAID RANCHO, DESCRIBED IN DEED RECORDED JANUARY 13, 1987 AS INSTRUMENT NO. 153 IN BOOK 83386 PAGE 128 OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS SOUTH 09°14'30" WEST 368 FEET; THENCE NORTH 89°54'30" WEST 16.38 FEET TO A LINE PARALLEL WITH AND DISTANT 16.00 FEET, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PAYNE PARCEL HEREINBEFORE MENTIONED; THENCE ALONG SAID PARALLEL LINE SOUTH 09°14'30" WEST 24.00 FEET; THENCE SOUTH 34°50'30" WEST 46.34 FEET; THENCE SOUTH 17°50'30" EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE WHICH BEARS SOUTH 09°14'30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 09°14'30" EAST TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALSO THE WESTERLY LINE OF SAID PAYNE PARCEL HEREINBEFORE DESCRIBED.

EASEMENT NOTES:

EASEMENT PER TITLE REPORT FROM:

STEWART TITLE
535 N. BRAND BLVD.
GLENDALE, CA. 91203 (818) 503-3723

ORDER NO. 01180-1960048
NOVEMBER 18, 2015

(1) The privileges and rights to extend and maintain drainage structures, excavation slopes and embankment slopes as said land adjacent to said highway, as provided in document recorded in Book 13206 Page 240, Official Records.
NOT PLOTTABLE

(2) An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Grantee: Marblehead Land Company
Purpose: park drive, gables, conduits and sewers
Recorded: In Book 21208 Page 240, Official Records
Affects: the Easterly and Westerly 5 feet of said land

(3) An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Grantee: Southern California Edison Company
Purpose: public utilities
Recorded: May 20, 1981, as Instrument No. 4266
in Book 0 1333 Page 438, Official Records
Affects: the Westerly 5 feet of said land

(4) An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Grantee: State of California
Purpose: public utilities
Recorded: July 29, 2002, as Instrument No. 02-2049966, Official Records
and Parcel 200 feet of the West 63 feet of that certain Grant Deed recorded May 3, 1966 as Instrument No. 84-788943, of Official Records
Affects: [illegible]

(5) An easement for ingress and egress, gate lines and conduits and water and utilities purposes and rights incidental thereto as contained in a document reserved by Bryan Ernsten, Trustee of the Bryan Ernsten 1991 Trust dated September 28, 1994, recorded March 23, 2012 as Instrument No. 20120406148 of Official Records, State of California
Said easiter affects a portion of said land as more particularly described in said document.

BENCH MARK:
B.M. NO. 5488 YEAR 1990
ELEV. = 130.304
3 1/2" BRASS DISC DN. 1' IN CAP WELL
CS MON IN WELL 36 FT. S C/L PACIFIC COAST HWY.
& 0.8 MI W DECKER RD 28 FT. E OF HO 33828 MRD.
(ARROYO SEQUIT L-7A RESET 1935)

N.G.V.D. 1929 DATUM

20 0 20 40 60
SCALE

LARRY PEARSON LAND SURVEYOR L.S. 4449
4220 KINGFISHER ROAD, CALABASAS, CALIF. 91302
PHONE (818) 591-8709

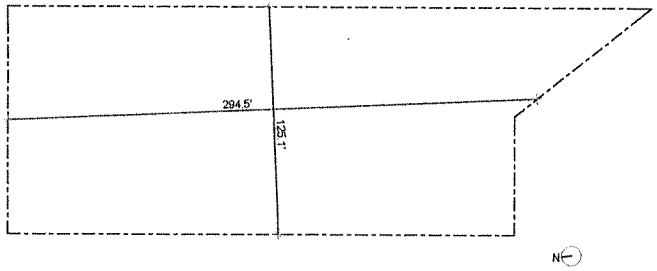
APPROVED BY _____ L.S. 4449
DATE _____ W.O. 12-4233C

SETBACKS:

FRONT YARD = 20% OF LOT DEPTH OR 65', WHICHEVER IS LESS
294.5' x 20% = 58.9' = **59'-0"**

REAR YARD = 15% OF LOT DEPTH OR 15', WHICHEVER IS LESS
294.5' x 15% = 44.2' = **44'-3"**

SIDE YARD = CUMULATIVELY 25% OF LOT WIDTH (WITH NO SINGLE SIDE LESS THAN 10% OF LOT WIDTH OR 5', WHICHEVER IS GREATER)
125.1' x 25% = 31.3' = 31'-4"
125.1' x 10% = 12.5' = 12'-6'
EAST SIDE YARD = **12'-6"**
WEST SIDE YARD = **18'-10"**



1 **SETBACK CALCULATION DIAGRAM**
SCALE: 1/32" = 1'-0"

MAXIMUM ALLOWABLE TOTAL DEVELOPMENT SF:

NET LOT AREA (GROSS LOT AREA MINUS ALL STREET EASEMENTS AND SLOPES GREATER THAN OR EQUAL TO 1:1): .861 ACRES x 43,560 SF = 37,505 SF

BREAK UP SF INTO 1/2 ACRE INCREMENTS (1/2 ACRE = 21,780 SF):

UP TO 1/2 ACRE: 21,780 SF x .177 = 3,855 SF + 1,000 = 4,855 SF
1/2 ACRE TO 1 ACRE: 37,505 SF - 21,780 = 15,725 SF x .10 = 1,573 SF

TOTAL ALLOWED = 4,855 + 1,573 = **6,428 SF MAX**

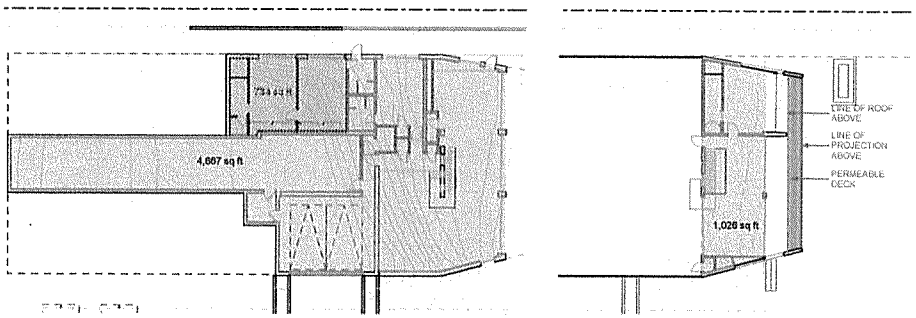
ACTUAL TOTAL DEVELOPMENT SF:

PRIMARY RESIDENCE: 4,667 SF (1ST FLOOR) + 1,026 SF (2ND FLOOR) = 5,693 SF
GUEST RESIDENCE: 734 SF
TOTAL TDSF = (5,963 SF + 734 SF) = **6,427 SF**
6,427 SF < 6,428 SF ALLOWABLE

2/3 CALCULATION:

FIRST FLOOR: 4,667 (PRIMARY RESIDENCE) + 734 SF (GUEST) = 5,401 SF
5,401 SF x 2/3 = 3,601 SF
1,026 SF (SECOND FLOOR) < 3,601 SF

PRIMARY RESIDENCE
GUEST RESIDENCE



2 **SQUARE FOOTAGE MAIN AND GUEST RESIDENCES**
SCALE: 1/16" = 1'-0"

MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE:

NET LOT AREA = 37,505 SF

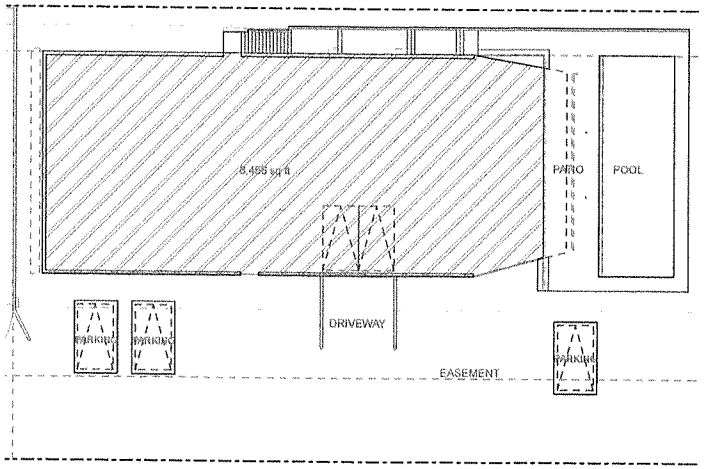
FOR 1/2 ACRE OR MORE, 30% OF ADJUSTED LOT AREA IS ALLOWED:

37,505 SF X 30% = **11,251.5 SF MAX**

ACTUAL IMPERMEABLE COVERAGE:

8,456 SF

PERMEABLE
IMPERMEABLE



3 **PERMEABLE AND IMPERMEABLE AREAS**
SCALE: 1/16" = 1'-0"

sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0900
www.sanderarchitects.com

EZ-ASP65 RESIDENCE, LLC
937/28 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

CALCS

A1.9

FIRE DEPT. NOTES

1. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1

2. THE REQUIRED FIRE FLOW FROM PUBLIC HYDRANTS AT THIS LOCATION IS 2250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND FIRE DEPARTMENT REGULATION 8

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION
- TYPE OF CONSTRUCTION PER THE BUILDING CODE: VB
- FIRE FLOW BASED ON THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS, AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING: 2250 GPM
- REDUCTION FOR FIRE SPRINKLERS 13 OR 13R SYSTEM (MAXIMUM 50%): 1125 GPM
- TOTAL FIRE FLOW REQUIRED: 1125 GPM

3. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6

4. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
REASON: RESIDENTIAL CODE AND FIRE CODE 903.1
TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

5. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.8

6. ROOF GUTTERS SHALL BE PROVIDED WITH A MESH TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. FIRE CODE 4710.1.4.

7. SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN THE LOCATIONS DESCRIBED IN BUILDING CODE 907.2.10.1.1 AND 907.2.10.1.2. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACKUP WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT. THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. BUILDING CODE 907.2.10.2 AND 907.2.10.3

8. THE NEAREST PUBLIC FIRE HYDRANT IS LOCATED ALONG THE PACIFIC COAST HIGHWAY, 4,897 FEET WEST OF DECKER CANYON ROAD. (IT IS A 6" x 4" x 2 1/2" HYDRANT W/ FIRE FLOW AVAILABILITY OF 2,021 GPM AT 20 PSI RESIDUAL FOR 2 HOURS AT 111 PSI STATIC.)

9. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

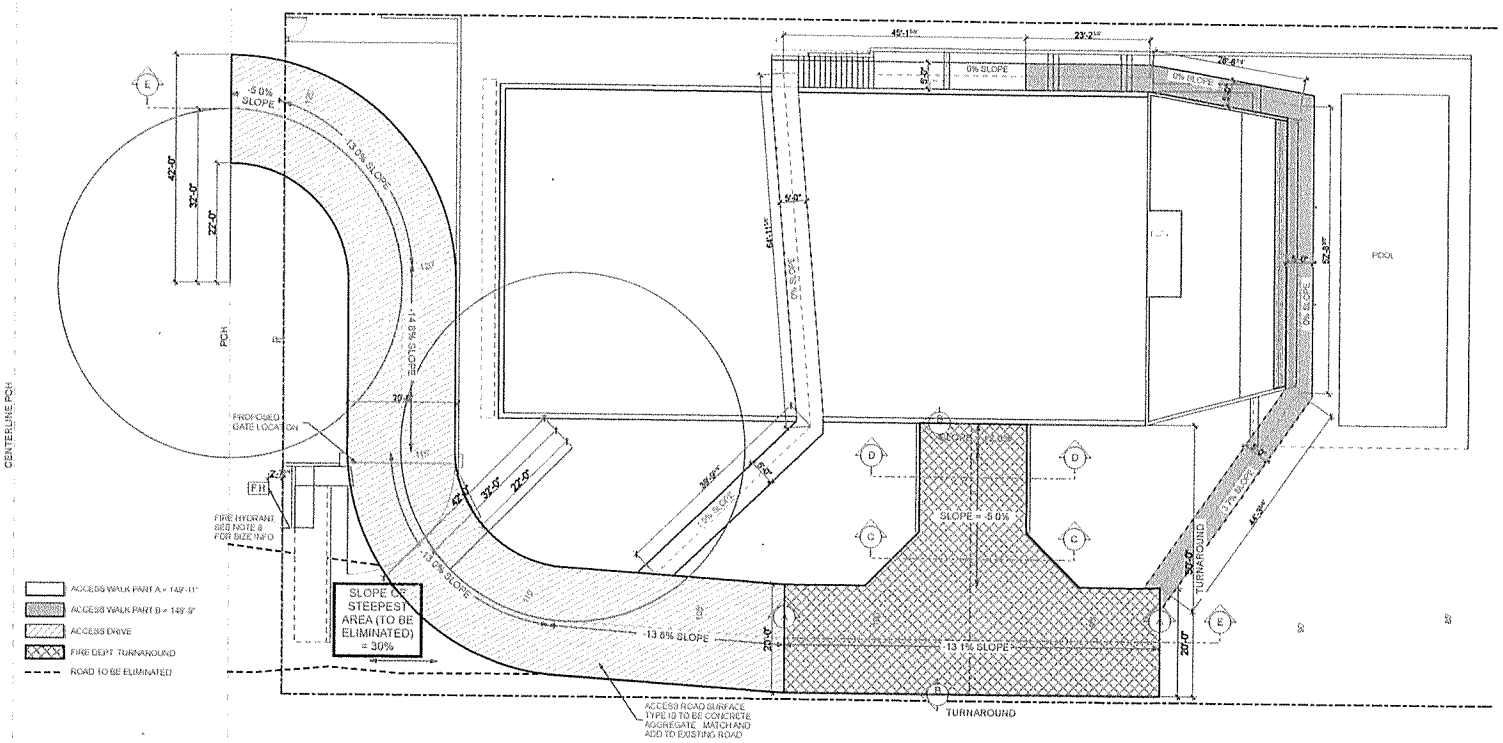
10. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

11. ROOF VALLEY FLASHING SHALL NOT BE LESS THAN 0.019-INCH (NO 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE LENGTH OF THE VALLEY (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

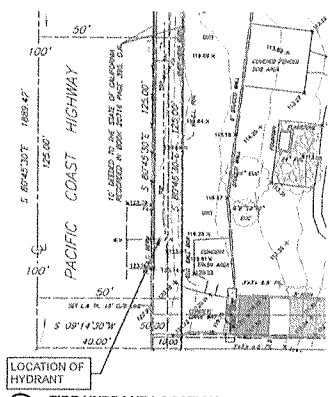
12. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51182 AND THIS CODE (RESIDENTIAL CODE R327.1.5 AND BUILDING CODE 701A.4)

13. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

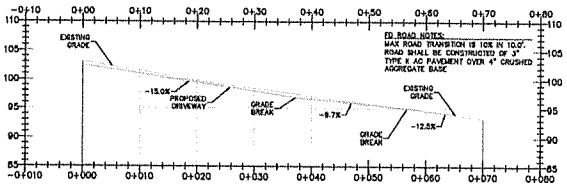
14. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARD SCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3



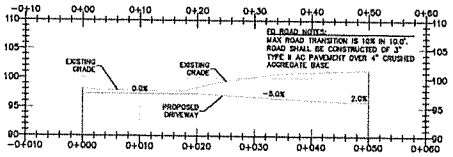
1 FIRE ACCESS PLAN
SCALE: 3/32" = 1'-0"



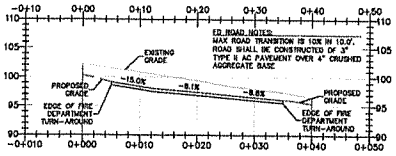
2 FIRE HYDRANT LOCATION
SCALE: 1" = 1'-0"



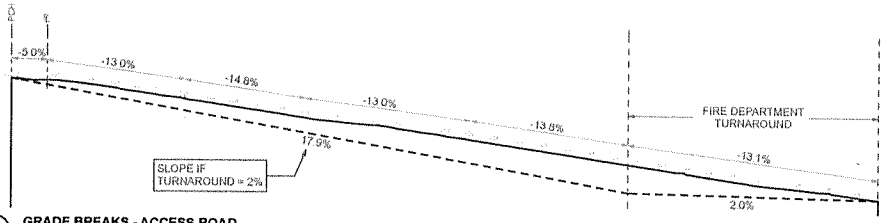
FD CROSS SECTION A
SCALE: 1" = 10'



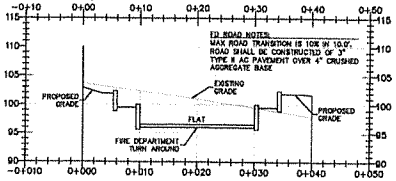
FD CROSS SECTION B
SCALE: 1" = 10'



FD CROSS SECTION C
SCALE: 1" = 10'



E GRADE BREAKS - ACCESS ROAD
SCALE: 1/16" = 1'-0"



FD CROSS SECTION D
SCALE: 1" = 10'

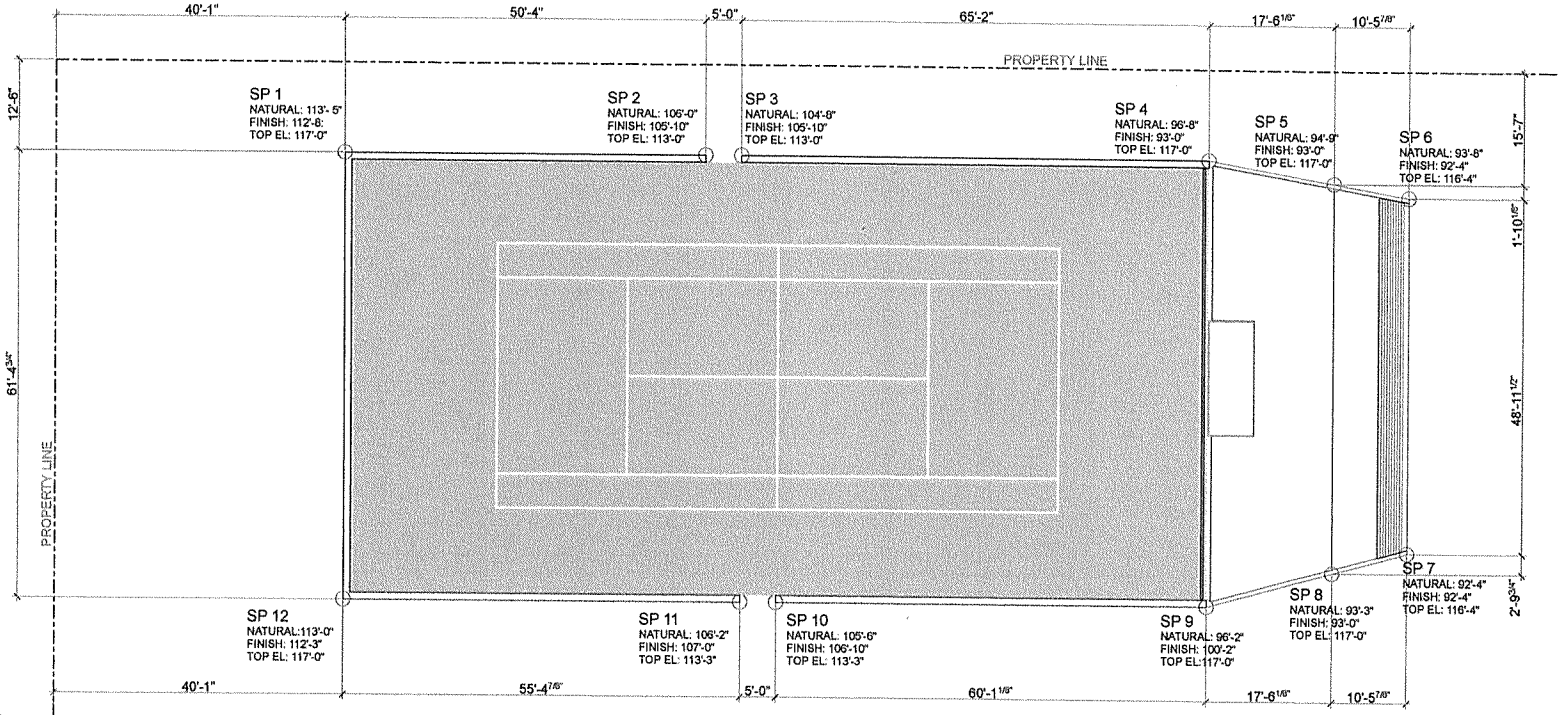
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0600
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA. 90265

