December 5, 2016 Regular Meeting

1. Agenda

   Documents:

   PC161205_AGENDA (LINKS).PDF

2. Item 3B1 - Administrative Coastal Development Permit No. 16-033 / 22314 Pacific Coast Highway

   Documents:

   PC161205_ITEM3B1.PDF

3. Item 3B2 - Extension Of Coastal Development Permit No. 10-009 / 6737 Wildlife Road

   Documents:

   PC161205_ITEM3B2.PDF

4. Item 3B3 - Extension Of Coastal Development Permit No. 07-112 / 5925 Bonsall Drive

   Documents:

   PC161205_ITEM3B3.PDF

5. Item 4A - Coastal Development Permit No. 16-019 / 20516 Pacific Coast Highway

   Documents:

   PC161205_ITEM4A.PDF
   PC161205_ITEM4A_SUPPLEMENTAL.PDF

6. Item 4B - Administrative Plan Review No. 15-100 / 31610 Broad Beach Road

   Documents:

   PC161205_ITEM4B.PDF

7. Item 5A - Coastal Development Permit No. 14-003 / 25306 Malibu Road

   Documents:

   PC161205_ITEM5A.PDF

8. Item 5B - Administrative Plan Review No. 12-021 / 6943 Grasswood Avenue

   Documents:

   PC161205_ITEM5B.PDF

Malibu Planning Commission
Regular Meeting Agenda

Monday, December 5, 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 – November 23, 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. 16-033 – An application for the installation of a new alternative onsite wastewater treatment system and associated development

Location: 22314 Pacific Coast Highway, within the appealable coastal zone
APN: 4452-001-018
Owner: Carbonview Limited, LLC
Case Planner: Planning Technician Peltier, 456-2489 ext. 244

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 16-033.

2. Extension of Coastal Development Permit No. 10-009, Site Plan Review No. 10-006, and Demolition Permit No. 10-011 – A fourth request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development (Continued from November 21, 2016)

   Location: 6737 Wildlife Road
   APN: 4466-007-008
   Owner: The Pasquale De Nisco Family Trust
   Case Planner: Senior Planner Hawner, 456-2489 ext. 276

   Recommended Action: Adopt Planning Commission Resolution No. 16-82 granting a one-year extension of Coastal Development Permit No. 10-009, Site Plan Review No. 10-006, and Demolition Permit No. 10-011, an application for the construction of a new single-family residence and associated development in the Rural Residential-One Acre zoning district located at 6737 Wildlife Road (The Pasquale De Nisco Family Trust).

3. Extension of Coastal Development Permit No. 07-112, Variance No. 07-053, Site Plan Review No. 07-106, and Demolition Permit No. 07-020 - A second request to extend the Planning Commission's previous approval of an application for the construction of a new single-family residence and associated development (Continued from November 21, 2016)

   Location: 5925 Bonsall Drive
   APN: 4467-024-004
   Owner: Donna Kaplan
   Case Planner: Senior Planner Mollica, 456-2489 ext. 346

   Recommended Action: Continue the item to the December 19, 2016 Regular Planning Commission meeting.

4. Continued Public Hearings

A. Coastal Development Permit No. 16-019 and Variance No. 16-021 - An application for the construction of a new vertical public beach accessway, including a variance for construction on slopes (Continued from November 21, 2016)

   Location: 20516 Pacific Coast Highway, within the appealable coastal zone
   APN: Not applicable, within the public right of way
   Owner: California Department of Parks and Recreation
   Case Planner: Senior Planner Mollica, 456-2489 ext. 346

   Recommended Action: Adopt Planning Commission Resolution No. 16-86 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 16-019, an application for the removal of an existing unpermitted site fence, staircase and viewing platforms and the construction of a new vertical public accessway, permeable pathway, fence, gate, and guardrail, including Variance No. 16-021 for construction on slopes, located in the public right of way at 20516 Pacific Coast Highway (California Department of Parks and Recreation).

B. Administrative Plan Review No. 15-100, Variance No. 16-030, Demolition Permit No. 16-024 – An application for improvements to an existing single-family residence and detached garage with guest house and associated development (Continued from November 21, 2016)

Location: 31610 Broad Beach Road
APN: 4470-023-047
Owner: CICI #4 Real Estate Holdings LP
Case Planner: Planning Technician Peltier, 456-2489 ext. 244

Recommended Action: Continue the item to the December 19, 2016 Regular Planning Commission meeting.

5. New Public Hearings

A. Coastal Development Permit No. 14-003, Variance Nos. 16-010 and 16-023, Minor Modification No. 15-016, and Offer to Dedicate No. 16-006 – An application for a new single-family beachfront residence and associated development

Location: 25306 Malibu Road, within the appealable coastal zone
APN: 4459-016-013
Owner: Chambers Creek, LLC
Case Planner: Associate Planner Colvard, 456-2489 ext. 234

Recommended Action: Adopt Planning Commission Resolution No. 16-74 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-003, for the construction of a new 5,094 square foot, two-story, single-family beachfront residence with attached garage, decks, return walls, retaining walls, installation of a new alternative onsite wastewater treatment system, and removal of existing timber walls, Variance (VAR) No. 16-010 for the installation of a new bulkhead sited seaward of the shoreline protection device stringline, VAR No. 16-023 for construction on slopes steeper than 2.5 to 1, Minor Modification No. 15-016 for a reduced front yard setback, and Offer to Dedicate No. 16-006 for a lateral access easement across the property located in the Multi-Family Beachfront zoning district at 25306 Malibu Road (Chamber Creek, LLC).

B. Administrative Plan Review No. 12-021, Site Plan Review No. 16-042, Variance No. 14-017 and Demolition Permit No. 16-023 – An application for partial demolition and improvements to an existing single-family residence with attached garage, and associated development

Location: 6943 Grasswood Avenue
APN: 4466-015-003
Owners: Geoff and Sue Walsh
Case Planner: Senior Planner Hawner, 456-2489 ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 16-89 determining the project is categorically exempt from the California Environmental Quality Act, and approving Administrative Plan Review No. 12-021, Site Plan Review No. 16-042, Variance No. 14-017 and Demolition Permit No. 16-023 for an interior and exterior remodel of an existing single-family residence, including a partial demolition and

construction of a 17 foot high, 707 square foot addition with a 958 square foot basement, and modification of the northern roofline raising the height to a maximum of 17 feet, demolition and reconstruction of a reconfigured swimming pool, driveway improvements, grading, retaining walls and hardscape, in the Rural Residential–One Acre zoning district located at 6943 Grasswood Avenue (Walsh).

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

None.

Adjournment

Future Planning Commission Meetings

Monday, December 19, 2016	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Tuesday, January 3, 2017		CANCELLED	
Tuesday, January 17, 2017	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, February 6, 2017	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 23rd day of November, 2016.

Kathleen Stecko

Kathleen Stecko, Senior Office Assistant

Planning Commission Meeting 12-05-16

Item 3.B.1.

Commission Agenda Report

To: Chair Mazza and Members of the Planning Commission

Prepared by: Jamie Peltier, Planning Technician JP

Approved by: Bonnie Blue, Planning Director BB

Date prepared: November 22, 2016 Meeting date: December 5, 2016

Subject: Administrative Coastal Development Permit No. 16-033 – An application for the installation of a new alternative onsite wastewater treatment system and associated development

Location:	22314 Pacific Coast Highway, within the appealable coastal zone
APN:	4452-001-018
Owner:	Carbonview Limited, LLC

RECOMMENDED ACTION: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 16-033.

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 were approved by the City of Malibu. If the majority of the Planning Commissioners present 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 November 29, 2016, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on November 29, 2016 and end on December 9, 2016. In addition, since this project is 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 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. 16-033

City of Malibu

23825 Stuart Ranch Road • Malibu, California • 90265
Phone (310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

PLANNING DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 16-033
Categorical Exemption No. 16-114
22314 Pacific Coast Highway
APN 4452-001-018

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application from Kevin Poffenbarger of EPD Consultants, on behalf of the property owner, Carbonview Limited, LLC, for an administrative coastal development permit (ACDP) to install a new alternative onsite wastewater treatment system (AOWTS) to replace the existing OWTS that is to be abandoned, at an existing single-family residence located at 22314 Pacific Coast Highway (PCH). The subject parcel is zoned Single-Family Medium (SFM) and is located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

Project Site Description

The project site consists of two adjacent beachfront parcels located along the south side of PCH, 22314 PCH and 22322 PCH. In 1995, Los Angeles County, as a condition of approval for the existing single-family residence and accessory structures that occupy the site, required that the two parcels be held as one. "Covenant and Agreement Regarding Construction of Improvements and the Use of Properties," County of Los Angeles Recorder's Office document No. 95-1023479, was recorded on June 27, 1995. The project site maintains two conventional onsite wastewater treatment systems (OWTS), one at each address.