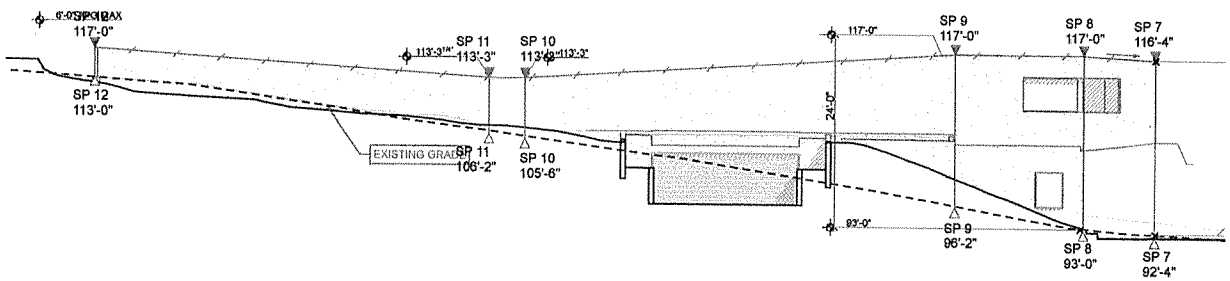
job 09.150
drawn AK
date 7/6/16

FIRE ACCESS

A1.10



2 **STORY POLE PLAN**
SCALE: 1/8" = 1'-0"



2 **STORY POLE WEST ELEVATION**
SCALE: 1/8" = 1'-0"

STORY POLE SCHEDULE

STORY POLE #	DATUM AT TOP	DATUM AT BOTTOM	STORY POLE HEIGHT	STRUCTURE HEIGHT
SP 1	117'-0"	113'-5"	3'-7"	4'-4"
SP 2	113'-0"	106'-0"	7'-0"	7'-2"
SP 3	113'-0"	104'-8"	8'-4"	7'-2"
SP 4	117'-0"	96'-8"	20'-4"	24'-0"
SP 5	117'-0"	94'-9"	23'-3"	24'-0"
SP 6	116'-4"	93'-8"	22'-10"	23'-6"
SP 7	116'-4"	92'-4"	24'-0"	24'-0"
SP 8	117'-0"	93'-3"	23'-9"	24'-0"
SP 9	117'-0"	96'-2"	20'-8"	18'-10"
SP 10	113'-3"	105'-6"	7'-9"	6'-5"
SP 11	113'-3"	106'-2"	7'-1"	6'-3"
SP 12	117'-0"	113'-0"	4'-0"	4'-9"

INSTRUCTIONS

INDICATION OF STORY POLE HEIGHT: THE ELEVATION OF THE HEIGHT OF EACH STORY POLE AND THE NATURAL AND FINISH GRADES SHALL BE INDICATED ON THE PLANS. IN ADDITION, THE APPLICANT SHALL PROVIDE AN ELEVATION PLAN SHOWING A TYPICAL STORY POLE

PLAN NOTES

"THE TOP ONE-FOOT (1'-0") OF THE STORY POLE SHALL BE PAINTED WITH A CLEARLY VISIBLE BLACK PAINT. MARKINGS SHALL ALSO BE MADE AT 18 FEET ABOVE FINISH OR NATURAL GRADE, WHICHEVER RESULTS IN A LOWER BUILDING HEIGHT, AND AT ONE-FOOT INCREMENTS ABOVE 18 FEET. BRIGHT ORANGE CONSTRUCTION MESH APPROXIMATELY ONE FOOT IN WIDTH SHALL BE PLACED CONNECTING POLES TO SHOW ALL PROPOSED ROOF AND RIDGE LINES.

IF AT ANY TIME THE STORY POLE BECOMES UNSAFE, THEY SHALL BE REPAIRED AND RESET IMMEDIATELY. THE STORY POLES SHALL BE REMOVED IMMEDIATELY IF DETERMINED BY THE CITY TO BE A PUBLIC SAFETY RISK"

STORY POLE PLAN:

APPROVED BY:

I HEREBY ABSOLVE THE CITY OF ANY LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF, OR DAMAGE CAUSED BY, THE PLACEMENT OF THE APPROVED STORY POLES

PROJECT APPLICANT: _____ DATE: _____

LEGEND

- PLASTIC RIBBON
- STORY POLE LOCATION
- DATUM AT TOP OF POLE
- DATUM AT BOTTOM OF POLE (NATURAL GRADE)

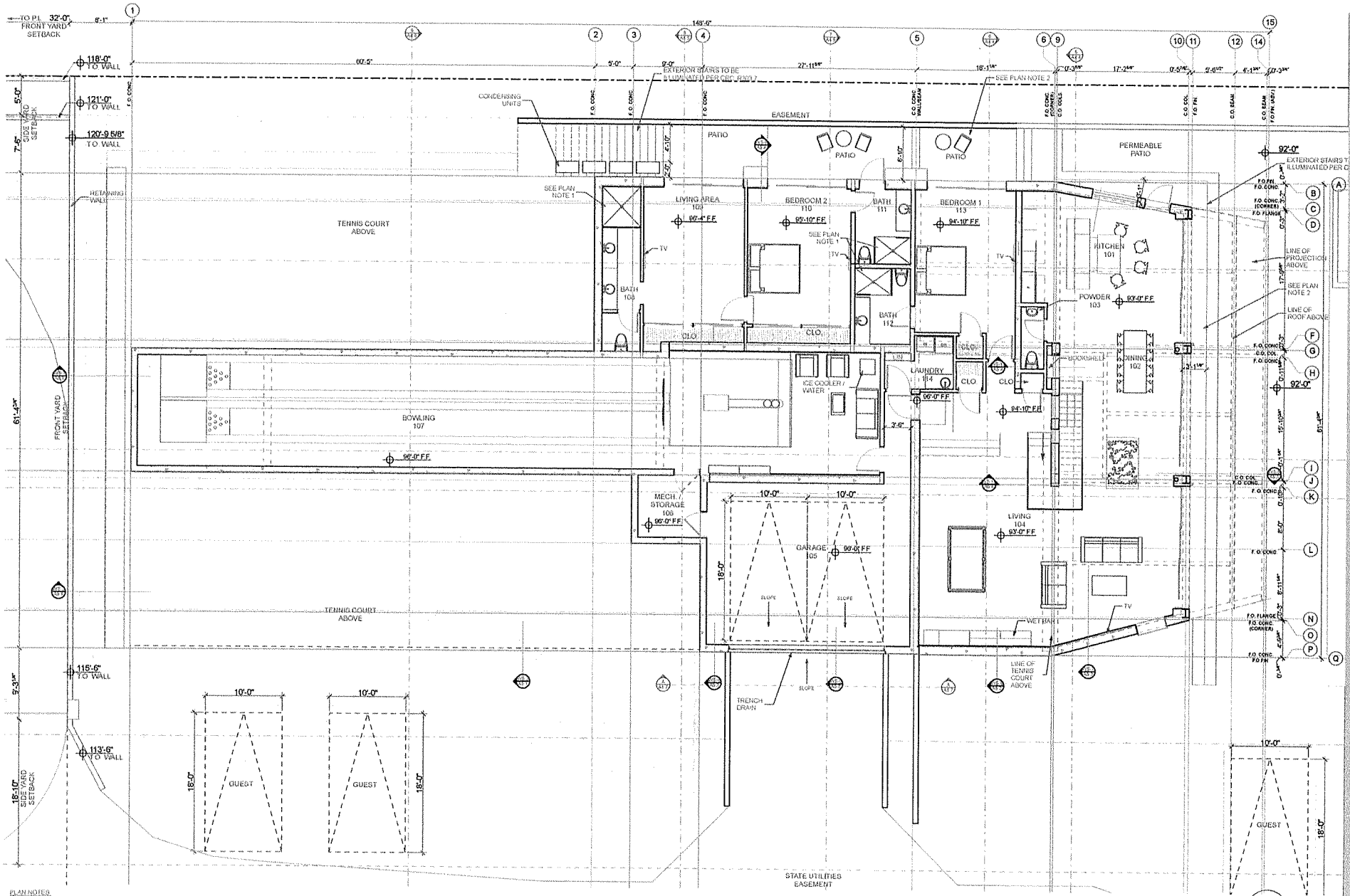
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0900
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

STORY POLE DIAGRAM

A1.12



PLAN NOTES
1. SHOWERS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2 CRC)
2. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE). (R311.1 CRC)

sander architects
19274 Fir Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0900
www.sander-architects.com

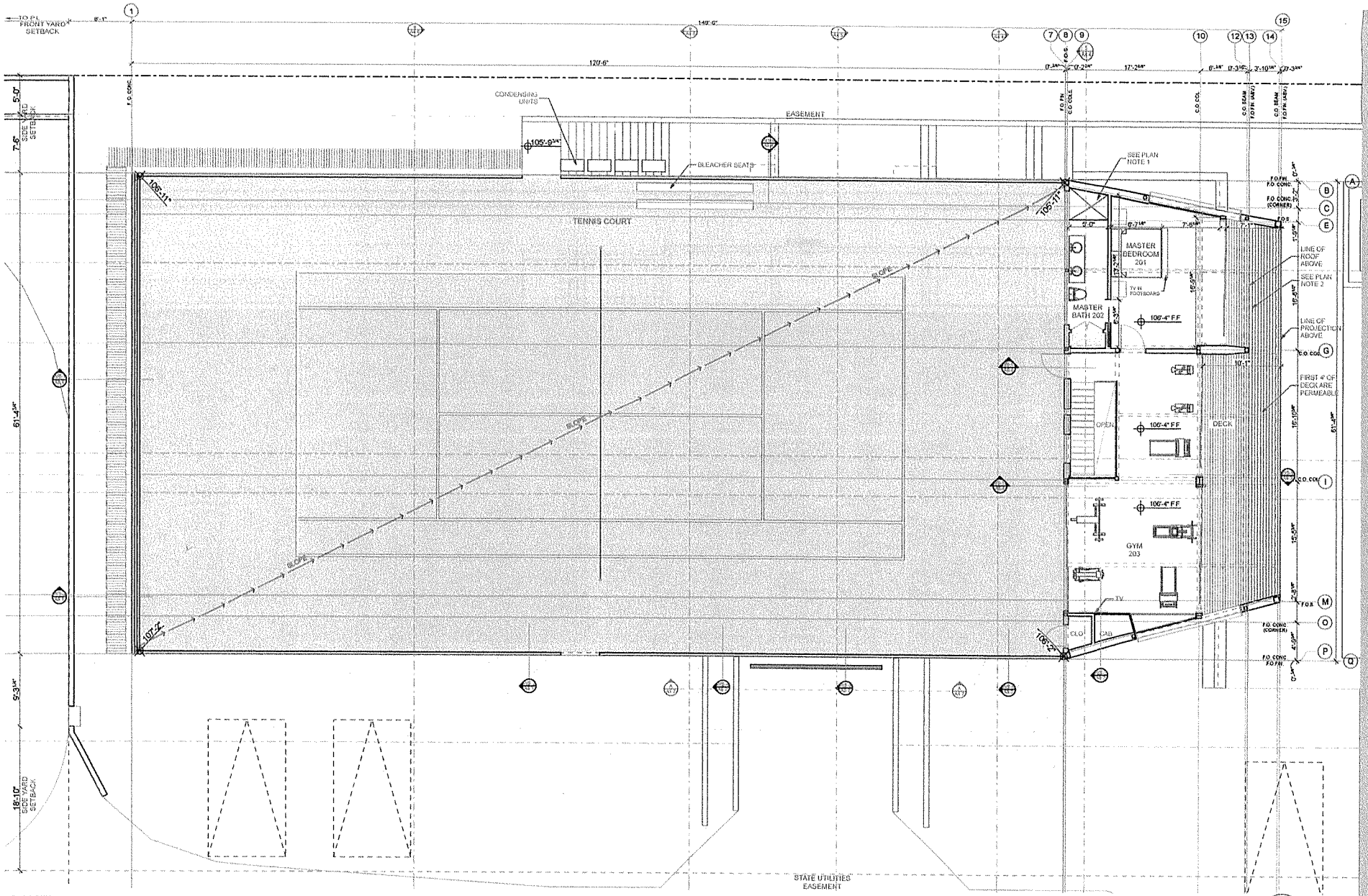
EZ-ASP 65 RESIDENCE, LLC

33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

LOWER FLOOR PLAN

A2.1



PLAN NOTES:
1. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2 CRC)
2. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE) (R311.1 CRC)

3/16" = 1'-0"

sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
T: 310.822.0900
F: 310.822.0500
www.sander-architects.com

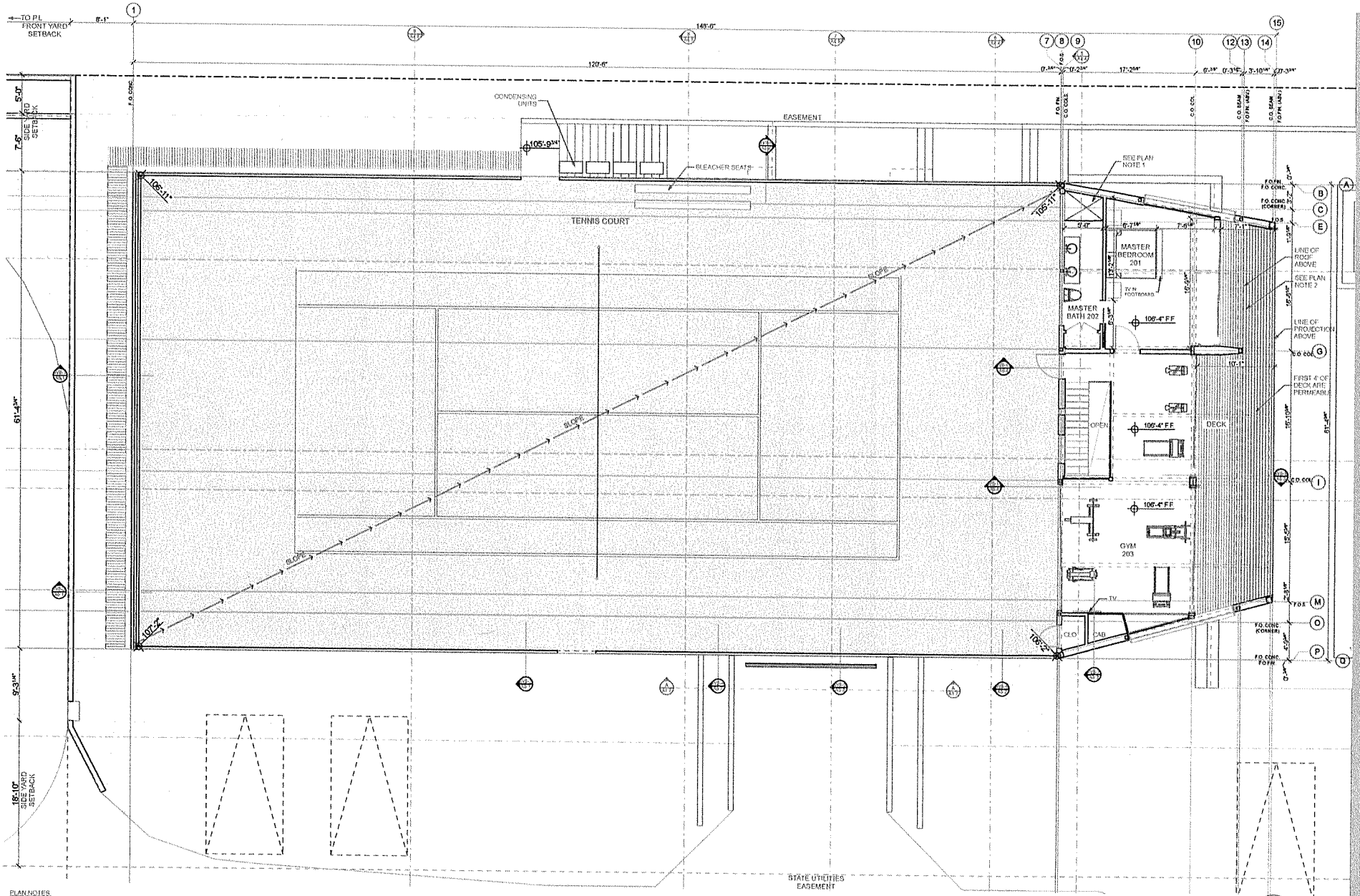
EZ-ASP 65 RESIDENCE, LLC

33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

UPPER FLOOR PLAN

A2.2



PLAN NOTES:
1. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2 CRC)
2. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE). (R311.1 CRC)

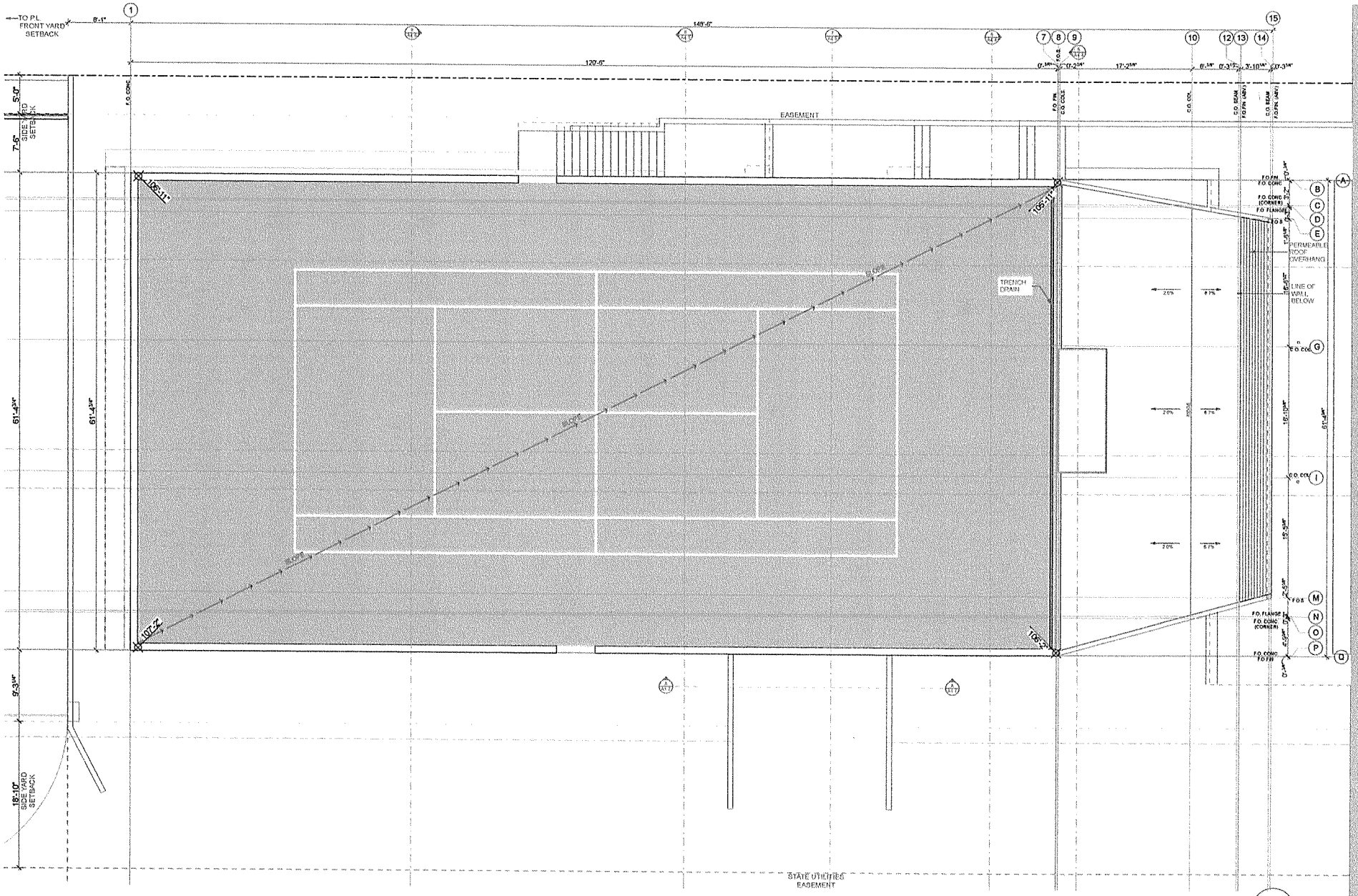
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0900
www.sanderarchitects.com

EZ-ASP 65 RESIDENCE, LLC
33720 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

UPPER FLOOR PLAN

A2.2



sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
T: 310.822.0300
F: 310.822.0300
www.sanderarchitects.com

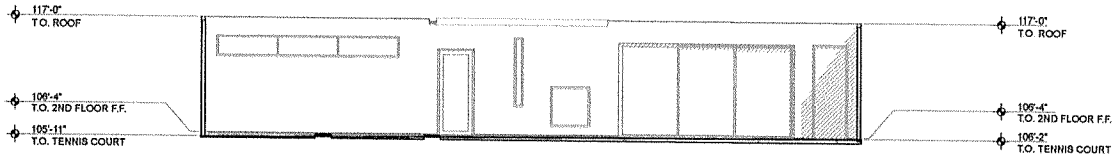
EZ-ASP 65 RESIDENCE, LLC

935/723 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

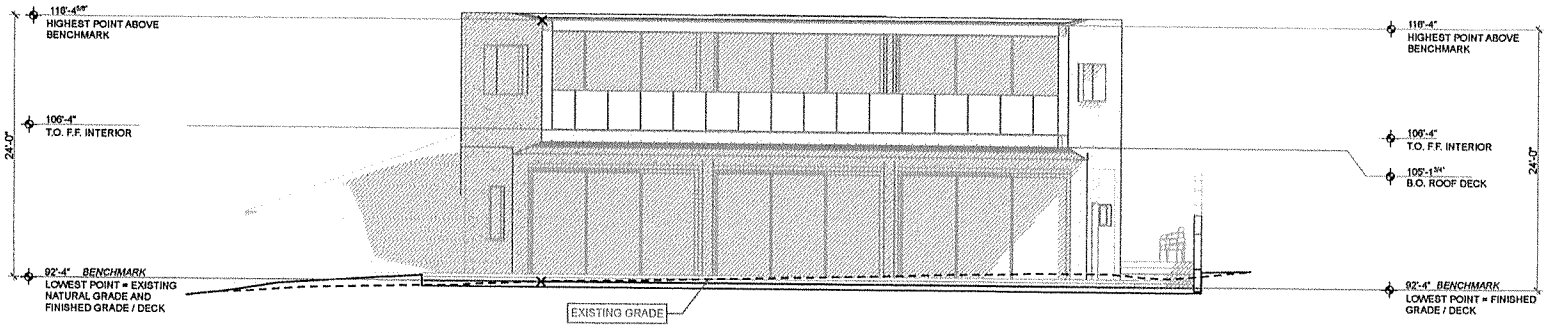
job 09.150
drawn AK
date 7/8/16

ROOF PLAN

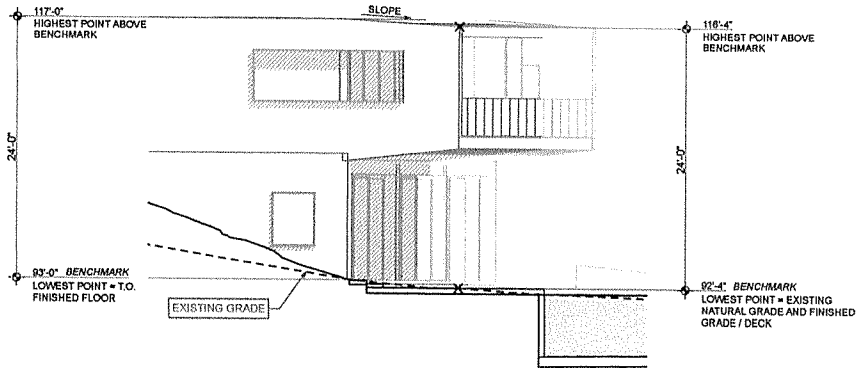
A2.3



1 **NORTH ELEVATION (BACK WALL OF BUILDING)**
SCALE: 3/16" = 1'-0"



2 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



3 **SW ELEVATION**
SCALE: 3/16" = 1'-0"

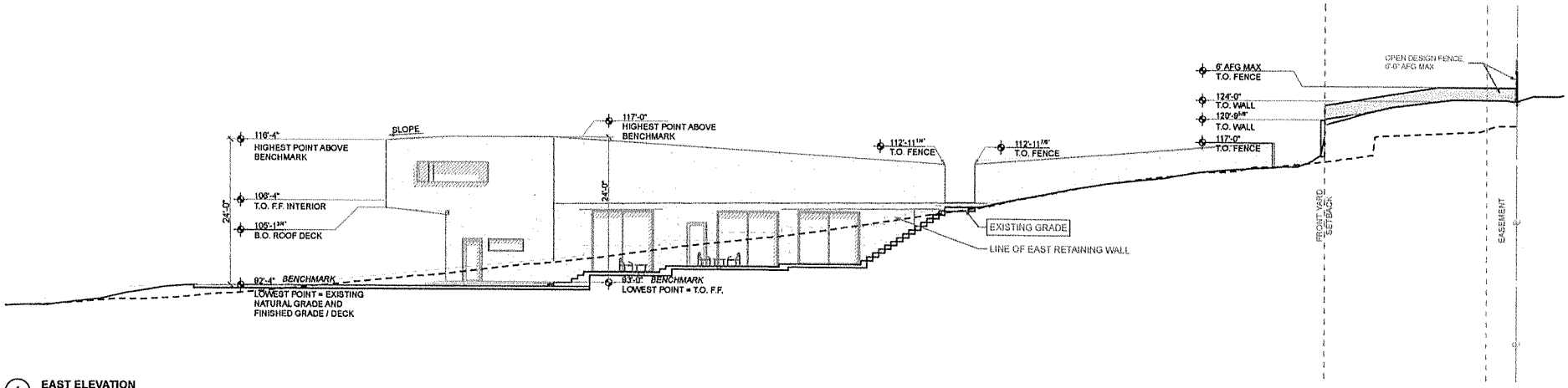
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0900
f: 310.822.0900
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33726 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

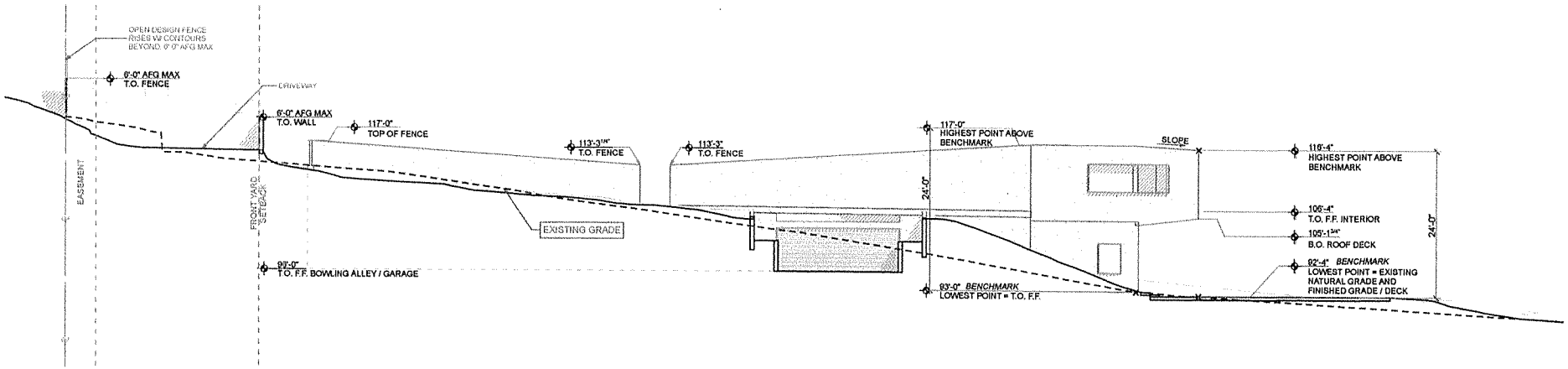
job 09.150
drawn AK
date 7/6/16

NORTH AND SOUTH ELEVATIONS

A3.1



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



2 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

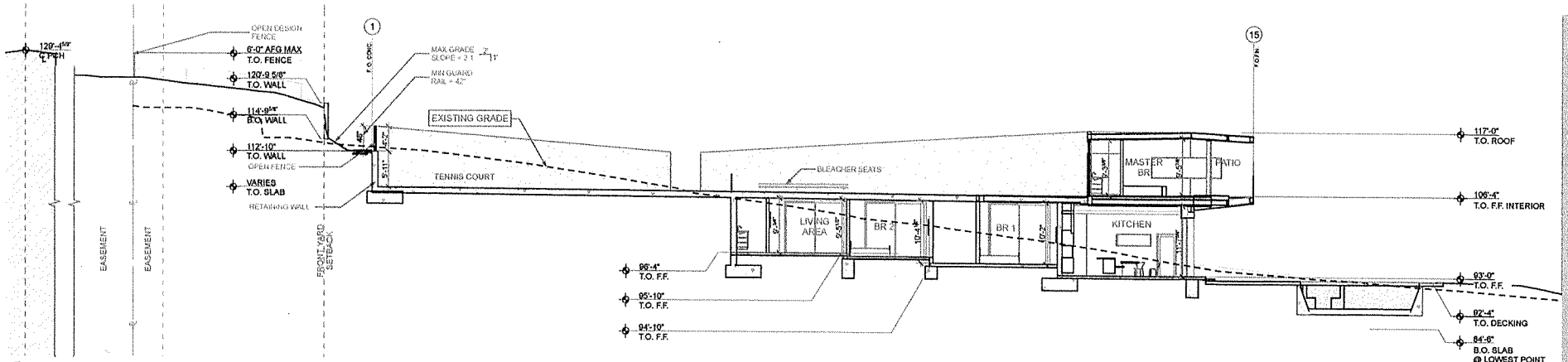
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0000
f: 310.822.0000
www.sanderarchitects.com

EZ-ASP65 RESIDENCE, LLC
39728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

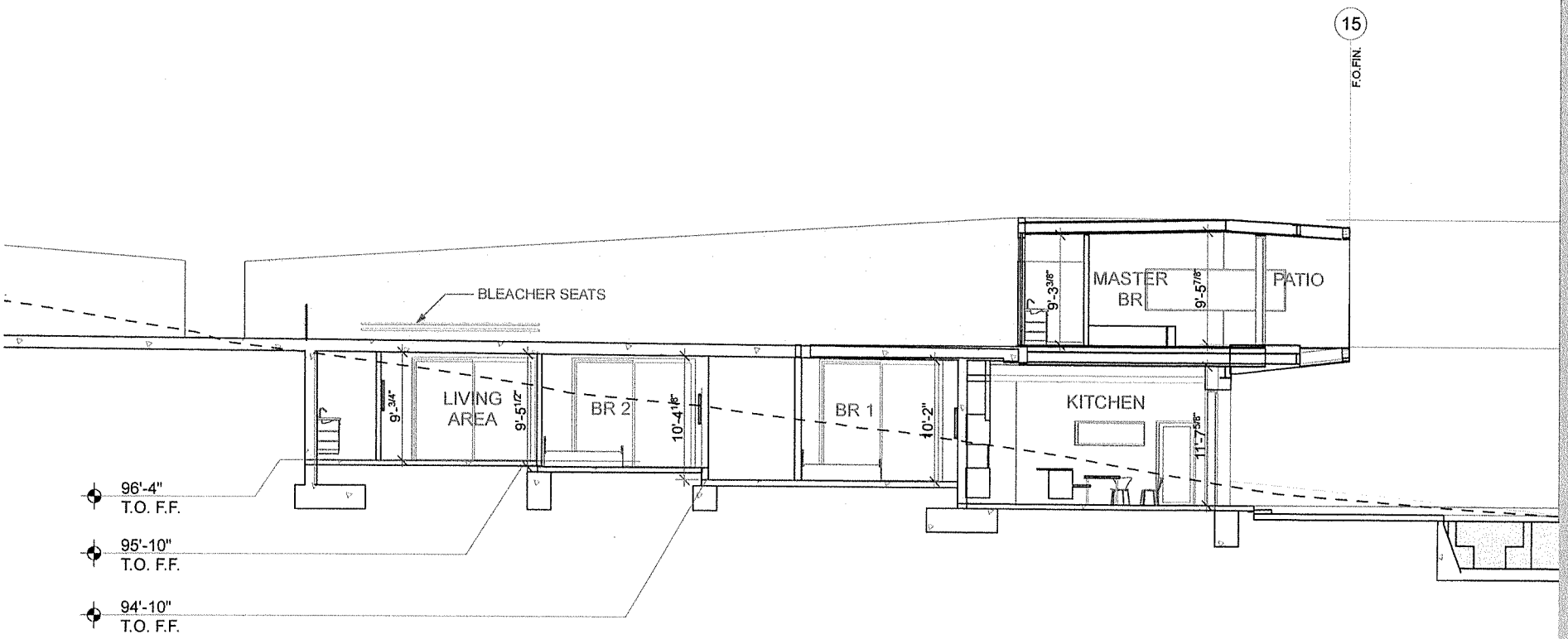
job 09.150
drawn AK
date 7/6/16

EAST AND WEST ELEVATIONS

A3.2



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



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

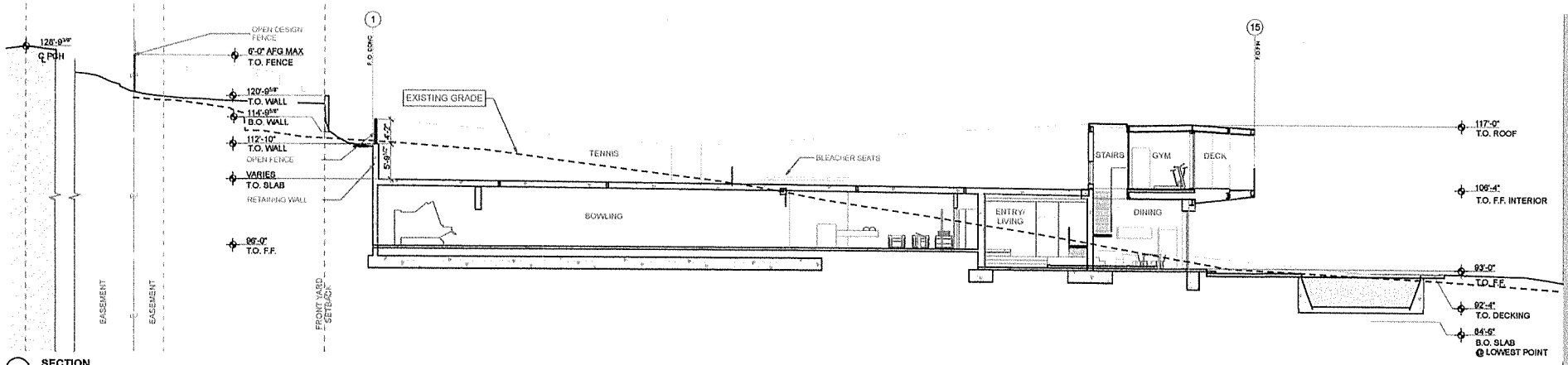
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
T: 310.822.0300
F: 310.822.0600
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
32728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

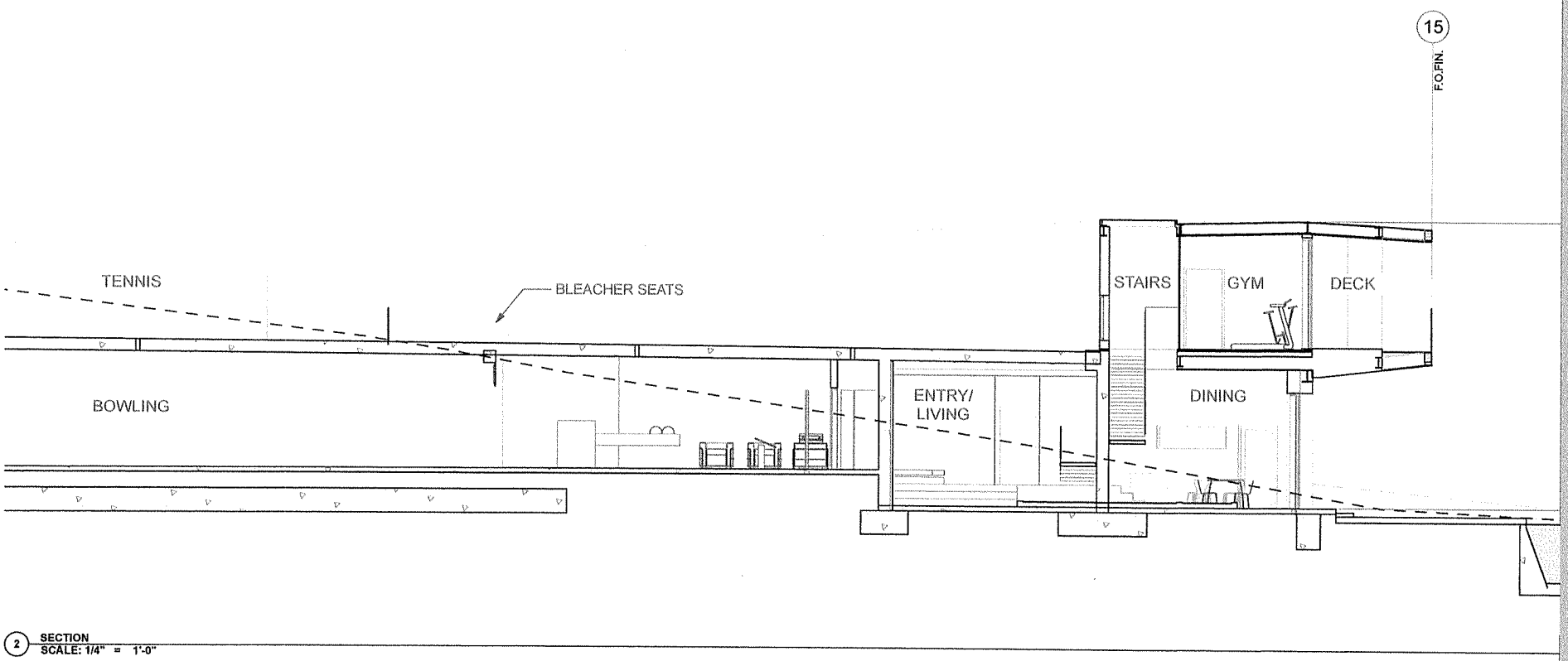
job 09.150
drawn AK
date 7/6/16

SECTIONS

A4.1



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



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

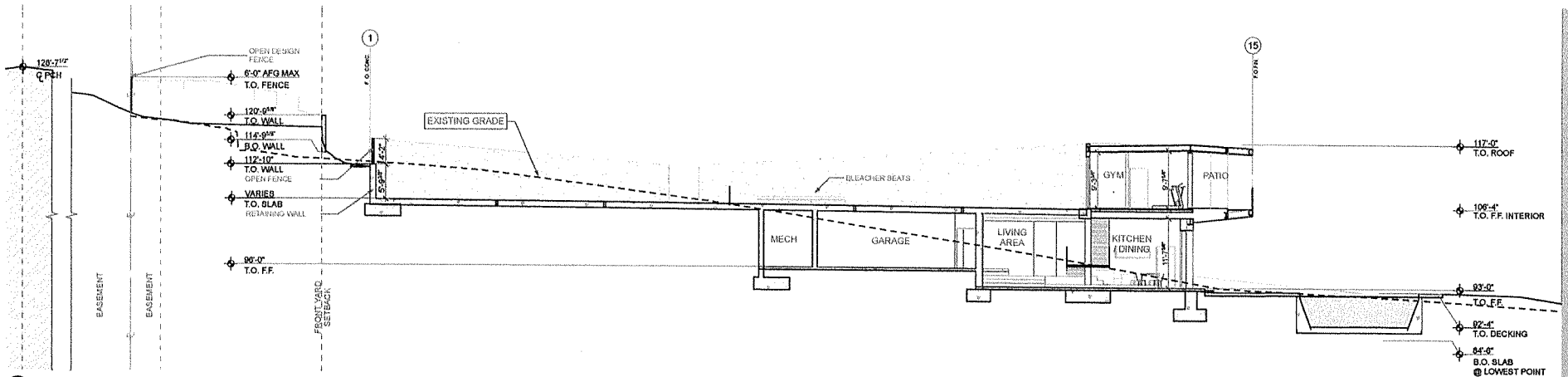
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0500
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