The project involves the abandonment of the existing 1,500 gallon conventional septic tank and installation of a new 1,500 gallon AOWTS at 22314 PCH only. The installation of the new AOWTS will be located in the rear yard behind the existing bulkhead. Once the existing OWTS is removed, a new AOWTS, which consists of a 1,500 gallon Jensen septic tank with effluent filter and 595 square foot gravity-fed leach field, will be installed (Attachment 1 – AOWTS Plot Plan). The proposed system will not result in an expansion of the current daily wastewater disposal capacity of the site. No improvements to the existing bulkhead and no non-exempt grading are proposed as part of the project.

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Planning Director may process ACDPs if: 1) the proposed project is not appealable as defined in the LCP Local Implementation Plan Chapter 2; 2) the proposed project is not within the CCC 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; e) water wells; or f) OWTS.

The project consists of the replacement of an existing septic system and installation of a new AOWTS in the rear yard of the property. Therefore, pursuant to LIP Section 13.29.1, the project can be processed administratively. The proposed project is within the CCC appeal jurisdiction, and remains appealable to the CCC.

Project Background

Administrative Coastal Development Permit Application

- Application Date: June 1, 2016
- Posting of Property: November 3, 2016
- Completeness Determination: November 10, 2016
- Notice of Application Mailer: November 10, 2016
- Notice of Decision Mailer: November 23, 2016
- Issuance of ACDP: November 29, 2016
- Planning Commission Reporting: December 5, 2016
- Local Appeal Period: November 29, 2016 through December 9, 2016

California Environmental Quality Act

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 Sections 15302(c) – Replacement or Reconstruction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a CDP must adhere. This project has been reviewed and approved for LCP conformance review by the Planning Department, City geotechnical staff, City Environmental Health Administrator, City Public Works Department, and City biological staff (Attachment 2 – Department Review Sheets).

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.

Onsite Wastewater Treatment Systems (LIP Section 13.29.2)

Pursuant to LIP Section 13.29.2, the Planning Director may approve an application for an OWTS CDP if the following four findings can be made.

Finding 1. The proposed OWTS is consistent with the LCP and all applicable LCP provisions, local laws and regulations regarding OWTS.

The City biological staff, City Environmental Health Administrator, City geotechnical staff and City Public Works Department have reviewed the proposed AOWTS and found it to meet the requirements of the Malibu Plumbing Code (MPC), Malibu Municipal Code (MMC) and LCP. The proposed project includes a 1,500 gallon Jensen septic tank and a new leach field the rear yard of the property. The new AOWTS will serve as an upgrade of the existing OWTS for the single-family residence and accessory structures. The applicant is also required to record a covenant

indicating the proper operation and maintenance of the AOWTS. In addition, conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of the subject system.

Finding 2. The proposed OWTS does not require a new or upgraded shoreline protective device.

The subject parcel is located along the shoreline and the existing development is protected by an existing permitted bulkhead constructed in the early 1990s. Based upon the coastal engineering report, the existing bulkhead is in good physical condition and can adequately protect the proposed AOWTS. The proposed AOWTS appears to be at the most landward feasible location, given the site constraints because there is an existing California Edison electrical vault, belowground sub-drains, and site wall along PCH with multiple setbacks from the new AOWTS. No new or upgraded shoreline protection devices are proposed.

Finding 3. The proposed OWTS is necessary to protect public health and/or improve water quality.

The State Water Resources Control Board requires all residential development located within the City of Malibu that is not served by a public or private sewage utility to provide treatment of wastewater through an OWTS that meets minimum design standards intended to protect public health. The subject parcel is not served by a public or private sewage utility. The proposed AOWTS has been engineered for properly treating effluent to improve water quality and serve as an expansion to the existing OWTS. Therefore, the new OWTS promotes public health by minimizing potential contamination of the groundwater table in the area and nearby Pacific Ocean.

Finding 4. The proposed OWTS has been conditioned in accordance with the LCP.

The proposed project has been engineered to meet all applicable LCP requirements and has been conditioned in accordance with the LCP.

Approval of Administrative Coastal Development Permit No. 16-033

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves ACDP No. 16-033, subject to the following conditions of approval.

Conditions of Approval

Standard Conditions

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

2. This approval is for the abandonment of the existing OWTS and installation of new AOWTS in the rear yard.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **November 10, 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, notarizes, and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 working days of this decision and/or prior to issuance of any development permit.

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

6. This decision, signed Acceptance of Conditions Affidavit, and all attached Department Review Sheets shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the Building Safety Division 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 Malibu Environmental Sustainability Department, City geotechnical staff, City Environmental Health Administrator, City biological staff, City Public Works Department, Los Angeles County Waterworks District No. 29 and the Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

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

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

12. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the administrative coastal development permit is effective. The ACDP is not effective until all appeals, including those to the CCC, have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the administrative coastal development permit approved by the City is void.

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.

Site Specific Conditions

15. As a condition of approval of new development within or adjacent to an area subject to high wildfire hazards, prior to issuance of the ACDP the property owner shall be required to submit a signed document 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.

16. Prior to final inspection (or project sign-off, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of Los Angeles County Waterworks District No. 29 have been met, including installation of a backflow prevention device.

Geology

17. Provide reduced setback letters from the OWTS, geotechnical, and structural consultants for any reduced setbacks between the OWTS components and structural/foundations, as applicable.

18. Include a note on the AOWTS plans stating, "The project engineering geologist shall observe and approve the installation of the leach trenches and provide the City inspector with a field memorandum documenting and verifying that the dispersal area was installed per the approved OWTS plans."

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

Environmental Health

20. A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the 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, 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).

21. 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 administrator, 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).

22. 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 (as applicable);

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; and

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

23. Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MPC.

24. The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace the existing 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."

25. All proposed setback reductions from the OWTS to <u>structures</u> (i.e., setbacks less than those shown from in MPC Table H 1.7) must be supported by a letter from the project structural engineer and a letter from the project soils engineer (i.e., a geotechnical engineer or civil engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for with the Table H 1.7 setback is reduced.

26. All proposed setback reductions in setback from the OWTS to buildings (i.e. setbacks less than those shown in Table H 1.7) also must be supported by a letter from the project architect, who must certify unequivocally that the proposed setback reduction will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required architect's certification may be supplied by an engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from the setback reduction; in this case the engineer must include in his letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback, then the architect (or engineer) must provide associated construction documents for review and approval during building plan check.

27. The wastewater plans and the construction plans must be specifically reference in all certification letters. The construction plans for all structures and/or buildings with setback reductions must be approved by the City of Malibu Building Safety Division prior to Environmental Health final approval. The architectural and/or structural plans submitted for building plans check must detail methods of construction that will compensate for the setback reduction (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/waterproofing plans must show the location of the OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

28. 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.

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

30. 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.

31. 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. Note only original "wet signature" documents are acceptable.

32. 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 MPC, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. Submit a certified copy issued by the Los Angeles County Recorder.

33. City geotechnical staff final approval of the AOWTS plan shall be submitted.

34. City Planning Department final approval of the AOWTS plan shall be obtained.

35. 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.

36. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

Biology

37. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 1,500 square feet or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

38. All OWTS setback requirements for beachfront properties shall apply.

Public Works

39. 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

40. 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.

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

Coastal Engineering

42. The property owner shall comply with the requirements of a recorded document and deed restriction outlined in LIP Section 10.6A. If repairs are proposed to the existing bulkhead as part of the project, the deed restriction in Section 10.6(B)(1) of the LCP LIP shall also apply. Templates for these documents will be provided upon request.

43. The project coastal engineer mentions that the protection of the subject site from flanking is dependent on the adequacy of the adjacent properties' bulkheads. As such, the property owner shall sign and record an "Assumption of Risk, Release, Indemnification and Hold Harmless Agreement for Hazards Related to

Development Utilizing an Offsite Shoreline Protection Device(s) on a Beach or a Bluff". A template for this document will be provided upon request.

44. The property owner will be required to record a "Covenant and Agreement Regarding Maintenance of the Shoreline Protection Device and the Use and Transfer of Ownership of Property", informing the current property owner and any successors-in-interest to the property of these shoreline protection device monitoring requirements for the onsite bulkhead seawall. The Shore Protection Monitoring Program presented in the project's coastal engineer's letter dated September 5, 2016 shall be attached to the covenant as Exhibit B. A template for this covenant and agreement will be provided upon request.

Fixed Conditions

45. This ACDP runs with the land and binds 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 thereunder.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **December 9, 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 **December 5, 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 Jamie Peltier in the Planning Department at (310) 456-2489, extension 244, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: November 29, 2016

Prepared by:

Jamie Peltier
Planning Technician

Approved by:

Bonnie Blue
Planning Director

Attachments:

1. AOWTS Plot Plan
2. 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. 16-033, dated November 29, 2016, for the project located at 22314 Pacific Coast Highway, 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
County of Los Angeles } SS

On _____, before me, Notary Public, personally appeared _____, who proved
(date) (name)

to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

22314 PACIFIC COAST HIGHWAY (ACDP 16-033)
MALIBU, CA 90265

S.F.D:	4 Bedrooms/83 Fixture Units (E)
PRIAMRY:	1,750 Gallon Jensen Precast Tank (N)
SECONDARY:	1,750 Gallon Jensen Precast w/ SeptiTech M550UV-Jensen-DEP2 (N)
TERTIARY:	UV Disinfection Unit (N)
PRESENT:	1 - 595 ft² Drainfield w/ 2' Extra Rock and Sidewall (N)
FUTURE:	N/A
PERC RATE:	Peak 1.26 gpsf; Avg. 0.67 gpsf

NOTES:

1. This conformance review is a new alternative onsite wastewater treatment system, as shown. The new AOWTS conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).
2. This review only relates to the minimum requirements of the City of Malibu Plumbing Code, and Local Coastal Program, and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater treatment.
3. This review is valid for one year, or until the City of Malibu Plumbing Code, and Local Coastal Program, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
OCT 13 2016
SIGNATURE: Matt Lamb
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.

ATTACHMENT 1

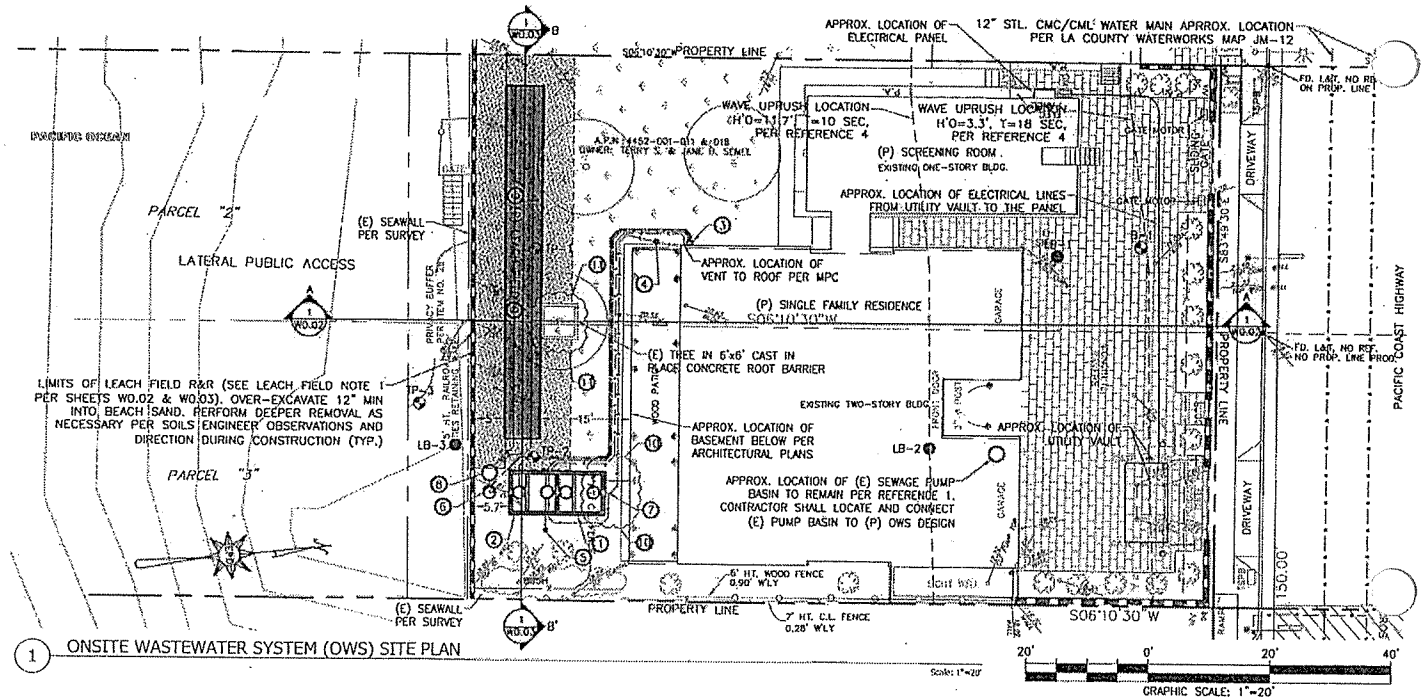
KEY:
- PROPERTY LINE
- (P) RESIDENCE
- (E) EASEMENT
- (E) SS PIPES (GRAVITY)
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (E) WATER MAIN
- (P) LEACH FIELD
- (P) LIMITS OF LEACH FIELD R&R
- APPROX. LOCATION OF BORINGS (B-X, LB-X) AND TEST PITS (TP-X) PER LAND PHASES, INC REPORT, DATED 7/6/16

ABBREVIATIONS:

(E)	EXISTING
(N)	NEW
(P)	PROPOSED
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
R&R	REMOVAL & REPLACEMENT
SS	SANITARY SEWER

NOTES:
1. ONSITE WASTEWATER SYSTEM DEMOLITION PLAN PER DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM REDUCTION IN SETBACK CERTIFICATIONS PER DETAIL 6, SHEET W0.00.
7. ONSITE WASTEWATER SYSTEM REFERENCES PER SHEETS W0.02 & W0.03.

NOTE TO CONTRACTOR:
THE (E) GRAVITY DISCHARGE LINE FROM THE (E) RESIDENCE STRUCTURE TO (E) SEPTIC TANK TO BE MAINTAINED IN USE AND CONNECTED TO THE (P) SEPTIC PRIMARY TANK.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=20'

PRELIMINARY - NOT FOR CONSTRUCTION

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6568

REGISTERED PROFESSIONAL ENGINEER — Exp. 06-30-18 — No. 59030 — CIVIL — STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	MODIFY OWS	7/20/16	CB
2	COASTAL REVIEW	8/15/16	CB
3	CITY CORRECTIONS	9/12/16	CB
4	INCREASE TANK VOLUME	9/26/16	LM

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT: 22314 PACIFIC COAST HIGHWAY MALIBU, CA 90265

DATE	SCALE	DRAWN BY
6/28/16	AS_SHOWN	CB

PROJECT NO. V383

DRAWING NO. W0.01

SHEET 2 OF 4 SHEETS

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	August 10, 2016	**Review Log #:**	**3912**
Site Address:	22314 Pacific Coast Highway		
Lot/Tract/PM #:	n/a	**Planning #:**	**ACDP 16-033**
Applicant/Contact:	Kevin Poffenbarger, kevin@epd-net.com	**BPC/GPC #:**	
Contact Phone #:	310-241-6565 **Fax #:** 310-241-6566	**Planner:**	**Jamie Peltier**
Project Type:	New Advanced Onsite Wastewater Treatment System (AOWTS)		

Submittal Information

Consultant(s) / Report Date(s):
(Current submittal(s) in Bold.)

Land Phases, Inc. (Holt, CEG 2282, CHG 816): **7-6-16**
EPD Consultants (Poffenbarger, RCE 74757): **7-20-16, 6-29-16**
Calwest Geotechnical (Liston, RCE 31902): **7-6-16**

AOWTS Site Plan prepared by EPD Consultants dated May 31, 2016.

Previous Reviews: Environmental Health Review Sheet dated July 25, 2016, Geotechnical Review Referral Sheet dated 7-18-16, Environmental Health Review Sheet dated June 14, 2016

Review Findings

Administrative Coastal Development Permit Review

☒ The new AOWTS is **APPROVED** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage approval.

☐ The new AOWTS 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'.

☐ **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 AOWTS design reports, supporting geologic report, and AOWTS plan were reviewed by the City from a geotechnical perspective.

The project consists of removing the existing the 1,500 gallon septic tank and abandoning the existing and future leach fields on the north side of the residence. A new AOWTS will be installed on the south side of the

residence that consists of a treatment tank system and a 595 square foot gravity-fed leach dispersal system in two zones with 2' of extra rock. The peak design flow is 750 gpd and the average design flow is 400 gpd. The peak loading rate to the dispersal area is 1.26 gpdsf and the average loading rate is 0.67 gpdsf.