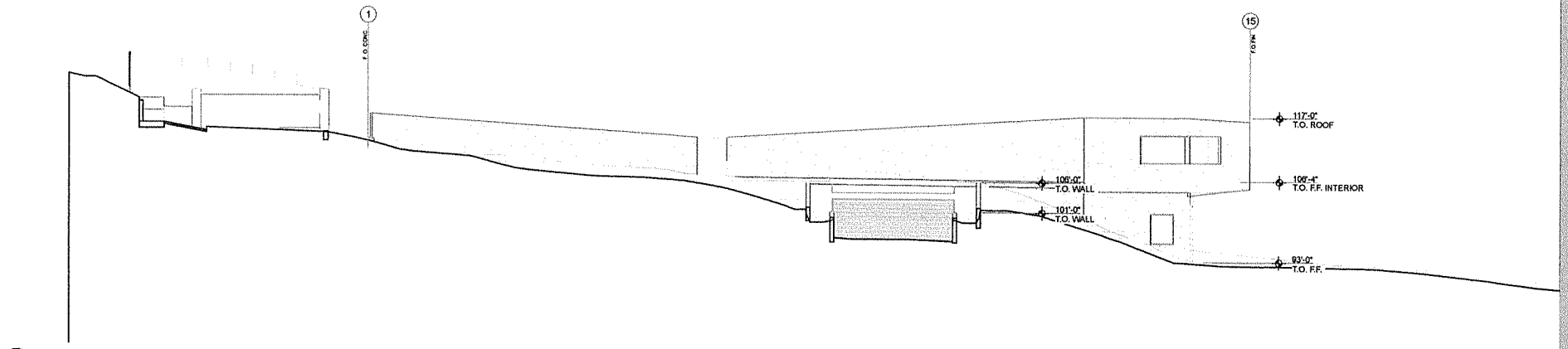
job 09.150
drawn AK
date 7/6/16

SECTIONS

A4.2



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



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

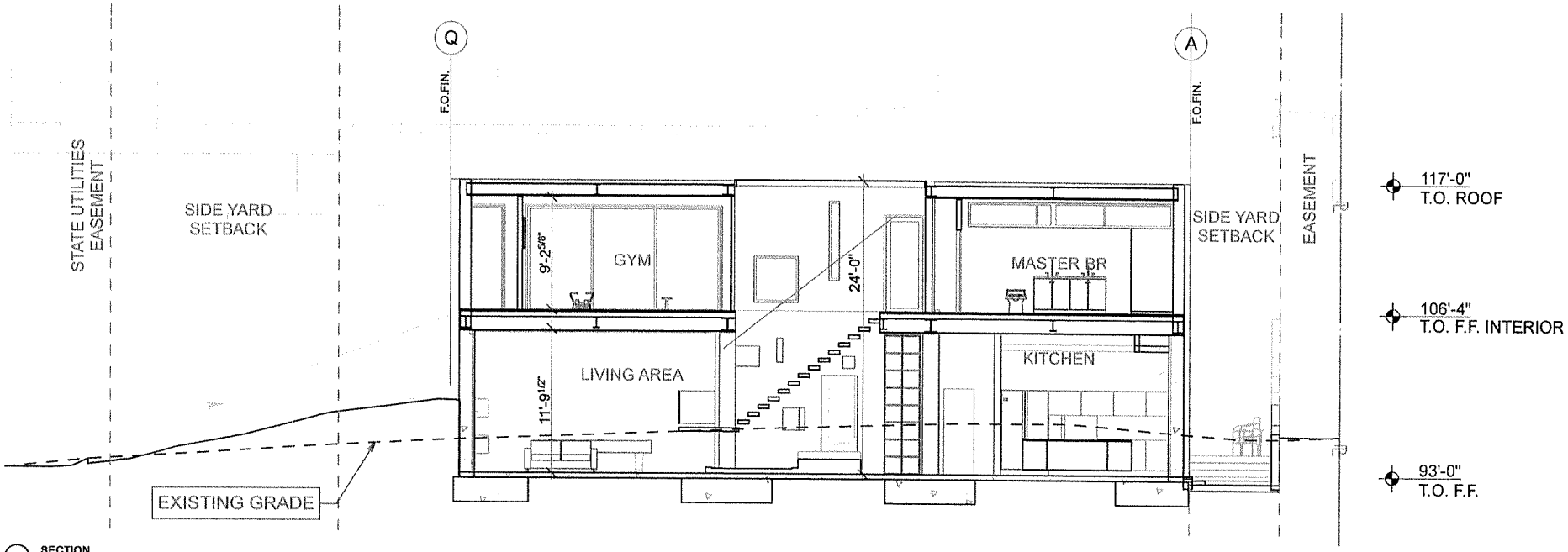
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0300
f: 310.822.0300
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

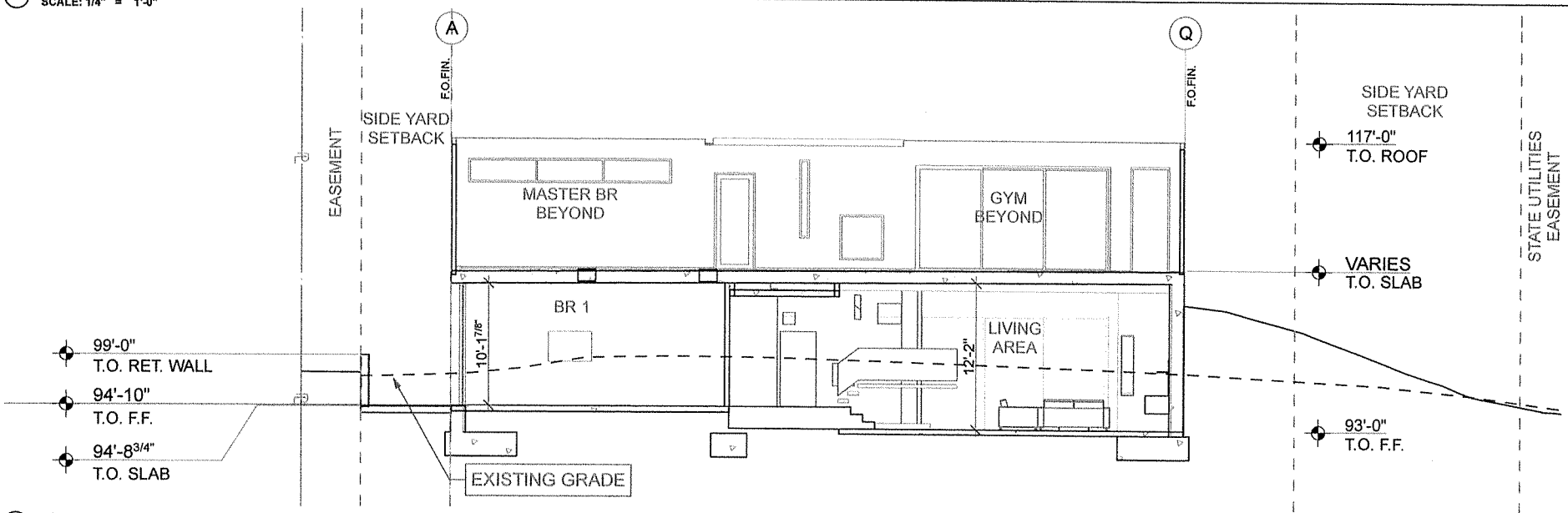
job 09.150
drawn AK
date 7/6/16

SECTIONS

A4.3



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



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

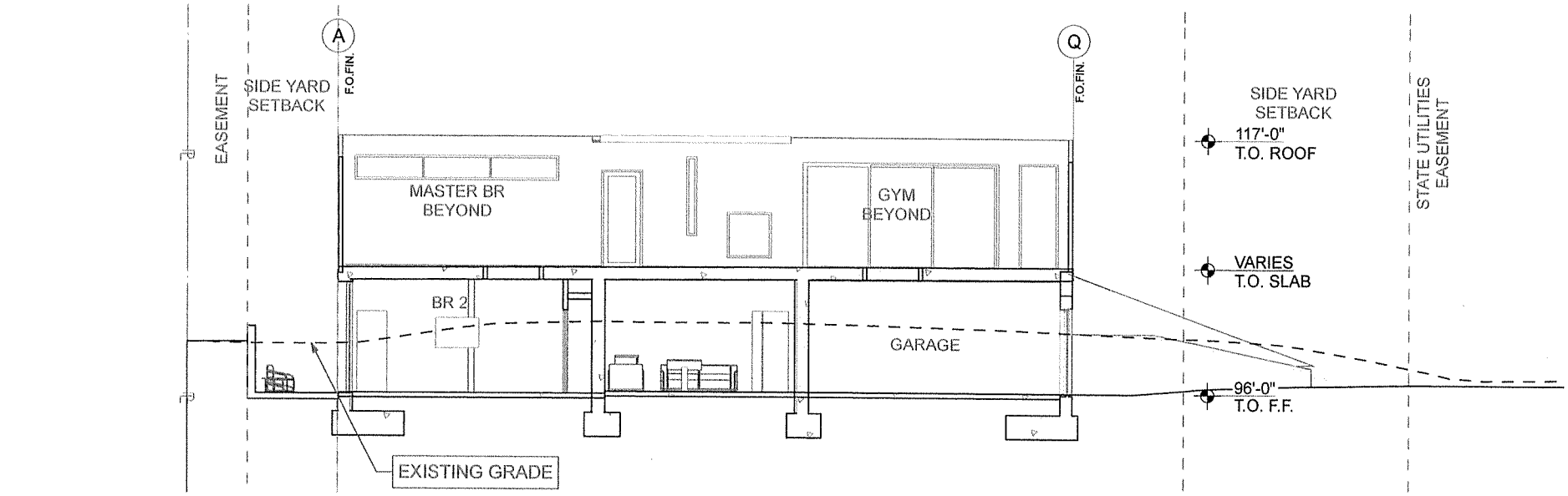
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
T. 310.822.0300
f. 310.822.0900
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

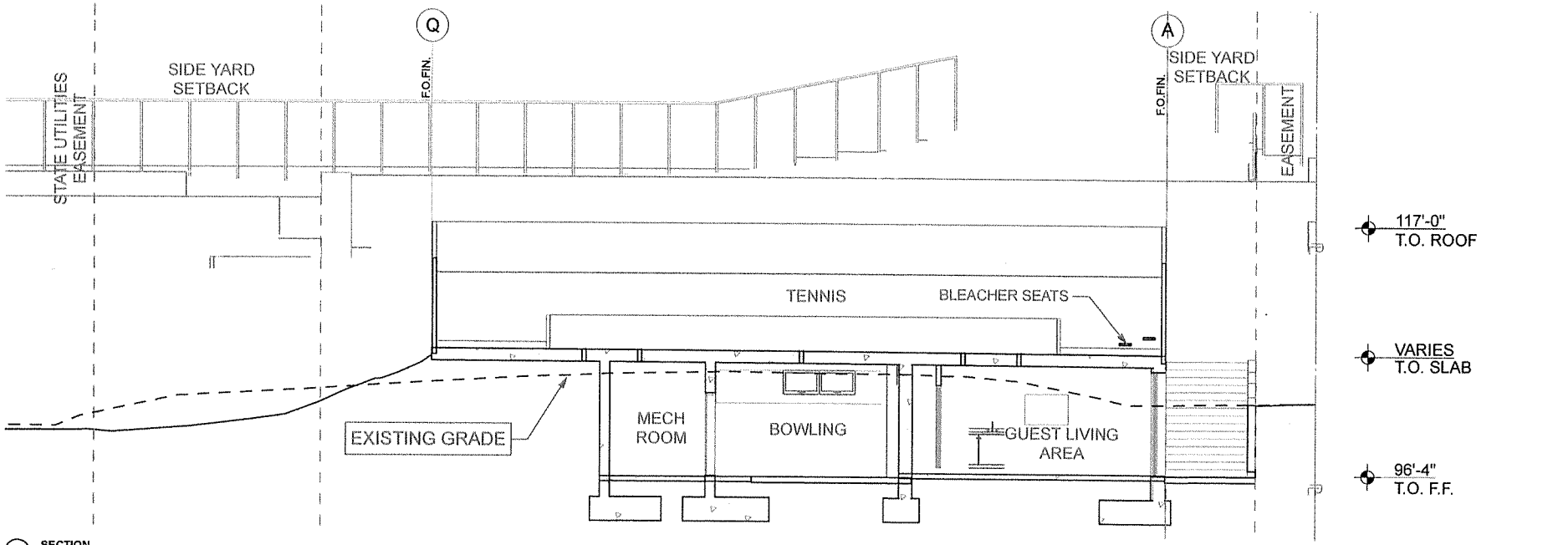
job 09.150
drawn AK
date 7/6/16

SECTIONS

A4.4



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



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

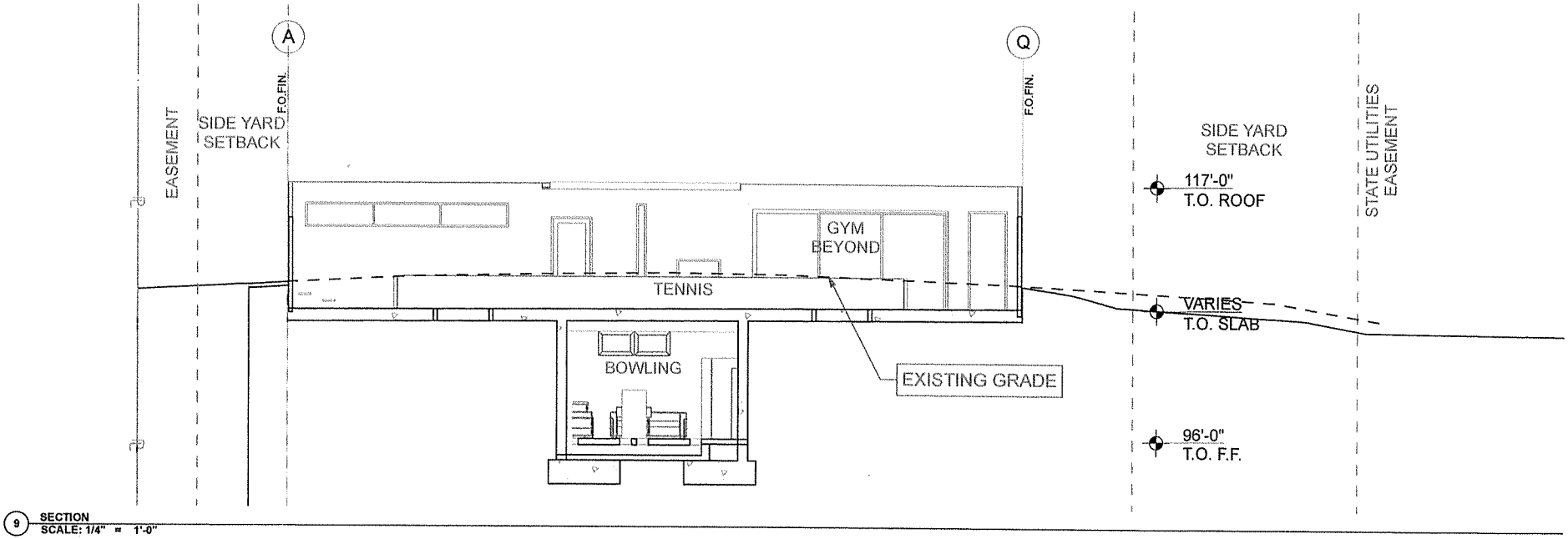
sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t: 310.822.0000
f: 310.822.0000
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

SECTIONS

A4.5



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

sander architects
13274 Fiji Way, Ste. 150
Marina del Rey, CA 90292
t. 310.822.0000
f. 310.822.0900
www.sander-architects.com

EZ-ASP65 RESIDENCE, LLC
33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265

job 09.150
drawn AK
date 7/6/16

SECTIONS

A4.6

City of Malibu

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

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____

PROJECT ADDRESS: 33728 PACIFIC COAST HIGHWAY

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

	EXEMPT			NON EXEMPT	REMEDIAL GRADING	TOTAL
	R&R	UNDERSTRUCTURE	SAFETY			
CUT	1260	1660	143	613	0	3676
FILL	1263	0	325	214	0	1802
TOTAL	2523	1660	468	827	0	5478
EXPORT	0	0	182	0	0	0
IMPORT	0	1000	0	289	0	1289

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction = R&R must be balanced
Safety Grading = Required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access roadway widths, turnarounds, turnbrands, and alternate roadway widening.
Remedial Grading = grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Exempt means will be imported onto the site. Exporting means will be hauled off the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: TRISHA A. COFFEY

SIGNATURE: _____

DATE: _____

REGISTERED PROFESSIONAL ENGINEER TRISHA A. COFFEY 67857 EXP 06/2015 CIVIL STATE OF CALIFORNIA

All quantities are in Cubic Yards (CY)

R&R – Removal and Recompaction. For purposes of calculations, 1.0' of R&R is assumed under the proposed single family residence (the entire structure is founded in terrace deposits as seen on cross section A of the Oct. 28 2013 GeoConcepts soils report). A depth of 3.0' is assumed for the driveway calculations based on cross section B of the Oct. 28 2013 GeoConcepts soils report.)

Safety Grading – Grading required for LA County Fire Department access approval beyond the fifteen foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening. All grading associated with the new proposed driveway entrance is to meet Fire Department requirements.

Remedial Grading – Grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.

TOTAL DISTURBED AREA (INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)	0.7	ACRES
TOTAL EXISTING IMPERVIOUS SURFACE AREA*1	335.0	SQFT
TOTAL PROPOSED IMPERVIOUS AREA*1	8720	SQFT
FLOOD ZONE ON FIRM	D	
BASE FLOOD ELEVATION	NA	FT

*1– DOES NOT INCLUDE ASPHALT DRIVEWAY LOCATED WITHIN ACCESS EASEMENT.

PROJECT NOTES:

OWNER INFORMATION:

EZ-ASPEN RESIDENCE, LLC
23622 CALABASAS ROAD, #200
CALABASAS, CA 91302-1549

PROJECT INFORMATION:

CONSTRUCTION START DATE: APRIL 2014
CONSTRUCTION END DATE: APRIL 2015

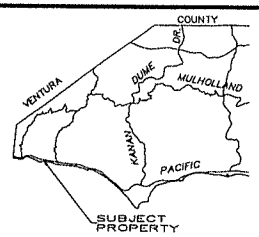
ALL SURVEY DATA OBTAINED FROM:
LARRY PEARSON, LAND SURVEYOR L.S. 4449
4229 KINGFISHER ROAD
CALABASAS, CA 91302
PHONE: (818) 591-8709
SURVEYED: APRIL 2013

PROJECT GEOLOGY/GEOTECHNICAL REPORTS:

GEOCONCEPTS, INC.
14428 HAMLIN ST, #200
VAN NUYS, CA 91401
PHONE: (818) 994-8895
DATE(S): 2013-10-28

LEGAL DESCRIPTION

PARCEL 2: THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER, BY PATENT, RECORDED IN BOOK 1 PAGE 407, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN A DEED FROM T. R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, AS RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, SAID POINT BEING SOUTH 14 DEGREES 30 MINUTES WEST 40 FEET AND SOUTH 80 DEGREES 45 MINUTES 30 SECONDS EAST 1180.20 FEET FROM ENGINEER'S CENTERLINE STATION 192 PLUS 35.81 AT THE WESTERLY EXTREMITY OF THAT CERTAIN CENTERLINE COURSE DESCRIBED IN SAID DEED, AS SOUTH 80 DEGREES 45 MINUTES 30 SECONDS EAST 2702.83 FEET SAID POINT OF BEGINNING BEGIN ALSO IN THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO DAVID L. FIALKOFF, RECORDED IN BOOK 20915 PAGE 301, OFFICIAL RECORDS; THENCE SOUTH 80 DEGREES 45 MINUTES 30 SECONDS EAST 125 FEET ALONG THE SOUTHERLY LINE OF SAID 80 FOOT STRIP TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY, TO JOHN H. PAYNE, RECORDED NOVEMBER 6, 1944 AS INSTRUMENT NO. 823 IN BOOK 21380 PAGE 262, OFFICIAL RECORDS; THENCE SOUTH 9 DEGREES 14 MINUTES 30 SECONDS WEST 388.00 FEET ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL; THENCE NORTH 26 DEGREES 54 MINUTES 48 SECONDS WEST 97.12 FEET; THENCE NORTH 80 DEGREES 45 MINUTES 30 SECONDS WEST 65.00 FEET; THENCE NORTH 9 DEGREES 14 MINUTES 30 SECONDS EAST TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING ALONG THE EASTERLY LINE OF SAID FIALKOFF PARCEL HEREINBEFORE DESCRIBED.