The area of the leach field will be over-excavated a minimum of 12" into beach sands (removing all non-beach sand category materials), with deeper removals as necessary per the soils engineer's/engineering geologist's observations and recommendations during construction.

Building Plan-Check Stage Review Comments:

1. Please provide reduced setback letters from the OWTS, geotechnical, and structural consultants for any reduced setbacks between the OWTS components and structures/foundations, as applicable.
2. Include a note on the AOWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the leach field and provide the City inspector with a field memorandum(s) documenting and verifying that the leach field was installed per the approved AOWTS plans.*"
3. Two sets of final AOWTS plans (**APPROVED BY ENVIRONMENTAL HEALTH**) 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**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Engineering Geology Review by:

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

Date 8/24/16

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: ~~6/1/2016~~ 9/29/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER:	ACDP 16-033
JOB ADDRESS:	22314 PACIFIC COAST HWY
APPLICANT / CONTACT:	Kevin Poffenbarger, EPD Consultants
APPLICANT ADDRESS:	20722 Main Street Carson, CA 90745
APPLICANT PHONE #:	(310) 241-6565
APPLICANT FAX #:	(310) 241-6566
APPLICANT EMAIL:	kevin@epd-net.com
PROJECT DESCRIPTION:	NAOWTS

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: Matt Franck Date: October 13, 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 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)	Kevin Poffenbarger kevin@epd-net.com		
Project Address:	**22314 Pacific Coast Highway** Malibu, CA 90265		
Planning Case No.:	ACDP 16-033		
Project Description:	NAOWTS		
Date of Review:	October 13, 2016		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 x 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Montalba Architects: Plans dated 3-15-2016 (received 9-13-2016)
Grading Plans:	
OWTS Plan:	EPD: OWTS plot plan dated 5-31-2016; Revised plan dated 6-28-2016
OWTS Report:	EPD: Feasibility report dated 6-29-2016; Add. I report dated 7-20-2016: Add. II report dated 7-25-2016; Add. III report dated 9-12-2016; Add. IV report dated 9-26-2016
Geology Report:	LandPhases: Limited engineering geology report dated 7-6-2016
Miscellaneous:	David C. Weiss: Coastal Engineering report dated 6-24-2016
Previous Reviews:	6-14-2016, 7-25-2016, 9-26-2016

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 (as applicable).

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

   d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the

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

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

3) **Existing OWTS to be Abandoned:** Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MPC.

4) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with the OWTS final design. "Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

5) **Notice of Decision:** The final onsite wastewater treatment system plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department.

6) **Architect / Engineer Certification for Reduction in Setbacks to Buildings or Structures:** All proposed reductions in setback from the onsite wastewater treatment system to structures (i.e., setbacks less than those shown in Malibu Plumbing Code Table H 1.7) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the onsite wastewater treatment system, and will not adversely affect the structural integrity of the structures for which the Table H 1.7 setback is reduced.

All proposed reductions in setback from the onsite wastewater treatment system to buildings (i.e., setbacks less than those shown in Table H 1.7) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the wastewater system; in this case the Engineer must include in his letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in

connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building and Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/waterproofing plans must show the location of onsite wastewater treatment system components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

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

8) **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.

9) **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***.

10) **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 City of Malibu 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 City of Malibu Recorder***.

11) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** A covenant running with the land shall be executed by the property owner and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100% expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department. ***Please submit a certified copy issued by the City of Malibu Recorder***.

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

13) **City of Malibu Coastal Engineering Approval:** City of Malibu Coastal Engineering final approval of the AOWTS plan shall be submitted.

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

15) **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.

16) **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

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:** 6/1/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER: ACDP 16-016

JOB ADDRESS: 22314 PACIFIC COAST HWY

APPLICANT / CONTACT: Kevin Poffenbarger, EPD Consultants

APPLICANT ADDRESS: 20722 Main Street
Carson, CA 90745

APPLICANT PHONE #: (310) 241-6565

APPLICANT FAX #: (310) 241-6566

APPLICANT EMAIL: kevin@epd-net.com

PROJECT DESCRIPTION: N AOWTS

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 10/24/16

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

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Kevin Poffenbarger kevin@epd-net.com	
Project Address:	**22314 Pacific Coast Highway** Malibu, CA 90265	
Planning Case No.:	ACDP 16-033	
Project Description:	N AOWTS	
Date of Review:	10/24/16	
Reviewer:	Dave Crawford	Signature:
Contact Information:	Phone: (310) 456-2489 ext. 277	Email: dcrawford@malibucity.org

SUBMITTAL INFORMATION

Site Plans:	
Landscape Package:	
Site Survey:	
Grading Plans:	
OWTS Plan:	6/1/16
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Review Status:	☐	**NOT APPROVED** Please respond to the listed review comments and provide any additional information requested.
	☐	**COMPLETE** All required information has been received and conformance review shall be completed within the next 30 days.
	X	**APPROVED** The proposed project
Environmental Review Board:	☐	This project has the potential to impact ESHA and may require review by the Environmental Review Board

Recycled Paper

RECOMMENDATIONS:

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

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change 2,500 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. All OWTS setback requirements for beachfront properties shall apply.

-o0o-

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

cc: Planning Project file
Planning Department

Recycled Paper

JP

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

ACDP 16-033

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff **DATE:** 6/1/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER: ACDP 16-033

JOB ADDRESS: 22314 PACIFIC COAST HWY

APPLICANT / CONTACT: Kevin Poffenbarger, EPD Consultants

APPLICANT ADDRESS: 20722 Main Street
Carson, CA 90745

APPLICANT PHONE #: (310) 241-6565

APPLICANT FAX #: (310) 241-6566

APPLICANT EMAIL: kevin@epd-net.com

PROJECT DESCRIPTION: NAOWTS

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

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

____ The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.

SIGNATURE DATE 10/5/2016

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 269.

* see attached Coastal Engineering Review Sheet for conditions of approval and BPC comments.

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: October 5, 2016
Review Log #: C471
Site Address: 22314 Pacific Coast Highway
Lat:
Lon:
Lot/Tract/PM #:
Planning #: ACDP 16-033
Applicant: Kevin Poffenbarger, EPD Consultants
BPC/GPC #:
Phone #: (310) 241-6565 **Email:** Kevin@epd-net.com
Planner: J. Peltier
Project Type: NAOWTS

Submittal Information

Consultant(s): David C. Weiss, Structural Engineer & Associates, Inc.
Report Date(s): 06-24-16, **9-5-16** (DCWSE); 06-29-16, 07-20-16, 07-25-16, **9-12-16**, (EPD Consultants); 07-06-16 (LandPhases)
Project Plan(s): 07-20-16, 9-12-16 (EPD Consultants)
Previous Reviews: 7-29-16
FEMA SFHA: X/AE/VE

Review Findings

Planning Stage

☒ **APPROVED** in **PLANNING** - stage from a coastal engineering perspective. The listed Building Plan-Check Coastal Review Comments shall be addressed prior to Building Plan-Check approval.

☐ **NOT APPROVED** in **PLANNING** - stage from a coastal engineering perspective. The listed Planning Stage Coastal Review Comments shall be addressed prior to Planning-stage approval.

Building Plan-Check Stage

☒ Awaiting Building plan check submittal. The listed 'Building Plan-Check Stage Review Comments' may be deferred for Planning Stage approval but shall be addressed prior to Building Plan-Check Stage approval.

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 consists of installation of a new alternative on-site wastewater treatment system (NAOWTS) with the drainfield to be located 5 ft. north of the existing seawall at 22314 Pacific Coast Highway. The existing OWTS between the existing SFR and Pacific Coast Highway right-of-way will be demolished and removed from the site. No modification to the existing SPD seawall bulkhead is

currently proposed for the project. The existing bulkhead appears to be a permitted, pre-LCP structure constructed in the early 1990's (LA County Permit No. 3452, finalled August 11, 1992).

The referenced response report by the OWTS Consultant provides the requested justification for the siting of the NAOWTS well seaward from the current location of the OWTS. The proposed NAOWTS appears to be at the most landward feasible location, given the site constraints.

Planning Stage Conditions of Approval:

1. The property owner shall comply with the requirements for a recorded document and deed restriction outlined in Section 10.6A of the City of Malibu LCP/LIP. If repairs are proposed to the existing bulkhead as part of the project, the deed restriction in Section 10.6B.1 of the LCP/LIP shall also apply. Templates for these documents will be provided upon request.
2. The Project Coastal Engineer mentions that the protection of the subject site from flanking is dependent on the adequacy of the adjacent properties' bulkheads. As such, the property owner shall sign and record an "Assumption of Risk, Release, Indemnification and Hold Harmless Agreement for Hazards Related to Development Utilizing an Offsite Shoreline Protection Device(s) on a Beach or on a Bluff". A template for this document will be provided upon request.
3. The property owner will be required to record a "Covenant and Agreement Regarding Maintenance of the Shoreline Protection Device and the Use and Transfer of Ownership of Property", informing the current property owner and any successors-in-interest to the property of these SPD monitoring requirements for the onsite bulkhead seawall. The Shore Protection Monitoring Program presented in DCWSE's letter dated 9-5-16 shall be attached to the covenant as Exhibit B. A template for this covenant and agreement will be provided upon request.