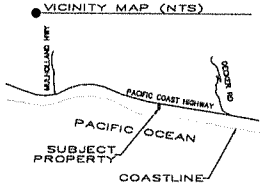


STORMDRAIN STENCIL

GENERAL NOTES:

1. PROTECTION OF SENSITIVE OR ENDANGERED SPECIES PER BIOLOGY STUDY (IF APPLICABLE) SHALL BE MAINTAINED AT ALL TIMES
2. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE STORMWATER APPURTENANCES AND SHEET FLOW WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. AHSIRT ENGINEERING INC. IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
3. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED UTILITIES, EXISTING AND PROPOSED STRUCTURES, AND EXISTING AND PROPOSED APPURTENANCES SHALL BE VERIFIED AND LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH SPECIFICATIONS SHOWING ANY CONFLICTS LOCATED DURING CONSTRUCTION AND/OR PRE-BID INSPECTIONS.

VICINITY MAP (NTS)

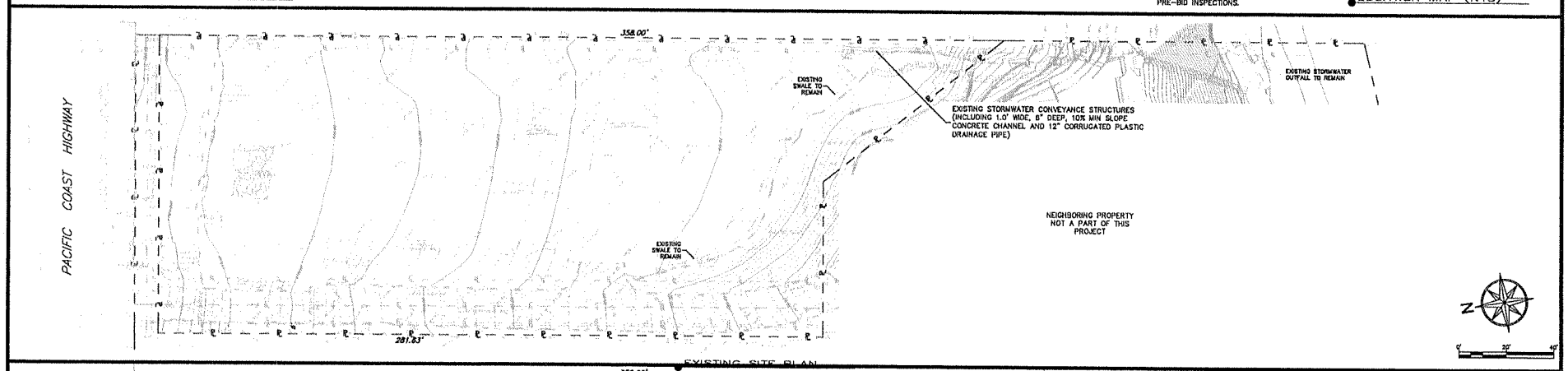


LOCATION MAP (NTS)

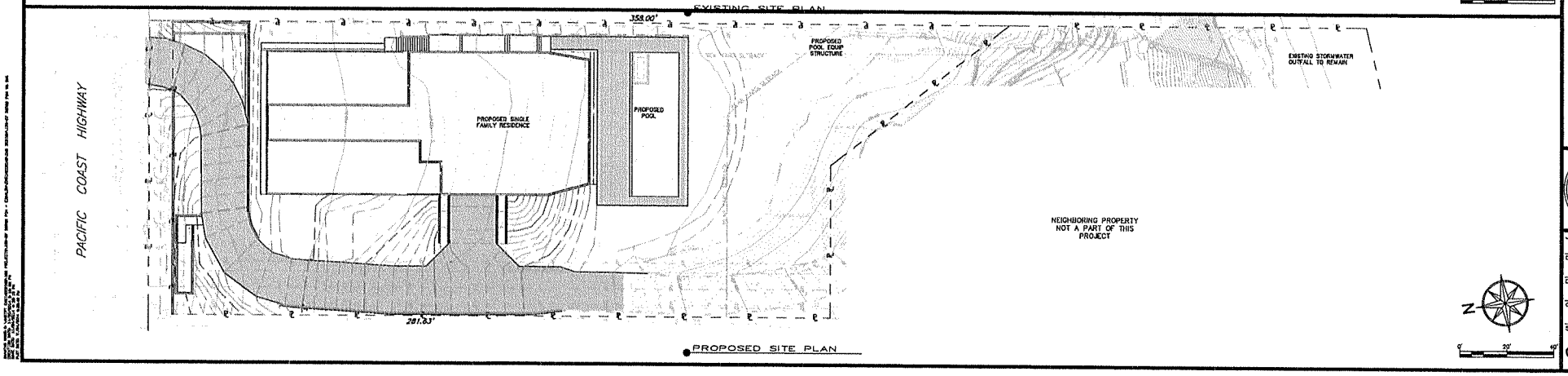
REVISIONS:

REV	BY	DATE
1	TJM	2014-11-19
2	TJM	2014-12-18

AHSIRT
ENGINEERING INC.
23815 STUART RANCH RD.
MALIBU, CA 90265
PH: 310-456-2489
FAX: 310-456-7650



EXISTING SITE PLAN



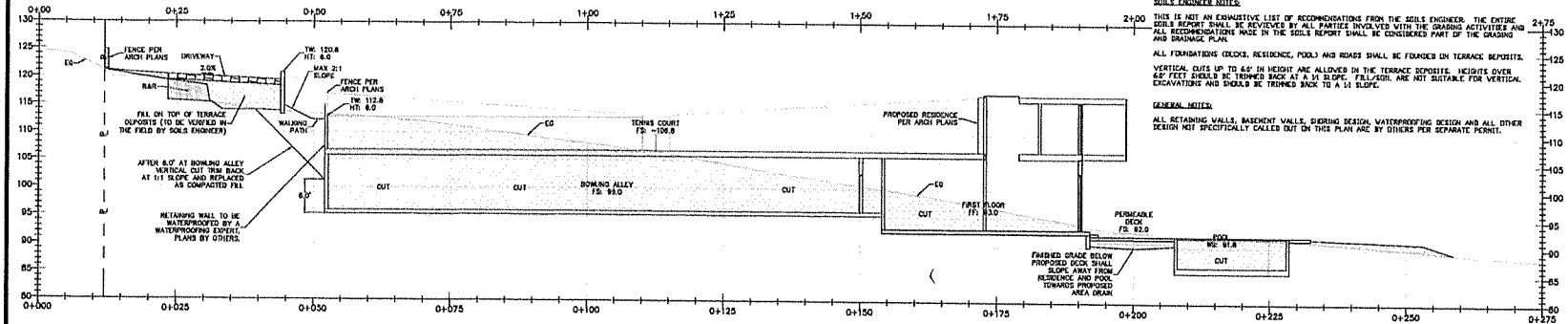
PROPOSED SITE PLAN

EXISTING AND PROPOSED SITE PLAN

FOR APPROVAL ONLY – NOT FOR CONSTRUCTION
33728 PACIFIC COAST HIGHWAY
MALIBU, CA

REGISTERED PROFESSIONAL ENGINEER TRISHA A. COFFEY 67857 EXP 06/2015 CIVIL STATE OF CALIFORNIA

JOB #: 159-07
DATE: JANUARY 2014
DRAWN BY: TJM
CHECKED BY: TAC
SHEET NUMBER: G1 OF 3



CROSS SECTION A
SCALE: 1" = 10'

STORMWATER NOTES:

ALL ROOF DOWNSPOUTS SHALL BE DIRECTLY ROUTED TO A NON-ERODIBLE SURFACE, DOWNSPOUT DISSIPATION STRUCTURE, THE CLOSEST CATCH BASIN OR DRAINAGE SWALE.

ALL STORMWATER APPURTENANCES SHALL BE MONITORED BEFORE, DURING AND AFTER EVERY STORM TO ENSURE THERE ARE NO BLOCKAGES OF THE STORMWATER CONVEYANCE SYSTEM.

SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT APPLICABLE PLUMBING CODE.

SOILS ENGINEER NOTES:

THIS IS NOT AN EXHAUSTIVE LIST OF RECOMMENDATIONS FROM THE SOILS ENGINEER. THE ENTIRE SOILS REPORT SHALL BE REVIEWED BY ALL PARTIES INVOLVED WITH THE GRADING ACTIVITIES AND ALL RECOMMENDATIONS MADE IN THE SOILS REPORT SHALL BE CONSIDERED PART OF THE GRADING AND DRAINAGE PLAN.

ALL FOUNDATIONS (DECKS, RESIDENCE, POOL) AND ROADS SHALL BE FOUNDED ON TERRACE DEPOSITS.

VERTICAL CUTS UP TO 6.0' IN HEIGHT ARE ALLOWED IN THE TERRACE DEPOSITS. HEIGHTS OVER 6.0' FEET SHOULD BE TRIMMED BACK AT A 1:1 SLOPE. FILL/SOIL ARE NOT SUITABLE FOR VERTICAL EXCAVATIONS AND SHOULD BE TRIMMED BACK TO A 1:1 SLOPE.

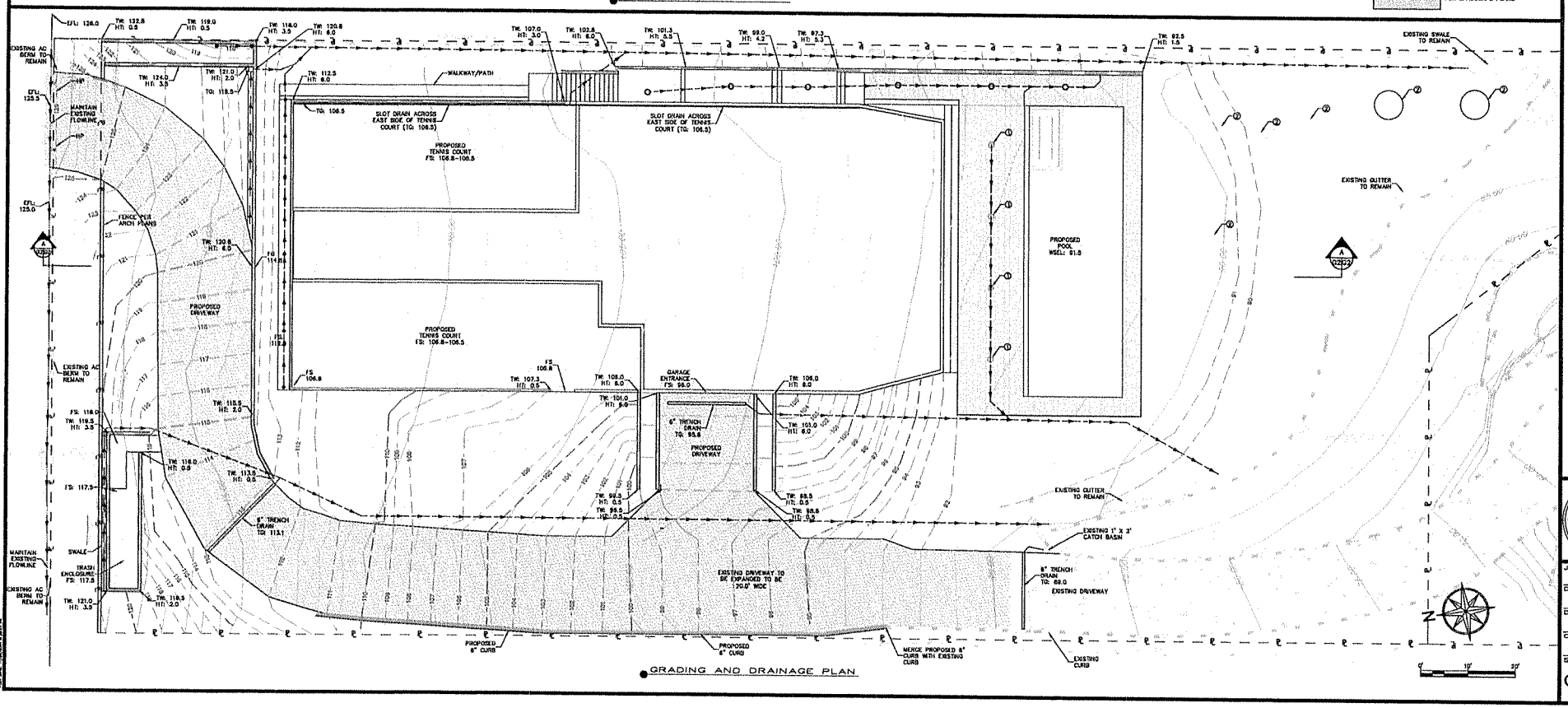
GENERAL NOTES:

ALL RETAINING WALLS, BASEMENT WALLS, SHORING DESIGN, WATERPROOFING DESIGN AND ALL OTHER DESIGN NOT SPECIFICALLY CALLED OUT ON THIS PLAN ARE BY OTHERS PER SEPARATE PERMIT.

ABBREVIATION	DESCRIPTION
FF	FINISHED FLOOR ELEVATION
FS	FINISHED SURFACE ELEVATION
INV	INVERT ELEVATION
TW/TOW	TOP OF WALL ELEVATION
HT	HEIGHT OF WALL VISIBLE FROM THE EXTERIOR (DOES NOT INCLUDE FOOTING)
TG	TOP OF GRATE ELEVATION
WSEL	WATER SURFACE ELEVATION
BOF	BOTTOM OF FOUNDATION ELEVATION
R&R	REMOVAL AND RECOMPACTION
OC	ON CENTER
FG	FINISHED GRADE ELEVATION
EG	EXISTING GRADE ELEVATION
LP	LOW POINT ELEVATION
WW	WASTEWATER
HP	HIGH POINT ELEVATION

#	DESCRIPTION
1.	AREA DRAIN BELOW WOODEN DECK WITH THE FINISHED GRADE SLOPING A MINIMUM OF 0.5% TOWARDS THE AREA DRAIN FROM THE RESIDENCE AND POOL
2.	WWM APPURTENANCE PER WW PLANS

LINETYPE	DESCRIPTION
PL	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	LIMITS OF DISTURBED AREA
	FLOW LINES
	PVC PIPE
	ROAD CENTERLINE
	EASEMENT LINE
	PROPOSED RETAINING WALL (BY OTHERS)
	CATCH BASIN
	6" AREA DRAIN
	PROPOSED PERMEABLE DECKING PER ARCHITECT PLANS
	EXISTING ASPHALT DRIVEWAY
	PROPOSED CLASS 2 BASE DRIVEWAY PER LANDSCAPE PLANS



GRADING AND DRAINAGE PLAN

REVISIONS:

REV	BY	DATE
[illegible]	[illegible]	[illegible]

AHSIRT
DEVELOPMENT CONSULTANTS
23815 PALO CORTE
MALIBU, CA 90265
PH: 818-591-0311
FX: 818-591-0328

GRADING AND DRAINAGE PLAN

FOR APPROVAL ONLY – NOT FOR CONSTRUCTION

35728 PACIFIC COAST HIGHWAY

MALIBU, CA

REGISTERED PROFESSIONAL ENGINEER
TRACY A. COFFEY
67657
EXP 06/2015
CIVIL
STATE OF CALIFORNIA

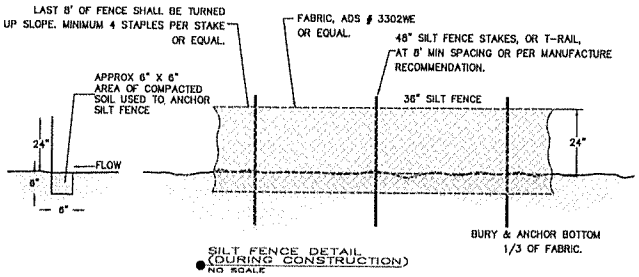
JOB #: 159-07

DATE: JANUARY 2014

DRAWN BY: TJM

CHECKED BY: TAC

SHEET NUMBER: G2 OF 3



SILT FENCE DETAIL (DURING CONSTRUCTION)
NO SCALE

GENERAL NOTES:

1. THE EXTENT OF THE DISTURBED AREA SHALL BE LIMITED TO PROPOSED GRADING AREAS AND ACTIVE CONSTRUCTION AREAS.
2. PAD AREAS SHALL BE MAINTAINED AND PLANTED IN A WAY THAT WILL ALLOW THE DRAINAGE SYSTEM TO FUNCTION AS DESIGNED. AREA DRAINS, SUB-DRAINS, WEEP HOLES, ROOF GUTTERS AND DOWNSPOUTS SHOULD BE INSPECTED PERIODICALLY TO ENSURE THAT THEY ARE NOT CLOGGED WITH DEBRIS OR DAMAGED. IF DEBRIS IS PRESENT, HAVE IT CORRECTED. ALL SLOPES SHALL BE MAINTAINED WITH A DENSE GROWTH OF PLANTS, GROUND COVERING VEGETATION, SHRUBS AND TREES THAT POSSESS DENSE, DEEP ROOT STRUCTURES AND REQUIRE MINIMUM IRRIGATION.

PLANTING, RODENT CONTROL AND IRRIGATION NOTES:

- A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED. OWNER TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND AT FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
- THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF THE GRADING SECURITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

STORMWATER NOTES:

1. OWNERS SHALL NOT FERTILIZE PLANTINGS BEFORE STORMS WHICH COULD WASH FERTILIZER INTO ANY ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA).
2. ACCORDING TO THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, STORM WATER DISCHARGE VISUAL OBSERVATIONS ARE REQUIRED FOR AT LEAST ONE STORM EVENT PER MONTH DURING WET SEASON.
3. STORMWATER MAINTENANCE RECORDS SHALL BE DOCUMENTED AND KEPT BY THE PROPERTY MANAGER FOR UP TO THREE YEARS AND CAN BE ASKED FOR AT ANY TIME BY THE CITY OF MALIBU.
4. CONTRACTOR SHALL ENSURE ALL STORMWATER APPURTENANCES COMPLY WITH THE CITY OF MALIBU ATTRACTIVE NUISANCE ORDINANCE.
5. TO PREVENT CONTAMINATION, SITE WASHOUT AREAS SHALL BE LOCATED MORE THAN FIFTY FEET FROM A STORM DRAIN, OPEN DITCH, OR SURFACE WATER BODY TO ENSURE RUNOFF FLOWS DO NOT ENTER RECEIVING WATER BODIES.
6. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE
7. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CIVIL ENGINEER APPROVED ENERGY DISSIPATING MEASURES SHALL BE INSTALLED AT THE TERMINUS OF ALL OUTFLOW DRAINS
10. THE BEST MANAGEMENT PRACTICES AS OUTLINED IN, BUT NOT LIMITED TO, "LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES" PREPARED BY AHSIRT ENGINEERING, INC. MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT

EROSION CONTROL PLAN NOTES:

ON A YEARLY BASIS THE CONTRACTOR SHALL NOTIFY ENGINEER BY AUGUST 15 IF CONSTRUCTION IS ANTICIPATED INTO THE RAINY SEASON (SEPTEMBER 15 – MARCH 15). AFTER BEING NOTIFIED, THIS PLAN SHALL BE REVIEWED AND UPDATED AS NECESSARY BEFORE EACH RAINY SEASON.

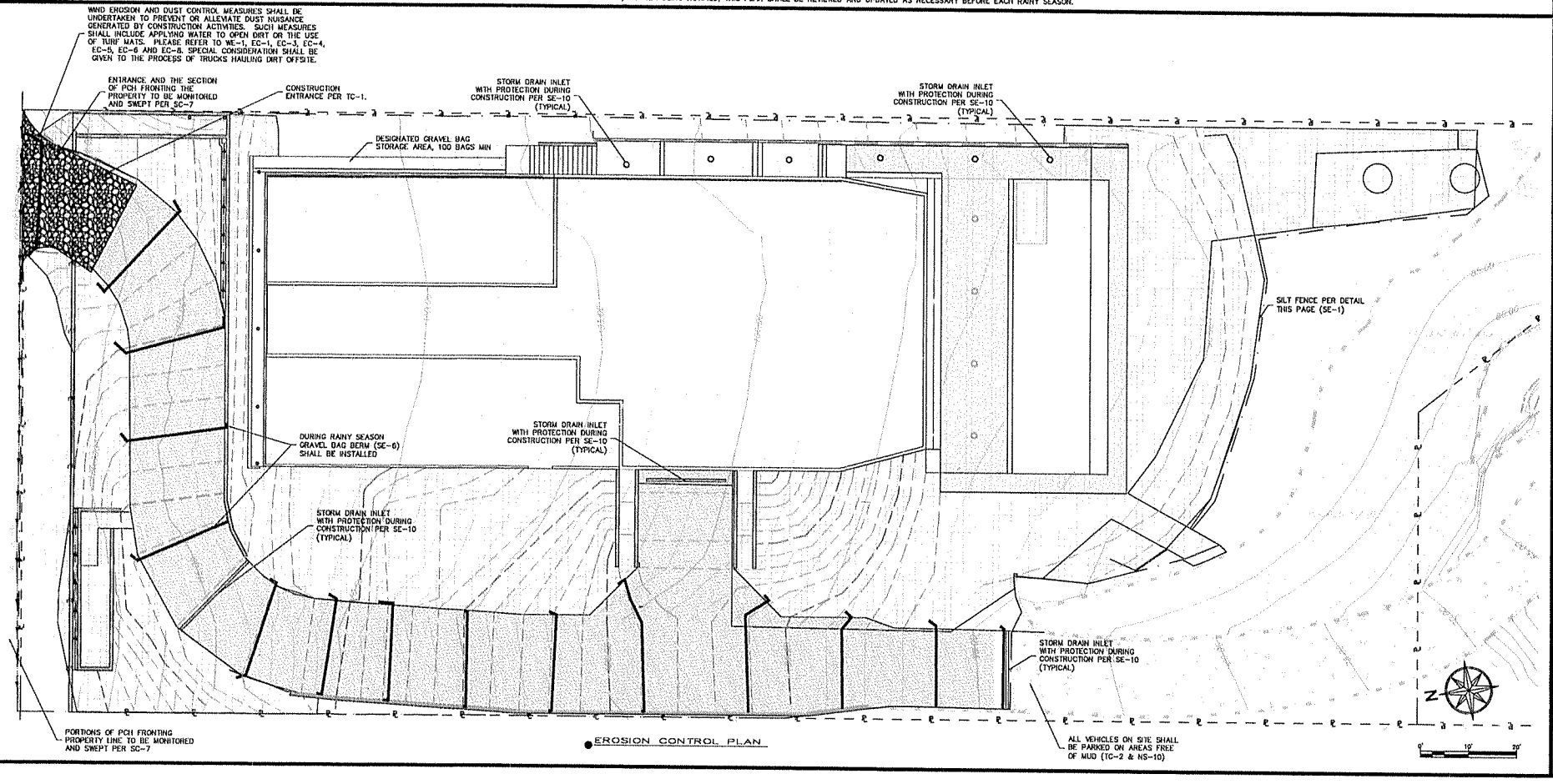
LINETYPE	DESCRIPTION
	GRAVEL BAG BERM PER SE-6 DURING RAINY SEASON EXACT LOCATIONS MAY VARY WITH A MAXIMUM OF 20 FEET BETWEEN INSTALLED BERMS
	EXPOSED GRADED AREA TO BE PLANTED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL BLANKET PER CABMP EC-7 AS SOON AFTER GRADING AS POSSIBLE.

ABBREV	DESCRIPTION
TC	TRACKING CONTROL BMP
SE	SEDIMENT CONTROL BMP
NS	NON-STORMWATER MANAGEMENT CONTROL BMP
WM	WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMP
EC	EROSION CONTROL BMP
SE-#/TC-#/NS-#	ALL PER LATEST CABMP HANDBOOK
SC-#/NM-#	ALL PER LATEST CABMP HANDBOOK
CABMP	CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES

REVISIONS:

REV	BY	DATE

AHSIRT
3120 MAIN STREET
ARROYO GRANDE, CA 93420
PH: 805-489-2500
FX: 805-489-2594



EROSION CONTROL PLAN

EROSION CONTROL PLAN

FOR APPROVAL ONLY – NOT FOR CONSTRUCTION
33728 PACIFIC COAST HIGHWAY
MALIBU, CA

REGISTERED PROFESSIONAL ENGINEER
TRONA A. COPPE
87657
EXP 06/2015
CIVIL
STATE OF CALIFORNIA

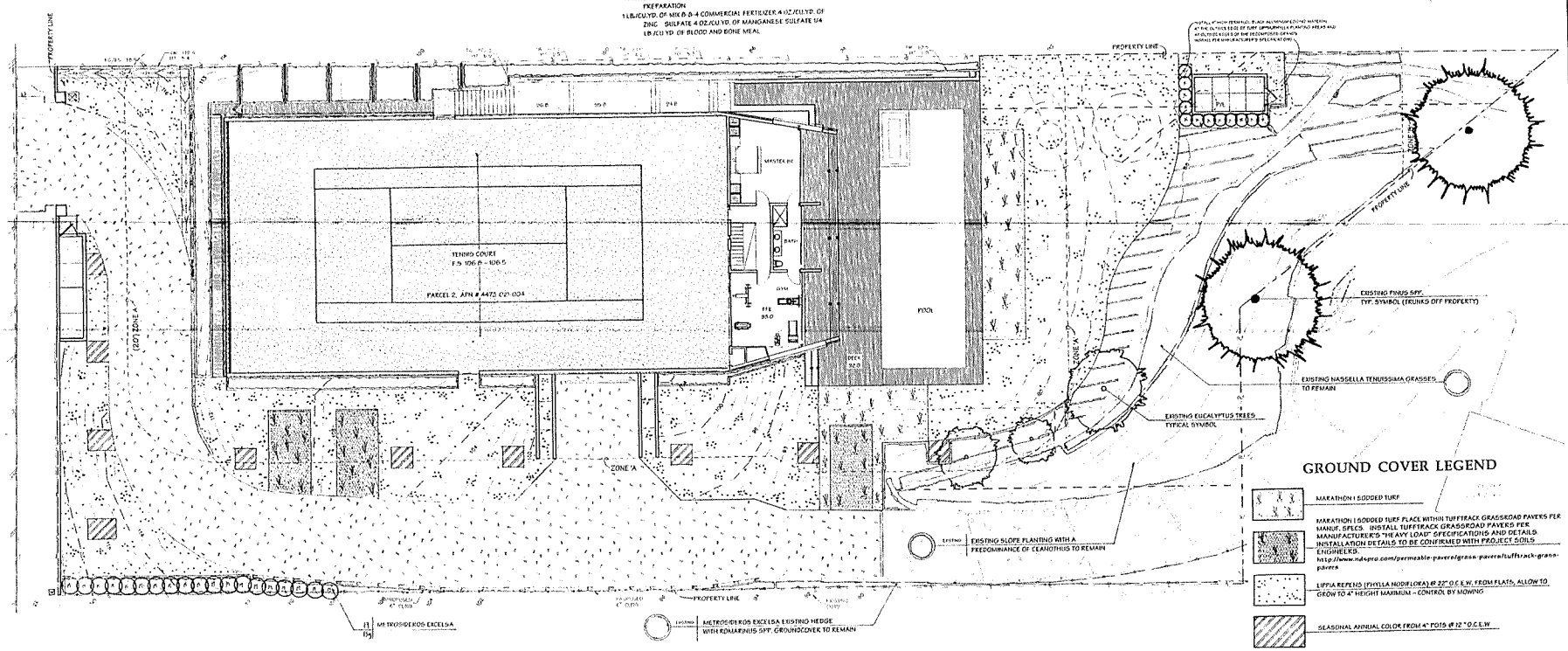
JOB #: 159-07
DATE: JANUARY 2014
DRAWN BY: TJM
CHECKED BY: TAC
SHEET NUMBER: G3 OF 3

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK UP WORK.
2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF THE CONTRACTOR. THE ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. GROUND COVER PLANTING OR BARK SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES. GROUND COVERS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE SPECIFIED.
4. ALL TREES AND SHRUBS SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE OWNER.
5. THE SOIL SHALL BE AMENDED AS FOLLOWS FOR LAWN AND GROUND COVER AREA AREAS (4:1 slopes or less) ROTOTILL TO A DEPTH OF 6" TYPICAL. AMOUNT PER 1,000 SQUARE FEET

   2.5 CU. YDS. AGROMEND SOIL AMENDMENT. AVAILABLE FROM AGROMIN PRODUCTS (800) 247 0646 OR 805 485 9200
   2 LBS. NITROGEN 2 LBS. PHOSPHORUS 1 LB. POTASSIUM
   THE AMENDMENT SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF ROTOTILLER OR EQUAL.

6. THE PLANTING PITS FOR ALL SHRUBS AND STAKED TREES SHALL BE EXCAVATED 1½ X THE DIAMETER AND 6" DEEPER THAN THE ROOTBALL. THE PLANTING PITS FOR THE BOXED TREES SHALL BE EXCAVATED 8" BEYOND THE BOX SIZE ON ALL SIDES AND 12" DEEPER MINIMUM. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
   8 PARTS BY VOLUME ON SITE SOIL
   4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION
   11 LB./CU.YD. OF MIX 8-8-4 COMMERCIAL FERTILIZER 4 OZ./CU.YD. OF ZINC SULFATE 4 OZ./CU.YD. OF MANGANESE SULFATE 1/4 LB./CU.YD. OF BLOOD AND BONE MEAL
7. FERTILIZER TABLETS SHALL BE GROWTOWER 12-8-0, 7 GRAM PLANTING TABLETS IN QUANTITIES AS FOLLOWS:
   1 GALLON SHRUB 2 per 5 GALLON SHRUB AND TREE 4 per 15 GALLON SHRUB 7 per 15 GALLON SHRUB AND TREE 7 1 PER 4" OF BOX SIZE
8. CONTRACTOR SHALL GUARANTEE ALL 5 GALLON PLANTS OR SMALLER FOR A PERIOD OF 90 NINETY DAYS. ALL LARGER PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR, DATE BEGINNING AT THE COMMENCEMENT OF THE MAINTENANCE PERIOD.
9. ALL PLANTS SHALL BE HEALTHY, SHAPELY, WELL ROOTED, BUT NOT ROOT BOUND, AND FREE FROM INSECT PESTS OR PLANT DISEASES.
10. PLANTS SHALL BE PLANTED TO SUCH A DEPTH THAT THE FINISHED GRADE LEVEL OF THE PLANT, AFTER SETTLEMENT, IS THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. PLANTS SHOULD BE FACED TO GIVE THE BEST APPEARANCE.
11. THE LANDSCAPE CONTRACTOR SHALL FILL THE TREE PITS TO 1/3 OF ITS DEPTH WITH WATER AND ALLOW THE PITS TO SET FOR 10 HOURS. IF THE WATER IN THE TREE PITS HAS NOT DRAINED, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLACEMENT OF THE TREES. PLACEMENT OF THE TREES IN PLANT PITS WHICH DO NOT DRAIN ARE TO BE DELAYED UNTIL A SUITABLE DRAINAGE SOLUTION IS AGREED UPON BY THE OWNER AND THE LANDSCAPE ARCHITECT.
12. ANY TREES WITHIN 10' (TEN FEET) OF CONCRETE SURFACES, WALLS, BUILDINGS, ETC. SHALL REQUIRE A DEEP ROOT UB-24-2 ROOT CONTROL BARRIER 12' LONG. THIS BARRIER SHALL BE LOCATED 6" FROM CONCRETE SURFACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



R.W. GRAHAM & ASSOCIATES
Landscape Architecture
Planning
307 N. Rose Road #212, Thousand Oaks, California 91320
phone: (805) 494-7369

PLANTING PLAN

EZ-ASP 65 Residence, LLC
33728 Pacific Coast Highway
Malibu, CA 90265 PARCEL 2, APN # 4473-021-004

Date 6/2/2014
Scale
Drawn ROLAND
Job
Sheet LP-1
of Sheets

IRRIGATION SPECIFICATIONS

A. SCOPE

1. The work includes, but is not necessarily limited to, the furnishing and installing of an irrigation system. Any incidental work not shown or specified, which can be reasonably inferred as part of the work necessary to provide a complete and functional system is included.

2. Provide labor, tools, materials, and services necessary to complete the irrigation system shown in the drawings and specified herein.

A INTENT OF DRAWINGS:

1. It is the intent of the drawings and specifications to indicate and specify a complete and efficient sprinkler irrigation system ready for use in accordance with the manufacturer's recommendations, and meeting the approval of the Owner's Representative.

2. The drawings are generally diagramatic, and indicative of the work to be installed. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, etc. which may be required to complete the installation. The Contractor shall install the work in the most direct and workmanlike manner, so that conflicts between the irrigation system, planting and architectural features will be avoided.

3. All base information for the drawings was supplied to the Landscape Architect and believed to be correct. The Contractor shall verify the drawings with the actual field conditions and notify the Landscape Architect immediately of all conditions which prevent the proper execution of this work.

4. The Contractor shall verify with the Owner's representative, the correctness of all finish grades within the work area to insure the proper coverage of the irrigation system.

5. The drawings shall take precedence over the specifications, and if there is a conflict, the Contractor shall notify the Landscape Architect at once. No credits shall be given to the Contractor without prior approval by the Owner's representative. All such approvals shall be made in writing to avoid any future conflicts. This applies to any and all substitutions of materials.

C. EXISTING UTILITIES AND CONDITIONS

1. Prior to cutting into the soil, the Contractor shall verify the location of all cables, conduits, sewers, septic tanks, and other utilities and take proper precautions not to damage or disturb such improvements. If a conflict does arise between such obstacles and the proposed work, the Contractor should promptly notify the Landscape Architect. Contractor shall obtain all necessary permits prior to cutting into existing roads or driveways. New paving shall be smooth, even, and shall match the existing condition.

2. The Contractor shall verify in the field the location, size and detail of stub-outs provided as the point of connection for the irrigation system.

3. All local, municipal, and state laws and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made part of these specifications.

D. MATERIALS

1. All materials are specified on the Irrigation Plans by manufacturer and model number. All materials shall be new, and the best grade available.

2. When specified materials are not available, use products produced by manufacturers regularly engaged in manufacture of similar items with a history of successful production.

3. All material substitutions shall be approved by the Owner's Authorized Representative, in writing, prior to installation of substituted items.

E. RECORD DRAWINGS:

1. The Contractor shall maintain one record set of blueline prints of the irrigation system in good condition at the site, and mark on these prints the exact as-built locations of automatic control valves, gate valves, controllers, main line, wire locations, existing trees for future use, etc. The Contractor shall dimension items from 2 permanent points of reference i.e., curbs, walls, light standards, building corners, etc. As-builts shall be updated on a weekly basis.

2. As one of the final requirements for the Contractor to receive his final payment he shall transfer this as-built information onto a sepia ozalid transparency and deliver said drawings to the Owner's Representative.

F. SOURCE OF WATER SUPPLY:

1. Connect to water source as noted on the drawings.

2. Verify static water pressure, and the size of water meter, mainline or other point of connections. If discrepancies arise between the drawings and actual field conditions, notify the landscape architect, or Owner's Representative prior to proceeding with the installation.

G. INSPECTION OF WORK

1. In all cases where review of the sprinkler system work is required. The Contractor shall notify the Owner's Representative 72 hours prior to the time such review is required. Irrigation inspection shall consist of a minimum of mainline pressure test, coverage test, and a final irrigation inspection prior to the incorporation of soil admendments. Do not cover any work prior to reviews by the Owner's Representative. All work to meet with acceptance of the Owner's Representative, or shall be revised by the Contractor to a condition that does meet this acceptance, at no additional cost to the Owner. Final inspection will not be done without completed as-built drawings. If the Contractor calls for a review, and is not ready for review, he shall be responsible for reimbursing the Owner's Representative at the rate of $ 85.00 per hour, plus mileage @ .28 per mile for the inconvenience.

H. TRENCHING

1. Trenches for pipe shall be open vertical construction, wide enough as may be required to lay the pipe and control wires. Trenches shall be straight with the bottom of trench being a uniform slope. "Pulling" of the pipe and/or control wires will not be allowed.

2. Provide for the minimum cover above the top of lateral and mainline. Depths shall be enforced, and will be measured with a tape.

18 inches over non pressure lateral lines
18 inches over non pressure lateral lines under paving
18 inches over control wires
18 inches over sprinkler main line 2 1/2" and smaller
24 inches over main line 3" and larger
24 inches over sprinkler main line under paving
24 inches over drinking fountain lines

3. Whenever two pipes are placed in the same trench, a four inch horizontal separation shall be maintained between the pipes.

I. BACKFILLING

1. Trenches shall not be backfilled until all of the work has been inspected by the Owner's representative. Backfill material shall be approved soil free of clods, debris, or rocks, and shall be filled in layers and compacted to 90%, tamping properly to avoid any voids. Allow no foreign matter larger than one-half inch in diameter to fall in the first 3" of cover.

2. Compact backfill over lateral lines to equal density of adjoining undisturbed soils. Trenched areas shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities. Compact main line trenches to 95% and dispose of all surplus earth caused by operation from the site in a legal manner.

J. PRESSURE TEST:

1. Perform hydrostatic test of all pressure lines in the presence of the Owner's representative. Maintain 125 pounds per square inch for 4 hours with all air and debris expelled from the line, and with all control valves in place. If leaks develop, the joints shall be replaced and the test repeated.

K. COVERAGE TEST:

1. Adjust and position sprinkler heads for complete coverage of all planting areas without overspraying walls, windows, or walks. Following completion of the irrigation system, a coverage test shall be conducted in the presence of the Owner's representative to insure that all areas are being watered. If corrections are needed, they shall be completed as part of this work.

L. PIPE LINES AND FITTINGS:

1. All plastic pipe shall be Lasco or approved equal, and solvent welded per manufacturer's specifications. All pipe shall be permanently and continuously marked with manufacturer's name, pipe size (IPS) class or schedule, SDR number (class pipe only), ASTM (D-2241-63 for class pipe and DO1785-66 for schedule pipe), and NSF approval.

2. All pressure lines shall be 1120/1220 normal impact; 1" through 2" use schedule 40, solvent weld type. 2 1/2" and over, use class 315, solvent weld type.

3. Non-pressure PVC piping shall be 1120/1220 normal impact, class 200, solvent weld type. Lateral pipe under paving shall be schedule 40 PVC.

4. Snake all PVC pipe in trench to allow for expansion and contraction. All changes in the direction of pipe shall be accomplished with fittings. Bending of pipe shall not be allowed.

5. All PVC fittings shall be of the same chemical compound as pipe on which it is installed. All fittings shall be schedule 40 medium wall fittings unless otherwise noted on the drawings.

6. All risers and nipples shall be schedule 80, type 1, 3 inch minimum length, except where detailed on drawings.

7. Threaded connections from PVC to steel shall be made with the best grade teflon tape.

8. Galvanized Steel pipe shall be schedule 40 complying with the requirement of ASTM A 120. All fittings shall be welded flange fittings.

9. Brass Pipe Fittings and connections shall be standard 125 pound class 85% red brass fittings and connections.

10. Copper pipe shall be Type K in accordance with ASTM B 88. Copper pipe shall be jointed according to the best standard practices of the trade.

M. AUTOMATIC CONTROLLERS

1. All controllers shall be capable of full automatic or manual operation of the system. It shall be housed in a weatherproof lockable cabinet. All pedestal mounts shall be mounted on a concrete base as recommended by the manufacturer.

2. 120 volt power shall be supplied to the controller by the Owner. All local and other applicable codes shall be adhered to when connecting the 120 volt service to the controller.

N. CONTROL WIRING

1. All control wiring shall be direct burial, solid copper, PVC insulation, single conductor, UL approved, the size shall be minimum 14 gauge or larger if specified by the valve manufacturer. All hot wires shall be one color, and all common wires shall be white. All wiring shall conform to local codes.

2. Wiring shall be in the same trench as the main line and shall be taped together at 10' O.C. with a minimum of 18" of cover. An expansion loop of 24" shall be provided at each valve and at least every one hundred feet of wire runs. To create expansion loop, wrap wire around a one inch diameter pipe, then withdraw the pipe.

3. All splices shall be waterproof, to be made with Scotch-Lok #3576, sealing packets, Pen-Tite wire connector, or approved equal. One splice per sealing packet.

O. VALVES

1. All valves shall be as specified on plans and installed per manufacturer's recommendations and specifications.

2. Pressure regulating valves shall be installed in a round plastic valve box with one cubic feet of pea gravel underneath. Set pressure regulating valve according to the pressure indicated on the plans.

3. Only one remote control valve shall be installed per valve box as detailed. See plan for type.

4. Quick coupling valves shall be 150 lbs. two piece cast bronze body, self closing metal cover set 3" min. from walks, curbs, headerboard, etc. In turf areas top of quick coupler shall be flush with finish grade and in ground cover areas the top shall be 3" above finish grade.