Building Plan Check Stage Review Comments

1. The final approved NAOWTS plan should be submitted to the Coastal Engineering Reviewers in Building Plan Check, along with a Building Plan Check review fee of $688.
2. The Project Coastal Engineer shall review, sign and stamp the final approved NAOWTS plan, as confirmation that their recommendations have been incorporated into the project.

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: Michael B. Phipps, PG 5748, CEG 1832
Coastal Engineering Review Consultant (x 269)
October 5, 2016
Date

Reviewed by: Franklin Fong, RCE 24179, GE 315
Coastal Engineering Review Consultant
October 5, 2016
Date

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

7B12

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:** 6/1/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER:	ACDP 16-016
JOB ADDRESS:	22314 PACIFIC COAST HWY
APPLICANT / CONTACT:	Kevin Poffenbarger, EPD Consultants
APPLICANT ADDRESS:	20722 Main Street Carson, CA 90745
APPLICANT PHONE #:	(310) 241-6565
APPLICANT FAX #:	(310) 241-6566
APPLICANT EMAIL:	kevin@epd-net.com
PROJECT DESCRIPTION:	N AOWTS

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 06/07/16

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Danh Duong, Assistant Civil Engineer

Date: June 7, 2016

Re: Proposed Conditions of Approval for 22314 Pacific Coast Highway

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

STORMWATER

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

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

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

MISCELLANOUS

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

Notice Continued...

PUBLIC COMMENT PERIOD — Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Department at any time prior to the issuance of a decision. Anyone with concerns or questions about the application is urged to contact the case planner prior to the decision date. Contact Jamie Peltier at jpeltier@malibucity.org, by phone at (310) 456-2489 extension 244, or by mail as indicated on the front of this notice.

NOTICE OF DECISION — On or after **November 29, 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 **November 29, 2016, the appeal period would expire on Monday, December 9, 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.

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.

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 **December 5, 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 Jamie Peltier, Planning Technician, at (310) 456-2489 exten- 244.

: **November 10, 2016**

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. 16-033 - An application to install a new alternative onsite wastewater treatment system (AOWTS) to replace the existing onsite wastewater treatment system that is to be abandoned, at an existing single-family residence

LOCATION:	22314 Pacific Coast Highway, within the appealable coastal zone
APN:	4452-001-018
ZONING:	Single-Family Medium (SFM)
APPLICANT:	EPD Consultants
OWNER:	Carbonview Limited, LLC
APPLICATION FILED:	June 1, 2016
CASE PLANNER:	Jamie Peltier Planning Technician (310) 456-2489 ext. 244 jpeltier@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 15302(c) – Replacement or Reconstruction. 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

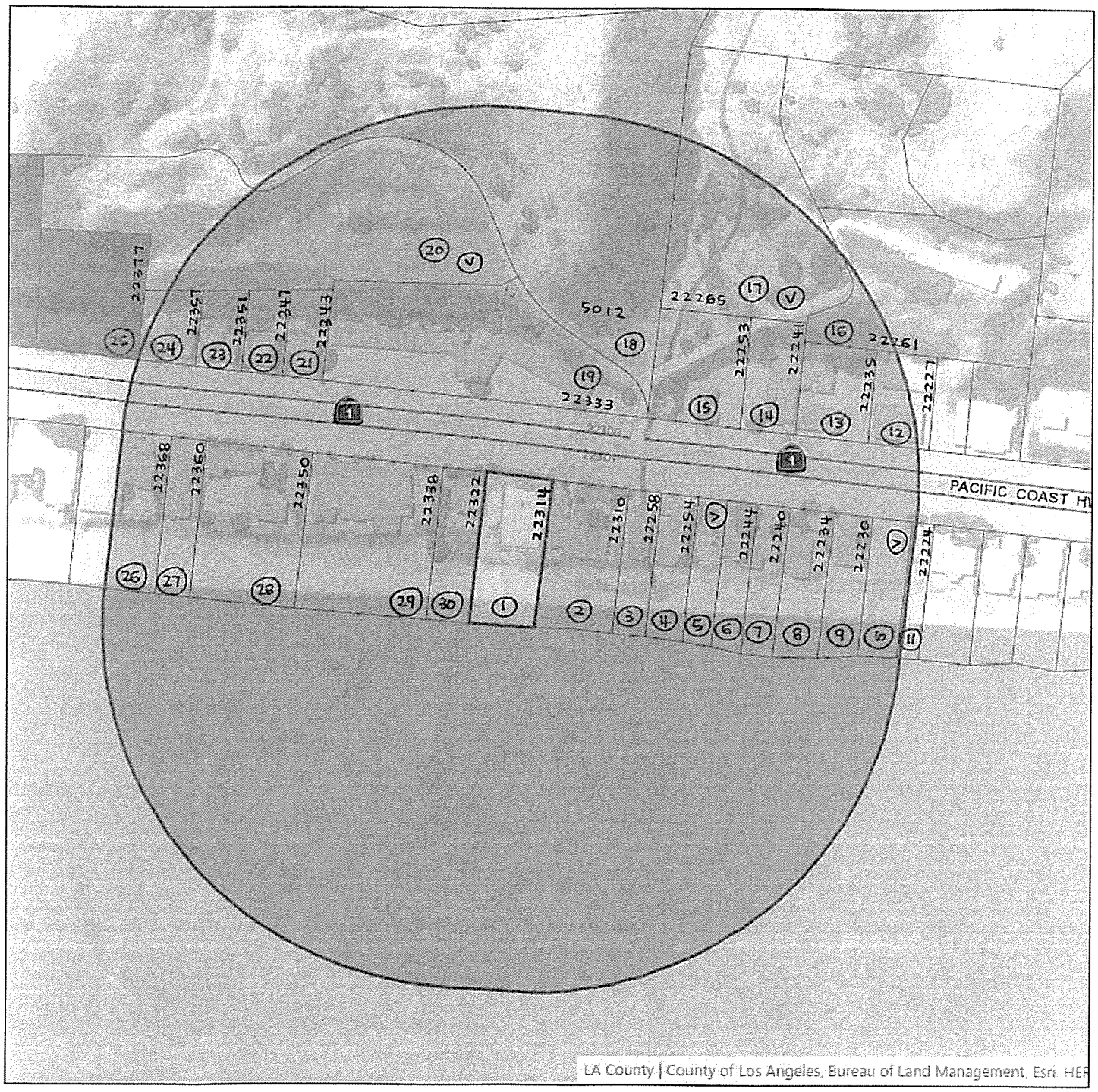
22314 Pacific Coast Highway

Malibu, CA 90265

APN: 4452-001-018

500' RADIUS

October 28, 2016



Applicant: EPD Consultants
Will Harrigan-Anderson, E.I.T.
20722 Main Street
Carson, CA 90745

Map & Labels: Quality Maps
263 W. Olive Ave, # 161
Burbank, CA 91502
(818) 588-7588

Notice continued...

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 **December 5, 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 **December 9, 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.

COASTAL COMMISSION APPEAL – An aggrieved perso may appeal the Planning Commission's approval to th Coastal Commission within 10 working days of the issuanc of the City's Notice of Final Action. Appeal forms may b found online at www.coastal.ca.gov or in person at th Coastal Commission South Central Coast District offic located at 89 South California Street in Ventura, or by callin 805-585-1800. Such an appeal must be filed with th Coastal Commission, not the City.

If there are any questions regarding this notice, please contact Jamie Peltier, Planning Technician, at (310) 456-2489, extension 244.