P. VALVE BOXES

1. Manufacturer shall be Ametek or approved equal. Set box 1/2" above finish grade in lawn areas and 2" above finish grade in ground cover areas.

Q. GATE VALVES

1. Shall be bronze gate valves, non-rising stem, installed in a valve box, with one cu. ft. of pea gravel underneath.

R. BACKFLOW PREVENTER

1. Shall be of the size and type called out on the drawings, complete with gate valves and test cocks provided by the manufacturer. Backflow to be installed in accordance with local codes.

S. SPRINKLERS

1. Shall conform to make, size, type and performance as called out on the drawings and shall be installed according to the detail sheet.

2. All sprinklers shall be adjusted for proper radius, diameter and/or gallonage.

T. OTHER MATERIAL

1. Primer: PVC solvent weld connections shall be as recommended by the manufacturer of the PVC pipe.

2. Solvent: PVC solvent weld connections shall be as recommended by the manufacturer of the PVC pipe, to be chemically compatible with the pipe, fittings and primer.

3. Concrete: Shall be 2,000 lb. strength at 28 days. Fine aggregate may be granular sand.

U. ITEMS FURNISHED

1. At time of final acceptance, Contractor shall deliver to the Owner:

3 quick coupler keys
2 keys for each controller
1 loose key for each hose bibb installed
2 sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied
2 valve box keys for every 12 locking lid valve boxes
3 copies of controller instruction guide
4 of each type of sprinkler head with half nozzles.

2. Provide one controller chart for each controller supplied.

3. The chart is to be a reduced drawing of the actual as-built system, the size of the reduction shall be of a size that will fit within the controller cabinet or if installed, the security enclosure. Each individual valve system shall be defined by separate color and be laminated with 10 mil plastic on both sides.

V. GUARANTEE

1. The contractor shall guarantee the entire sprinkler system, materials, and workmanship for a period of one year. Any defects in the system shall be corrected to the Owner's satisfaction.

2. This guarantee shall include settling of all trenches. In the event that trenches settle below the finish grade, the contractor shall return, at no cost to the Owner, to bring trenches up to finish grade.

3. Any and all damages resulting from faulty materials or workmanship shall be repaired by the contractor at no cost to the Owner. (Normal wear and tear and unusual neglect of abuse excepted).

PLANTING SPECIFICATIONS

A. SCOPE

1. The work of this section shall include all services, labor, materials, transportation and equipment necessary to perform the work indicated on the drawings and specified herein and as required to properly complete the Contract.

B. APPROVALS

1. All sprinkler work shall be inspected and approved before starting any work of this section, except that specimen trees and relocated existing trees shall be installed prior to beginning sprinkler work.

2. Prior to excavation for planting or staking, Contractor shall locate all underground utilities and water lines. Immediately notify the Landscape Architect if any conflicts arise.

C. OBSERVATION

1. All observation herein specified shall be made by the Landscape Architect. All observation herein specified shall be made by the Landscape Architect. The Contractor shall request observation at least 24 hours in advance of the time observation is required. Observation will be required on the following parts of the work:

a. During preliminary grading and soil preparation.
b. When plants are delivered to the site & prior to planting.
c. Specimen trees will be inspected at the nursery.
d. When finish grading and soil preparation are completed.
e. When plants are spotted for planting, but prior to when planting holes are excavated.
f. When planting and all other indicated or specified work has been completed.
g. Final observation at completion of maintenance period.

2. The Contractor or his authorized representative shall be on the site at the time of each review. It shall be the same Contractor's representative for each review.

D. FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS

1. Fertilizers and soil conditioners: all material shall be first grade analysis, quantity or weight, attached to each sack or container. Delivery certificates shall be given to the Owner's Representative, as each material is delivered.

2. Soil amendment shall be nitrogen stabilized organic wood base product, derived from redwood sawdust, fir sawdust, or cedar sawdust, free of foreign matter.

3. Refer to plans for quantities of fertilizer and soil amendments.

E. IMPORT, FILL SOIL

1. Landscape Contractor shall receive the site rough graded to within a tenth of 1 foot plus or minus per engineer's specific grading plan. Verify grades at site prior to finish grading, notify Owner if grades do not comply with engineer's specific grading plan, obtain certification from Owner verifying that grades are in compliance with engineer's plan.

2. All soil imported for fill shall meet the following requirements: Topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. Topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms. Topsoil shall meet the following additional requirements:

a. Gradation limits. Sand 50-30 percent, clay 20 percent maximum,and silt, 30 percent maximum. The sand, clay and silt gradation limits shall be as defined in ASTM D 422.

b. Permeability Rate. Not less than 0.5 inches (13mm) per hour no more than 2 inches (51 mm) per hour when tested in accordance with ASTM D 2434 or other approved methods.

c. Agricultural Suitability. The topsoil shall be suitable to sustain the growth of plants specified.

F. PLANT MATERIALS

1. Plant materials indicated shall be furnished to size, quantities, and spacing as indicated or noted for each location and shall be of the species, kind, sizes, etc., as symbolized and described on the drawings.

2. All plants shall be No. 1 grade, healthy, shapely, well rooted, disease and insect free, and free of abrasions, knots, injuries, or disfigurations. Plants shall not be deformed or rootbound. Plants shall have been grown in nurseries inspected by the State Department of Agriculture.

3. Inspection and approval of plants by Landscape Architect is required. Plants not approved are to be removed immediately and replaced with suitable plants. Specimen trees will be inspected at nursery; all other plants will be inspected on site of work.

4. Lawn type noted on plans.

G. FINISH GRADING

1. Before any planting operations start in any area, all trash and deleterious materials on the surface of the ground shall be removed and disposed of.

2. All weed growth within the areas to receive planting shall be removed. Areas containing but not limited to Commmon Bermuda grass, Nut grass, Dallas grass, Johnson grass, Alfalfa, or St. Augustine grass, shall be dug out by the roots and disposed of off the site. Except those weeds and grasses not of the perennial type, less than 2 1/2" high and not bearing seeds, which may be turned under.

3. The soil shall not be worked when the moisture content is so great that excessive compaction will occur nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling and for planting herein specified.

4. Lawn areas shall be graded so that after cultivation, amendment and settlement, the soil shall be 1" below the top of curb or paving, and 2" below walks, curbs, etc. for groundcover and shrub areas. All flow lines shall be maintained to allow for free flow of surface water. Displaced materials which interfere with drainage shall be removed and placed as directed. Low spots and pockets shall be graded to drain properly.

5. All planting areas shall be cultivated until the soil is brought to a loose friable condition to a depth of 6". Remove all rocks and debris. Evenly distribute soil amendment and thoroughly incorporate into upper 6" of soil with mechanical

6. If the sprinkler system is installed after grading and soil ammending is complete, then the upper portion of the backfill shall be re-tilled and ammended to the depth specified for the area as required in the specifications.

7. Finish grades shall be so graded that required tolerances are met after settlement at the end of the project maintenance period.

8. After areas have been graded, and soil amendments added as specified, the areas, shall be dragged and raked to remove all rocks larger than 1" in diameter, lumps, weeds, roots and debris. This material shall be removed from the site.

H. PLANTING

1. Plant pits for container plants shall have vertical sides and shall be of the size noted on drawings. Roughen vertical sides of planting pit.

2. Plants should not be allowed to dry out, nor shall any roots be exposed to the air except during the act of placement.

3. Backfill using specified soil mix only, thoroughly mixed.

4. All trees shall be planted, staked and tied as noted on drawings.

5. The relative position of all trees and plants is subject to approval by the Owner's Representative, and they shall, if necessary, be relocated as directed as part of the Contract.

6. Trees, shrubs and ground cover shall be planted before the lawn.

7. Plants shall be planted at such a depth that the crown roots bear the same relative position to finish grade as they did to the soils where they were grown. Backfill after planting shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball of earth surrounding the roots.

8. Flatted plants shall be well rooted with runners at least four inches (4") but not more than six inches (6") in length.

9. Construct a firmly compacted mound of soil 2" high around around each tree and plant to form a watering basin at the edge of and following the shape of the planting pit area.

I. LAWN INSTALLATION

1. Grade smooth all surfaces to be seeded. Roll lightly and fill in all soil depressions. Under mechanical seeding method, incorporate 20 lbs./1,000 sq. ft. of 16-6-8 in the upper 2" of soil.

2. After areas have been graded, and soil amendments added as specified, the areas shall be moistened for 21 days to germinate weed seed.

3. Spray area with a contact weed killer. After weeds are dead, remove all dead weeds and grasses and sufficiently moisten ground to dissipate any remaining weed killer.

4. Soil shall be level, smooth and moist before seeding. Seed bed mulch will be required according to the seeding method selected by the Contractor.

5. Hydromulch if selected, 16-6-8 (+ iron) shall be incorporated in the slurry in lieu of soil incorporation.)

6. Mulch, under any method other than hydromulching, 1/4" of mulch shall be spread over all seeded area.

7. Mixing of Hydromulch slurry shall be performed in a tank with a built-in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of fiber, M-Binder, seed, fertilizer and water in the designated unit proportions:

Fiber	2,000 lbs. per acre.
Seed	As specified
M-Binder	100 lbs. per acre
Fertilizer	470 lbs. per acre
Water	3,000 gal. per acre.

With agitation system operating at part speed, water shall be added to the tank, good recirculation shall be established. Materials shall be added in such a manner that they are uniformly blended into the mixture in the following sequence:

When tank is 1/3 filled with water:

Add binding agent - 1/2 acre requirement.
Add 3 - 50 pound bales of fiber.
Add seed - 1/2 acre requirement.
Add NPK fertilizer - 1/2 acre requirement.

Agitate mixture at full speed when the tank is half-filled with water.

Add remainder fiber requirement, 7 bales before tank is 3/4 full.

Slurry distribution should begin immediately.

8. Area to be hydromulched shall be moistened to a depth of 6" just prior to application.

9. Application: Hydromulch slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated. Care shall be exercized to assure that plants in place are not subjected to the direct force of an application. Slurry shall be immediately removed from walks, structures, etc.

10. Lay sod in staggered rows, following the grade elevations. Do not lay sod perpendicular to slope of grade. Thoroughly water and keep uniformly moist as required.

11. Sodded areas which have not shown a prompt catch of grass within 10 days after installation shall be re-sodded until an acceptable stand of grass is assured.

J. WATERING

1. Immediately after planting, apply water to each tree, shrub and vine by means of a hose. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

2. Apply water to all planted areas and plants during operations and thereafter until acceptance of work.

3. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

4. Apply water in sufficient quantities, and as often as seasonal conditions require to keep the ground at its optimal soil moisture capacity, well below the root system of grass and plantings, for the health of the plant material.

5. Do not overwater and cause erosion damage in watering slopes.

6. All controllers are to have each station individually adjusted on a weekly basis. System shall be set considering the application rate each area is capable of receiving. The system shall operate on short intervals, with the cycle repeating at a later time to reduce runoff.

7. After (8) weeks, watering may be reduced to a permanent schedule which will consider soil, exposure, day and night temperatures and sprinkler output.

K. PROTECTION AND CLEANUP

1. Exercise all reasonable diligence in the protection of material during the work required by this Section of the specifications. Any damage to this or adjoining work caused as a result of this Contract shall be repaired immediately by the Contractor without cost to the Owner. All excess material and equipment shall be removed from the site at completion of the work. All areas shall be left in a clean and satisfactory condition.

2. Plant containers that have been cut or removed from plant materials shall be removed from the project site.

3. Continuously correct and prevent hazardous conditions to employees and pedestrians during the duration of this project.

L. MAINTENANCE

1. All areas landscaped by the Contractor under this contract shall be maintained by him for a period of not less than ___60____ DAYS from the date of written acceptance for start of maintenance.

2. Contractor shall be held responsible for any vandalism that occurs to the landscaping or irrigation system during the maintenance period and shall be promptly repaired or replaced.

3. If plantings are not acceptable at the end of the maintenance period, due to defective maintenance, the maintenance shall be continued by the Contractor until all work meets the Specifications and can be approved.

4. During the maintenance period provide all watering, weeding, fertilizing and cultivation, and spraying necessary to keep the plants and hydroseeded lawn in a healthy growing condition and to keep the planted areas neat, edged, attractive, and to assure good normal growth.

5. After planting and during the maintenance period, in the event that trees exhibit iron chlorosis symptoms, apply FE 138 Geigy or equivalent at manufacturer's recommended rates.

6. Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled. Replant damaged areas.

7. Exterminate gophers and moles, and repair damage as above.

8. Debris and trash shall be removed from the site weekly at a minimum.

9. The Contractor shall apply 'Grow-Power' organic fertilizer at a rate of 25 pounds per 1,000 square feet. The application shall be between the 45th and 50th day of the maintenance period . If the maintenance period is a minimum of 90 days then a apply a second application between the 80th and 85th day

10. In order to carry out the project maintenance work, the contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified from the time any planting is done until the end of the project maintenance period or until the final approval.

11. The first mowing shall not be done until the seeded lawn reaches a height of 3 - inches. The lawn shall be mowed to a height of 1 1/2 - inches to 2 - inches. No irrigating shall be done for 12 hours prior to mowing.

12. The lawn shall be mowed weekly after the first mowing and trimming and edging shall be done bi-monthly.

13. Immediately after the first cutting of grass, where trees occur in grass areas, the grass shall be turned under and neatly edged 18" away from the plants. The lawn edges shall be maintained in a neat condition until acceptance of the work.

14. Workmen shall not be allowed to walk on grass areas unnecessarily before, during, or after seeding operations. Grass areas that have been damaged or compacted shall be recultivated and reseeded at the Contractor's expense.

15. At the end of the maintenance period level all watering basins in lawn areas to finish grade and sod, seed or stolonize the area with the specific mix.

16. Street curb and gutters immediately adjacent to this work site shall be cleaned on at least a weekly basis, insuring removal of all debris, trash and silt.

17. At the termination of the maintenance period, all plant materials shall be live, healthy, undamaged, and free of infestations. All lawn areas shall be completely covered at the time of final acceptance. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of the work will be made. All groundcover and shrub areas shall be free of weeds.

18. The Contractor, within 15 days of written notification by the Owner, shall remove and replace all guaranteed plant materials which for any reason fail to meet the requirements of the guarantee.

19. Replacement material and plantings shall be to the same specifications as required for the original planting and all replacements shall be guaranteed as specified for the original guaranteed material.

M. DISEASE AND PEST CONTROL

1. Throughout the maintenance period, all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the Contractor to recommend and apply all pesticides, herbicides, and fungicides.

N. PRUNING

1. All shrubs and trees shall be pinch pruned as necessary to encourage new growth and to eliminate rank sucker growth. No major pruning shall be done without the approval of the Landscape Architect.

O. GUARANTEE

1. Guarantee shrubs and ground cover until end of Maintenance Period. Guarantee all trees that have been supplied in 15 gallon container size or larger, to live in a healthy condition for one (1) year from date of final acceptance of project.

REGISTERED LANDSCAPE ARCHITECT
ROLAND R. GRAHAM
No. 2369
STATE OF CALIFORNIA

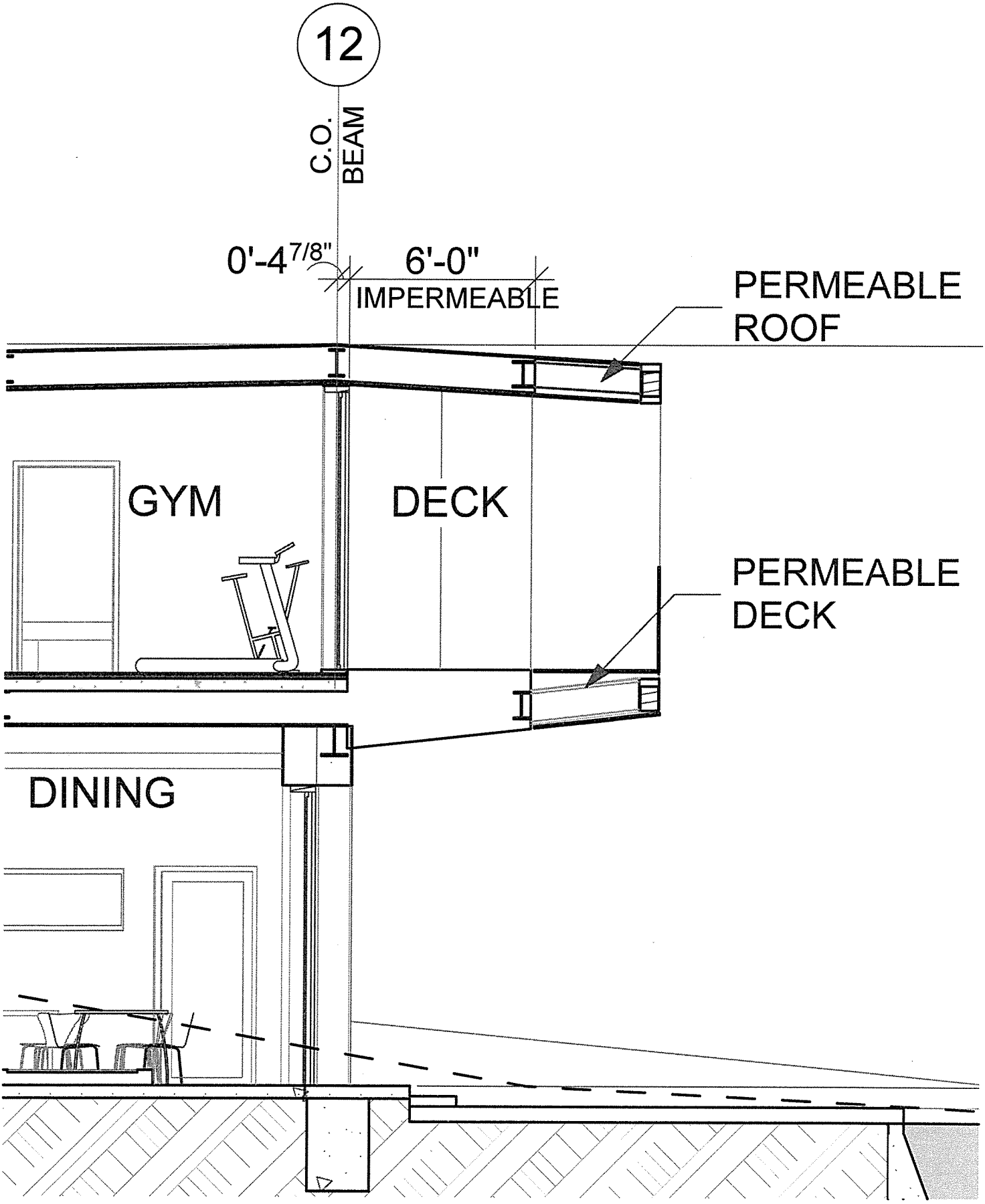
California Registered Landscape Architect #2369. The use of these plans, specifications and designs shall be restricted to the original site for which they were prepared and publication is limited to such use. Reproduction, publication or re-use by any method, in whole or in part without the express written consent of R.W. Graham & Associates is prohibited. Visual contact with these plans & specifications shall constitute prima facie evidence of the acceptance of these restrictions.

R.W. GRAHAM & ASSOCIATES
Landscape Architecture
Planning
107 N. Reino Road #132, Thousand Oaks, California 91320
phone: (805) 495-7380

IRRIGATION & PLANTING SPECIFICATIONS

EZ-ASP 65 Residence, LLC
33728 Pacific Coast Highway
Malibu, CA 90265 PARCEL 2, APN # 4473-021-004

Date	6/2/2014
Scale	
Drawn	ROLAND
Job	
Sheet	LS-1
Of	Sheets



1 **EZ-ASP65 RESIDENCE, LLC, DECK SECTION**
SCALE: 1/4" = 1'-0"

ATTACHMENT 3

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

8/5/15

TO: Public Works Department ~~DATE: 1/30/2014~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-004, SPR 14-005, MM 14-002
JOB ADDRESS:	33728 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jose Iujvidin, Jose Iujvidin Consulting
APPLICANT ADDRESS:	2420 Sirius St Thousand Oaks, CA 91360
APPLICANT PHONE #:	(310) 418-0766
APPLICANT FAX #:	(310) 867-8582
APPLICANT EMAIL:	jose@joseconsults.com
PROJECT DESCRIPTION:	NSFR/(N)OWTS/(N)Pool/Landscape

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

8/19/15
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

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

Date: August 19, 2015

Re: Proposed Conditions of Approval for 33728 Pacific Coast Highway CDP 14-004

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

STORMWATER

1. This project proposes to construct a new driveway within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed driveway.