Date: November 23, 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. 16-033 AND DEMOLITION PERMIT NO. 16-035 – An application to install a new alternative onsite wastewater treatment system to replace the existing onsite wastewater treatment system that is to be abandoned, at an existing single-family residence

LOCATION:	22314 Pacific Coast Highway, within the appealable coastal zone
APN:	4452-001-018
ZONING:	Single-family Medium (SFM)
APPLICANT:	Kevin Poffenbarger, EPD Consultants
OWNER:	Carbonview Limited, LLC
APPLICATION FILED:	June 1, 2016
ISSUE DATE:	November 29, 2016
CASE PLANNER:	Jamie Peltier Planning Technician jpeltier@malibucity.org (310) 456-2489, ext. 244

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project and found that it is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore the project is categorically exempt from the provisions of CEQA Guidelines Section 15302(c) – Replacement or Reconstruction. 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

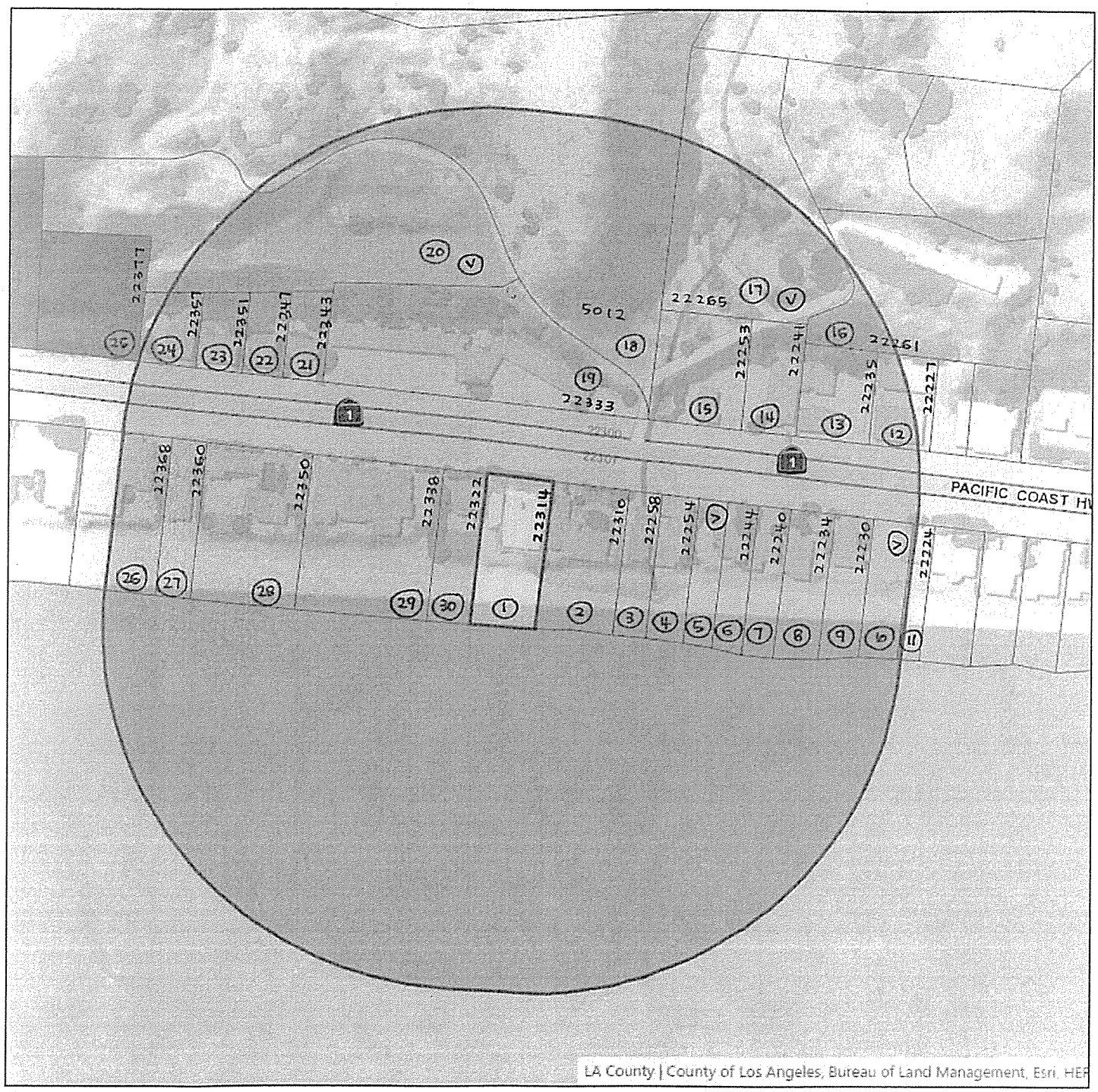
22314 Pacific Coast Highway

Malibu, CA 90265

APN: 4452-001-018

500' RADIUS

October 28, 2016



Applicant: EPD Consultants
Will Harrigan-Anderson, E.I.T.
20722 Main Street
Carson, CA 90745

Map & Labels: Quality Maps
263 W. Olive Ave, # 161
Burbank, CA 91502
(818) 588-7588

Commission Agenda Report

Planning Commission Meeting
12-05-16
Item 3.B.2.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Stephanie Hawner, Senior Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: November 22, 2016 Meeting Date: December 5, 2016

Subject: Extension of Coastal Development Permit No. 10-009, Site Plan Review No. 10-006, and Demolition Permit No. 10-011 – A fourth request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development (Continued from November 21, 2016)

Location: 6737 Wildlife Road
APN: 4466-007-008
Owner: The Pasquale De Nisco Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-82 (Attachment 1) granting a one-year extension of Coastal Development Permit (CDP) No. 10-009, Site Plan Review No. 10-006, and Demolition Permit No. 10-011, an application for the construction of a new single-family residence and associated development in the Rural Residential-One Acre zoning district located at 6737 Wildlife Road (The Pasquale De Nisco Family Trust).

DISCUSSION: On September 7, 2010, the Planning Commission adopted Resolution No. 10-80, approving the subject application. Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 10-80 states that the coastal development permit and associated requests shall expire if the project has not commenced within two years after final City action. Extension to the permit may be granted by the approving authority for due cause. The item before the Commission is an extension request by the applicant. A complete project chronology of the project, including scope of work and approvals, can be found in Planning Commission Resolution No. 16-82.

The subject coastal development permit was approved by the Planning Commission on September 7, 2010; however, the project was appealed to the California Coastal Commission. On October 13, 2010, the CCC found no substantial issue.[1] As such, October 13, 2010 is the date on which the permit took effect and the two year period began.

The subject application has been extended three times previously, and was set to expire on October 13, 2016. On September 28, 2016, the applicant submitted a fourth extension request to ensure a valid CDP remains in place while the project is undergoing revisions by the new architect.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed. Upon the Planning Commission's approval of the time extension request, the approval set forth in Planning Commission Resolution No. 10-80 shall remain valid for an additional one-year term. The expiration date of this approval would then be October 13, 2017. All conditions of approval in Planning Commission Resolution No. 10-80 will remain in effect.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-82
2. Time Extension Request
3. Public Hearing Notice

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

[1] The California Coastal Commission October 13, 2010 staff report: http://documents.coastal.ca.gov/reports/2010/10/W4.5a-10-2010.pdf

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 10-009, SITE PLAN REVIEW NO. 10-006, AND DEMOLITION PERMIT NO. 10-011, AN APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED DEVELOPMENT IN THE RURAL RESIDENTIAL-ONE ACRE ZONING DISTRICT LOCATED AT 6737 WILDLIFE ROAD (THE PASQUALE DE NISCO FAMILY TRUST)

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

SECTION 1. Recitals.

A. On September 7, 2010, the Planning Commission adopted Planning Commission Resolution No. 10-80, approving Coastal Development Permit (CDP) No. 10-009, Site Plan Review No. 10-006, and Demolition Permit No. 10-011, an application for the partial demolition of an existing single-family residence and conversion of the existing single-family residence into an 896 square foot second residential unit, 388 square foot garage with a separate 191 square foot attached office; construction of a new, two-story, 28 foot tall, 5,199 square foot single-family residence with an 834 square foot basement, 484 square foot, detached garage with 308 square foot studio above, swimming pool and spa, landscaping, various hardscape including pool equipment enclosure, entry gate, outdoor barbeque area with trellis, fire department turnaround and a new alternative onsite wastewater treatment system, including a site plan review for height in excess of 18 feet, for the property owner, Fernhill Trust.

B. On September 27, 2010, Adam C. Hall filed an appeal of the Planning Commission's approval of the said application to the California Coastal Commission.

C. On October 13, 2010, the California Coastal Commission held a duly noticed public hearing on the appeal and determined that no substantial issue exists with respect to the appellant's assertion that the project was not consistent with the policies of the City's certified Local Coastal Program (LCP). The City-approved CDP became effective and was set to expire on October 13, 2012.

D. In December 2011, the current owner purchased the property.

E. On November 5, 2012, the Planning Commission adopted Resolution No. 12-101 granting a two-year time extension of CDP No. 10-009, for the new property owner, Trustee for the Pasquale De Nisco Family Trust, to allow additional time to consider project changes.

F. On November 3, 2014, the Planning Commission adopted Resolution No. 14-103 granting a one-year time extension of CDP No. 10-009.