GRADING AND DRAINAGE

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

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

4. A Grading and Drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
   - Public Works Department General Notes

- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the Grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the Resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the Grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public Storm drain modifications shown on the Grading plan shall be approved by the Public Works Department prior to the issuance of the Grading permit.

5. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

6. 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.

7. 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.

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

9. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
    - Site Design Best Management Practices (BMP's)
    - Source Control BMP's
    - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    - Drainage Improvements
    - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
    - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
    - The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original singed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

MISCELLANOUS

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

11. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    - There are sufficient BMPs in place to prevent soil erosion; and
    - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** 1/30/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-004, SPR 14-005, MM 14-002
JOB ADDRESS:	33728 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jose Iujvidin
APPLICANT ADDRESS:	2420 Sirius St Thousand Oaks, CA 91360
APPLICANT PHONE #:	(310)418-0766
APPLICANT FAX #:	(310) 867-8582
APPLICANT EMAIL:	jose@joseconsults.com
PROJECT DESCRIPTION:	NSFR/(N)OWTS/(N)Pool/Landscape

TO: Malibu Planning Department and/or Applicant

FROM: Andrew Sheldon, City Environmental Health Administrator

____ An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project.

✓ An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received.

SIGNATURE

JANUARY 13, 2015
DATE

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant : (name and email address)	Jose Iujvidin 2420 Sirius Street Thousand Oaks, CA 91360		
Project Address:	**33728 Pacific Coast Highway** Malibu, CA 90265		
Planning Case No.:	CDP 14-004		
Project Description:	New onsite wastewater treatment system		
Date of Review:	January 13, 2015		
Reviewer:	Todd Curtis	Signature:	Todd Curtis
Contact Information:	Phone: (310) 456-2489 ext. 364	Email:	tcurtis@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Sander Architects (Submitted 01-30-14)
Grading Plans:	Ahsirt Engineering (Submitted 01-30-14)
OWTS Plan:	Ensitu (01-09-14)
OWTS Report:	Ensitu (01-09-14)
Geology Report:	GeoConcepts (10-11-13)
Miscellaneous:	N/A
Previous Reviews:	02-11-14

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review

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

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

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

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

   b. Sewage and effluent pump design calculations.

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

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

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

e. All AOWTS design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. For AOWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.

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

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

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

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

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

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

9) **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.

10) **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

33728 PACIFIC COAST HWY
MALIBU, CA 90265

(CDP 14-004)

N.S.F.D.:	4 Bedroom / 55 Fixture Units (N)
TREATMENT TANK:	MicroSepTec ES -12 w/ UV Disinfection (N)
ACTIVE:	2 - 6' x 25' BI w/ 20' Cap (N)
FUTURE:	2 - 6' x 25' BI w/ 20' Cap (N)
PERC RATE:	9,624 gpd (present projected for B-3 and B-4)
	8,208 gpd (future projected for B-1 and B-2)
DESIGNER:	Yaroslaski(RCE 60149)
REFERENCE:	Ensitu (01-09-14)

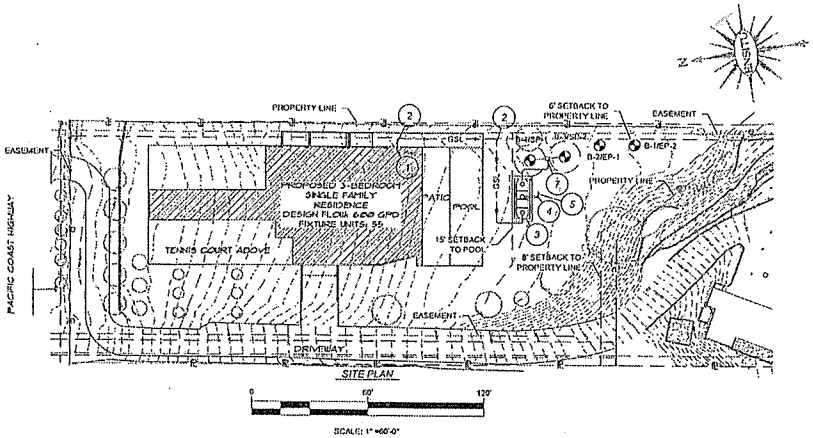
NOTES:

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

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

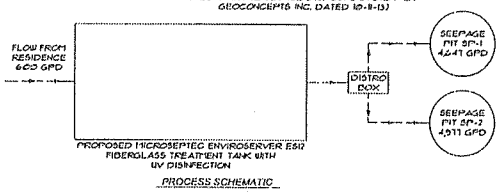
3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
JAN 13 2015
SIGNATURE:
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



NOTES:

1. 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.
2. EXISTING SEPTIC TANKS REQUIRING REMOVAL SHALL BE PUMPED, CRUSHED AND FILLED WITH LOCAL FILL MATERIAL COMPACTED TO 85% OF ASTM D1557. SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
5. A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC., IS NOT A GEOTECHNICAL ENGINEERING FIRM, THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
6. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH REQUIREMENTS OF TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION, ADOPTED BY REFERENCE BY THE CITY OF MALIBU.
8. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
9. NO SETBACK REDUCTIONS ARE OBSERVED.
10. THERE IS NO EXISITING SEPTIC SYSTEM.



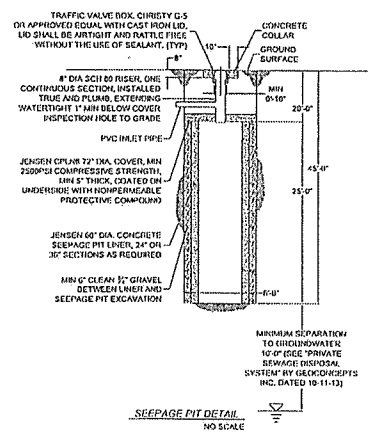
PROCESS SCHEMATIC
NO SCALE

LEGEND

B-X	BORING LOCATION (SEE "PRIVATE SEWAGE DISPOSAL SYSTEM" BY GEOCONCEPTS INC. DATED OCTOBER 11, 2013)
SP-X	PROPOSED ACTIVE SEEPAGE PIT
EP-X	PROPOSED EXPANSION SEEPAGE PIT

NOTES:

1. IF NATIVE GRADE IS CUT, MORE SEEPAGE PITS MAY BE REQUIRED.
2. CONCRETE COLLAR ONLY REQUIRED FOR TRAFFIC (H-20) APPLICATIONS



SEEPAGE PIT DETAIL
NO SCALE

EQUIPMENT SCHEDULE			
ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER	
2	2	GRAVITY CLEAN-OUT	
3	1	TREATMENT TANK	MICROSEPTEC ES12
4	2	AIR COMPRESSOR	MICROSEPTEC
5	1	REMOTE TELEMETRY CONTROL UNIT	MICROSEPTEC
6	1	SEWAGE HANDLING PUMP BASIN	ORENCO
7	1	DISTRIBUTION BOX	

PIPING SCHEDULE		
TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
ACL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC

OWTS MAX. DESIGN CAPACITY	
COMPONENT	CAPACITY
TREATMENT	1200 GPD / 7 BEDROOMS
DISPERSAL	8208 GPD (EXPANSION) / 60 F.U.

THESE PLANS SHOULD BE SENT TO ALL THE DESIGN CONSULTANTS FOR THE ABOVE PROJECT INCLUDING: ARCHITECT; STRUCTURAL ENGINEER; GEOLOGIST; GEOTECHNICAL ENGINEER; COASTAL ENGINEER; CIVIL ENGINEER; AND OTHERS

PRELIMINARY
ISSUED
9 January 2014

JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

ENSITU
ENSITU ENGINEERING, INC.
"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

REVISIONS
NO. | DATE | BY

33728 PACIFIC COAST HIGHWAY
CONFORMANCE REVIEW 11x17
MALIBU, CALIFORNIA

JOHN N. YAROSLASKI
60149
EXP. 06/30/14
CIVIL
STATE OF CALIFORNIA

DATE: JAN 2014
DESIGNED BY: ENG.
DRAWN BY: KSV
CHECKED BY: JNY

JOB NO.
677-01
SHEET
1 OF 1

City of Malibu

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

RECEIVED
MAY 14 2015
PLANNING DEPT.

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 1/30/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-004, SPR 14-005, MM 14-002

JOB ADDRESS: 33728 PACIFIC COAST HWY

APPLICANT / CONTACT: Jose Iujvidin

APPLICANT ADDRESS: 2420 Sirius St
Thousand Oaks, CA 91360

APPLICANT PHONE #: (310)418-0766

APPLICANT FAX #: (310) 867-8582

PROJECT DESCRIPTION: NSFR/(N)OWTS/(N)Pool/Landscape

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 1125 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.	X	
Required and/or proposed Fire Department Vehicular Turnaround	X	
Required 5 foot wide Fire Department Walking Access (including grade %)	X	
Width of proposed driveway/access roadway gates	X	

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

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

M. Bowser
SIGNATURE

5/7/15
DATE

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

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:	February 11, 2015	**Review Log #:**	**3673**
Site Address:	33728 Pacific Coast Highway		
Lot/Tract/PM #:	n/a	**Planning #:**	**CDP 14-004**
Applicant/Contact:	Jose Iujvidin, jose@joseconsults.com	**BPC/GPC #:**	
Contact Phone #:	310-418-0766 **Fax #:** 310-867-8582	**Planner:**	Jessica Colvard-Botts
Project Type:	New single-family residential development		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold.**)*	GeoConcepts, Inc. (Walter, RGE 2476; Barrett, CEG 2088): **1-14-15**, 8-28-13 GeoConcepts, Inc. (Barrett, CEG 2088): 10-11-13 EnSitu Engineering, Inc. (Yaroslaski, RCE 601490): 1-9-14 Building plans prepared by Sander Architects dated January 23, 2014. Grading plans prepared by Ahsirt Engineering, Inc. dated Janyary 2014. Preliminary Onsite Wastewater Treatment System (OWTS) plans dated January 9, 2014.
Previous Reviews:	11-14-14, Geotechnical Review Referral Sheet dated 2-13-14

Review Findings

Coastal Development Permit Review

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

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

Building Plan-Check Stage Review

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

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

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

Remarks

The referenced supplemental report was reviewed by the City from a geotechnical perspective. The project comprises constructing a new 6,427 square foot two-story single-family residence and attached garage with a tennis court on the roof. A swimming pool is proposed in the rear yard area with patios, retaining walls, and grading that consists of 800 yards of R & R; 1,700 yards of cut under structure; 654 yards of cut and 341 yards of fill non-exempt; and 2,013 yards of export. The OWTS consists of a treatment tank system and two 6' diameter x 25' BI seepage pits with 20' caps and 100% expansion.

STI

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

Building Plan-Check Stage Review Comments:

1. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
2. Two sets of final grading, retaining wall, OWTS, swimming pool and spa, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer.** City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Engineering Geology Review by: 2/11/15

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

Geotechnical Engineering Review by: *February 11, 2015*

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

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

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (*Ventura office*)

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, OWTS, swimming pool and spa, and residence plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
4. Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plan.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

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

FILE

SH

BIOLOGY REVIEW REFERRAL SHEET

Revised 6/11/14

TO: City of Malibu City Biologist **DATE:** 1/30/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-004, SPR 14-005, MM 14-002

JOB ADDRESS: 33728 PACIFIC COAST HWY

APPLICANT / CONTACT: Jose lujvidin, Jose lujvidin Consulting

APPLICANT ADDRESS: 2420 Sirius St
Thousand Oaks, CA 91360

APPLICANT PHONE #: (310)418-0766

APPLICANT FAX #: (310) 867-8582

APPLICANT EMAIL: jose@joseconsults.com

PROJECT DESCRIPTION: NSFR/(N)OWTS/(N)Pool/Landscape

TO: Malibu Planning Division and/or Applicant

FROM: Dave Crawford, City Biologist

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

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

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

SIGNATURE DATE 7/18/14

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: 33728 Pacific Coast Highway
Applicant/Phone: Jose Iujvidin/ 310.418.0766
Project Type: NSFR, NOWTS, Pool, landscaping
Project Number: CDP 14-004
Project Planner: Stephanie Hawner

REFERENCES: Site Plans; Landscape Plans, Irrigation Plans, Hydrozone map

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 273,227 gallons per year. The Estimated Applied Water Use (EAWU) totals 216,574 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:

   Jonathan King
   Address: 23533 Civic Center Way, Malibu, CA 90265
   Email: JKING@DPW.LACOUNTY.GOV (preferred)
   Phone: (310) 317-1388

   B. New or existing 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. Invasive plant species, as determined by the City of Malibu, are prohibited.

   D. 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).

E. No non-native plant species shall be approved greater than 50 feet from the residential structure.

F. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.

G. 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.

H. 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.

I. 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.

J. Up-lighting of landscaping is prohibited greater than 25 feet from the primary residence.

2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By: _____ Date: 7/18/14

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460 Alhambra, CA 91802 Telephone: (626) 300-3306	260 East Avenue K-8 Lancaster, CA 93535 Telephone: (661) 942-1157	23533 Civic Center Way Malibu, CA 90265 Telephone: (310) 317-1388

TO:

☐ Los Angeles County
Department of Public Health
Environmental Health:
Drinking Water / Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☐ Los Angeles County
Department of Public Works
Building & Safety Division

☐ Los Angeles County
Fire Department

RECEIVED
OCT 14 2015
PLANNING DEPT.

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☒ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: **33728 PACIFIC COAST HWY** (Address) **MALIBU** (City) **90265** (Zip Code)

APN # 4473-021-004

Los Angeles County Waterworks District No. 29

***Will serve* water to the above *single lot* property subject to the following conditions:**

☐	Annexation of the property into Los Angeles County Waterworks District is required. **Water service to this property will not be issued until the annexation is completed.**
☐	The appropriate fees must be paid to the District and other related water agencies.
☐	The appropriate connection fees have been paid to the Waterworks Districts for the existing service.
☒	The appropriate connection fees have been paid to the Waterworks Districts for the proposed 1" service.
☐	The property has an existing service connection and meter.
☒	A 1" water meter serving the property must be installed in accordance with Waterworks District standards.
☒	Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.
☒	Public water system and sewage disposal system must be in compliance with Health Department separation requirements.
☒	A portion of the existing fronting water main may be required to be replaced or upgraded if the water service tap cannot be made or if damage occurs to the water main.
☒	Property may experience low water pressure and / or shortage in high demand periods.
☐	The District **CAN NOT** serve water to this property at this time.
☒	Must comply with and satisfy CalTrans Encroachment Requirements in order to obtain Water Service.
☒	This Will Serve Letter is for a new single family residence, attached garage, and pool.

By:	Signature	Jonathan King Associate Civil Engineer Print Name	(310) 317-1388 Phone Number	10/13/2015 Date

**** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.***

Rev. 06/09

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 **Stephanie Hawner, Senior Planner, at (310) 456-2489, extension 276.**

Date: July 21, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 5

Notice of Public Hearing

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

Planning Department

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

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, August 15, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

COASTAL DEVELOPMENT PERMIT NO. 14-004, SITE PLAN REVIEW NO. 14-005, AND MINOR MODIFICATION NO. 14-002 – An application to construct a new 5,693 square foot, two-story, single-family residence with an attached two-car garage and 734 square foot second unit, tennis court, swimming pool, landscaping and hardscape, grading and retaining walls, and installation of a new alternative onsite wastewater treatment system, including a minor modification for a 46 percent reduction of the front yard setback, and a site plan review for construction in excess of 18 feet in height up to 24 feet for a flat roof

LOCATION:	33728 Pacific Coast Highway, within the appealable coastal zone
APN:	4473-021-004
ZONING:	Rural Residential-Two Acre (RR-2)
APPLICANT:	Jose Iujvidin Consulting
OWNER:	EZ-ASP65-Residence, LLC
APPLICATION FILED:	January 30, 2014
CASE PLANNER:	Stephanie Hawner Senior Planner (310) 456-2489, ext. 276 shawner@malibucity.org

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

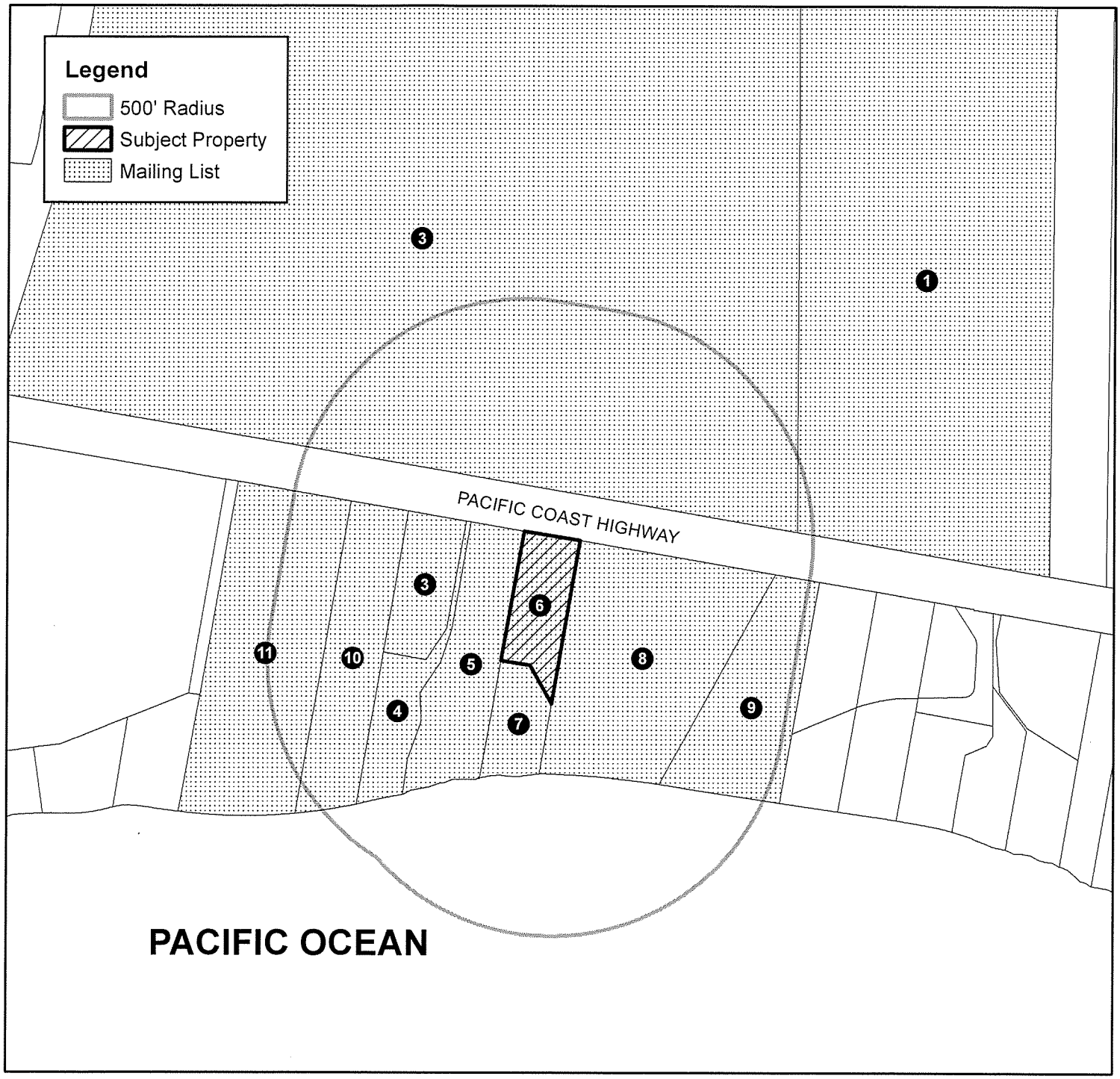
Radius Map - 500'

Map Date: 03/17/2016

Data Source:
Los Angeles County Geographic Information System
Base Parcel Database
March 2016 Extraction Date
City of Malibu Area

SUBJECT PROPERTY

ADDRESS: 33728 PACIFIC COAST HIGHWAY, MALIBU, CA 90265
APN: (LAC) 4473-021-004



Notes:
Latest equalized assessment rolls obtained from the Los Angeles County Assessor's Office through ParcelQuest, a vendor service.
Extraction Date: 03/17/2016
Map created with ArcGIS 10

0 250 500 1,000 Feet

RADIUS MAPS 4 LESS
PLANNING + ENGINEERING
www.radiusmaps4less.com | (909) 997-9357