G. On October 5, 2015, the Planning Commission adopted Resolution No. 15-87 granting a one-year time extension of CDP No. 10-009.

H. On September 28, 2016, the applicant submitted a fourth time extension request, because the property owner requested additional time while the project is undergoing revisions by a new architect.

I. On October 13, 2016, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

J. On October 27, 2016, the November 7, 2016 regularly scheduled meeting of the Planning Commission was cancelled and the public hearing rescheduled to the November 21, 2016 regularly scheduled Planning Commission meeting.

K. On November 21, 2016, the Planning Commission continued the item to the December 5, 2016 regularly scheduled Planning Commission meeting at the request of the applicant.

L. On December 5, 2016, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission previously determined the project to be categorically exempt pursuant to CEQA Guidelines Sections 15301(l)(1) – Existing Facilities and 15303(a) - New Construction or Conversion of Small Structures. As such, Categorical Exemption No. 10-095 was filed for CDP No. 10-095.

SECTION 3. Findings of Fact.

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

SECTION 4. Planning Commission Action.

A. The approvals set forth in Planning Commission Resolution No. 10-80 are hereby extended for an additional one-year term. The approval is now set to expire on October 13, 2017.

B. No other changes to the conditions contained in Planning Commission Resolution No. 10-80 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 10-80 shall remain in full force and effect.

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

PASSED, APPROVED AND ADOPTED this 5th day of December, 2016.

JOHN MAZZA, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-82 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 5th day of December, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

Jaime S Harnish
Jaimeharnish@hotmail.com

P.O Box 6363
Malibu, CA 90264
310-589-2473

RECEIVED
SEP 28 2016
PLANNING DEPT.

Sept. 8, 2016

RE: Coastal Development Permit 10-009
6737 Wildlife rd.

I represent the owner of the above described property, The Pasquale De Nisco Trust. We would like to request a one year extension to the Coastal Permit. The owners have engaged a new architect to make revisions to the approved plans. The owners are anticipating submitting those revisions to the planning dept. before the end of the year. We appreciate your consideration to our request of a one year time extension of the Coastal Permit.

Sincerely,
Jaime S. Harnish
Agent For,
The Pasquale De Nisco Trust,
Brandee J Boston, Trustee.

ATTACHMENT 2

Notice Continued...

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

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at City Hall during regular business hours. Written comments may be presented to the Planning Commission at any time prior to the beginning of the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms 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.

ve questions regarding this notice, please con-
hanie Hawner, Senior Planner, at (310) 456-
tension 276.

ctober 13, 2016

nie Blue, Planning Director

ATTACHMENT 3

Notice of Public Hearing

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

Planning Department

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

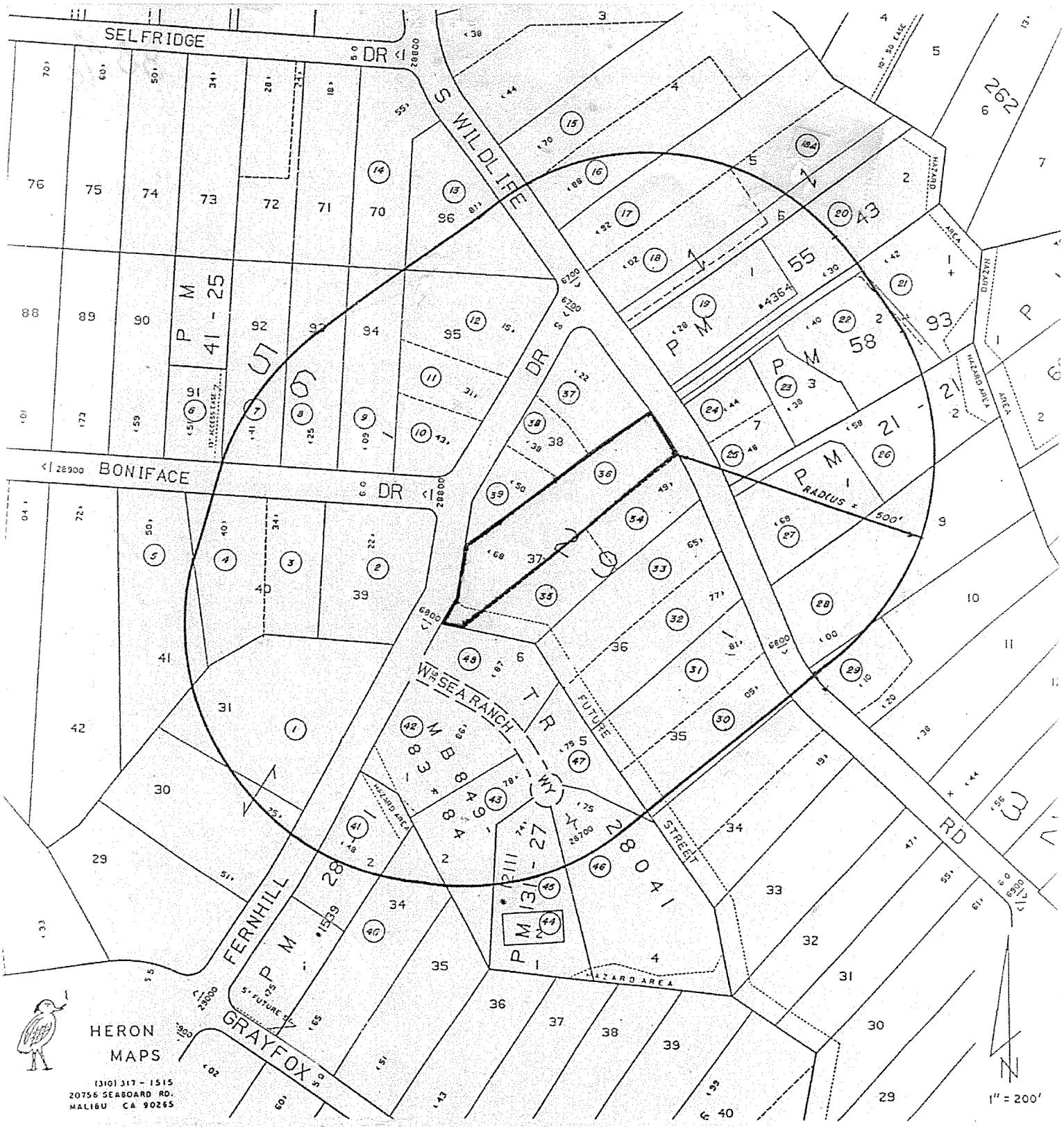
NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, November 7, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 10-009, SITE PLAN REVIEW NO. 10-006, AND DEMOLITION PERMIT NO. 10-011 – A fourth request to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development

LOCATION:	6737 Wildlife Road
APN:	4466-007-008
ZONING:	Rural Residential–One Acre (RR-1)
APPLICANT:	Jaime Harnish
OWNER:	The Pasquale De Nisco Family Trust
EXTENSION FILED:	September 28, 2016
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 Commission analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301(l)(1) Existing Facilities and 15303(a) – New Construction. The Planning Commission further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).


SELFRIDGE DR
S WILDLIFE DR
BONIFACE DR
W SEA RANCH WY
FERNHILL
GRAYFOX
RD
RADIUS = 500'
FUTURE STREET
HAZARD AREA
HERON MAPS
(310) 317 - 1515
20756 SEABOARD RD.
MALIBU CA 90265
1" = 200'

Commission Agenda Report

Planning Commission Meeting
12-05-16
Item 3.B.3.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner RM

Approved by: Bonnie Blue, Planning Director a.7. for

Date prepared: November 22, 2016 Meeting Date: December 5, 2016

Subject: Extension of Coastal Development Permit No. 07-112, Variance No. 07-053, Site Plan Review No. 07-106, and Demolition Permit No. 07-020 - A second request to extend the Planning Commission's previous approval of an application for the construction of a new single-family residence and associated development (Continued from November 21, 2016)

Location: 5925 Bonsall Drive
APN: 4467-024-004
Owner: Donna Kaplan

RECOMMENDED ACTION: Continue the item to the December 19, 2016 Regular Planning Commission meeting.

Commission Agenda Report

Planning Commission Meeting
12-05-16
Item 4.A.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner

Reviewed: Bonnie Blue, Planning Director BB

Date prepared: November 22, 2016 Meeting date: December 5, 2016

Subject: Coastal Development Permit No. 16-019 and Variance No. 16-021 - An application for the construction of a new vertical public beach accessway, including a variance for construction on slopes (Continued from November 21, 2016)

Location: 20516 Pacific Coast Highway, within the appealable coastal zone
APN: Not applicable, within the public right of way
Owner: California Department of Parks and Recreation

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-86 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 16-019, an application for the removal of an existing unpermitted site fence, staircase and viewing platforms and the construction of a new vertical public accessway, permeable pathway, fence, gate, and guardrail, including Variance (VAR) No. 16-021 for construction on slopes, located in the public right of way at 20516 Pacific Coast Highway (California Department of Parks and Recreation).

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 vertical public accessway and fencing. No onsite parking, restrooms or lighting are proposed. This project was scheduled to be considered at the November 21, 2016 regular Planning Commission meeting but was continued to allow the applicant additional time to add additional information which helped clarify the project plans.

The subject site is an extension of right of way that was previously owned by the California Department of Transportation (Caltrans) and contains a drainage outfall that abuts the beach just below the Big Rock neighborhood. On March 10, 1983, Caltrans deeded the land on the ocean side of Pacific Coast Highway (PCH) to the State of California Department of Parks and Recreation (Attachment 5). The State of California Department of Parks and Recreation has authorized the Mountains Recreation and Conservation Authority (MRCA) to submit this application for public access improvements on the site.

The site has 147 feet of frontage along Pacific Coast Highway (PCH), between two sets of residences. There is approximately 19 feet from the fog line to the top of the slope. It is planned that cars will continue to park along PCH. The slope descends steeply approximately 12 feet to the beach below. A variance for construction on slopes is included because it is not feasible to develop the pile-supported staircase without a footing on the slope which is steeper than 2½ to 1. The most recently surveyed mean high tide line is approximately 56 feet seaward of the base of the slope. Currently, the subject site is developed with a chain link fence, wooden staircase, railroad tie stairs and wood view platforms that were placed onsite without permits and will be removed as part of the project. The drainage outfall occurs near the middle of the site and will remain as part of the project. The beach is mostly sandy with some rocks at the end of the drain pipe. Rock revetments line the shoreline of the residences upcoast and downcoast. In its current state, the property has the appearance of private land and appears to be used by nearby residents who may have constructed the existing improvements and keep kayaks and other recreational equipment onsite (Attachment 4).

The project description includes a new staircase with a landing, decomposed granite walkway adjacent to the top of slope, and view permeable 42 inch fencing, gate, and guardrail. Staff recommends that the Planning Commission include a condition which requires the installation of a six foot high visually permeable fence and locking gate that is only open during daylight hours, signage to warn the public about ocean hazards, and trash receptacles. This fence height would be consistent with public accessways throughout the City that occur in close proximity to residences. It is expected that with the addition of new fencing, public access signage, and the staircase, that the availability of the accessway for public use with be readily apparent. Due to the proximity of nearby residences, narrow depth of the sand, the abutting revetments and potentially dangerous conditions on the unlighted, rocky shoreline for visitors unfamiliar with the tides, limiting the access to daylight hours would be consistent with the hours of operation for public

access gates throughout the City and appropriate for the circumstances. The view permeable fencing would still allow nighttime views of the ocean and beach from the path.

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 residential development within the MFBF and Single-Family Low Density (SFL) zoning districts.

Table 1 – Surrounding Land Uses

Direction	Address/ Parcel No.	Parcel Size	Zoning	Land Use
North	20672 Rockpoint Way	4.44 acres	RR1	Residential
	APN 4450-016-010	4.66 acres	SFL	Vacant
East	20466 Pacific Coast Highway	0.04 acres	MFBF	Residential
South	Pacific Ocean			
West	20518 Pacific Coast Highway	0.1 acres	MFBF	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. Table 2 contains a summary of the property information.

Table 2 – Property Data	
Lot Depth	68 ft. to the Mean High Tide Line
Lot Width	147 ft.
Gross Lot Area	13,740 sq. ft. (0.32 acre)
Area of Street Easements	0 sq. ft.
Area of 1 to 1 Slopes	940 sq. ft.
Net Lot Area[1]	12,800 sq. ft. (0.29 acre)

Project Description

The proposed project includes the following work:

- Removal of the existing onsite development which includes a fence, gate, wooden staircase, and viewing decks;
- Installation of a permeable walkway along edge of PCH;
- Installation of a guardrail to be reviewed and approved by Caltrans;
- Construction of a new pile-supported public access staircase with landing;
- Fencing, conditioned to be visually permeable and six feet high with a six foot locking gate;
- Trash receptacles conditioned to be emptied as required based on use, but at least weekly;
- Landscaping; and
- VAR No. 16-021 to allow for construction on slopes steeper than 2½ to 1.

Once the project has been approved and building permits issued, the applicant will secure the site to allow for the construction activities. During the construction period the site will be closed to the public. It is anticipated the mechanical equipment will be located both along PCH and on the beach during the construction of the pile supported stair case. Upon completion of the staircase the site will be open to the public once again.

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

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

Onsite Wastewater Treatment System (OWTS) and are discussed under the Conformance Analysis section. The nine remaining LIP sections include: 1) Coastal Development Permit findings; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit findings including the 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 geotechnical staff, The City's Environmental Health Administrator, the City Coastal Engineer, and the City Public Works Department for conformance with the LCP. The department review sheets are attached hereto as Attachment 3. The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The only zoning requirements that apply to the subject application are that the fence and gate along PCH is visually permeable, stringlines (deck and structure) and that the site of construction be flatter than 3 to 1. Because the site of construction is steeper than 3 to 1 a variance request to allow for construction on slopes is being processed concurrently with the subject application. The proposed construction complies with the LCP's stringline requirements in that the stairs are located landward of both the deck and structure stringlines as established from adjacent development. 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 variance request.

Grading (LIP Chapter 8)

The project proposes the construction of a public stairway to the beach. The only earth work that is proposed is minor excavation which meets the definition of exempt grading for the installation of the pile supported staircase that will lead from the highway to the beach. The project conforms to the grading requirements as set forth under LIP Chapter 8, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration.

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 Phase I Archaeological Study dated September 2015, prepared by Robert Wlodarski of H.E.A.R.T. 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 include a new wastewater treatment system, therefore no findings are required.

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, and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation,

the proposed project with the inclusion of the variance, as conditioned, conforms to the LCP in that it meets all applicable 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 PCH. The purpose of the proposed project is to construct a public beach access staircase that leads beach goers from PCH to the sandy beach below which belongs to the California Department of State Parks. The project is designed to facilitate public beach access and therefore conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976.

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

1. No Project – The no project alternative would avoid any changes to the subject parcel, leaving it developed with the existing unpermitted staircase that leads to the beach. The no project alternative would not accomplish any of the project objectives which is to provide safe and secure public access to the beach.

2. Original Project Design – The applicant proposed a public access stairway that was longer in length and led into the wave uprush area. While this design provided public access, it was possible that during periods of high tides and surf, the base of the stairway could be affected wave action. Because of the proximity of this design to the mean high tide line, the design was withdrawn for a design that placed the stairway further from the mean high tide line.

3. Proposed Project with Staff Recommendation – The proposed project will result in the construction of a new vertical public access that is set as far back as possible from the mean high tide line, decomposed granite walkway, trash receptacles, and site fencing. Furthermore, the proposed project complies with the scenic requirements of the LIP and allows for ocean views while providing daytime access to a public beach. The project as conditioned will comply with all applicable requirements of state and local law. The project will not result in potentially significant adverse 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 vertical beach access stairway and given the steep topography which runs parallel PCH, it is not possible to develop beach access without crossing this steep slope. 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. 16-021 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.

Strict application of the zoning ordinance would prevent the construction of a public vertical beach access. The subject lot contains a 12-foot change in elevation that takes place within a horizontal distance of roughly 16 feet. This slope cuts through the property and it is impossible to develop a public vertical access without placing a foundation in the area dominated by the steep slope. A variance for construction on slopes will allow for the ability to construct a vertical public beach access.

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.

In order to safely develop the property, the applicant must anchor the foundation for the staircase in a slope that exceeds 2½ to 1. This steep slope runs parallel to PCH and physically divides the site from the ocean. The proposed project will improve public beach access and safety by creating all weather access; furthermore, the installation of piles into the slope will not result in instability to the site. The project has been reviewed and approved by the City Geotechnical Staff, City Coastal Engineer, and the City Public Works Department for consistency with all applicable regulations and policies. Therefore, the granting of the variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity in which the property is located.

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

Properties along this stretch of PCH all contain slopes in excess of 2½ to 1. All of the existing single-family residences along this stretch of road are built on and across slopes in excess of 2½ to 1. The granting of this variance will allow for construction on a slope steeper than 2½ to 1. Furthermore, the granting of the variance will not constitute a

special privilege to the applicant, because the majority of structures on PCH are constructed on similar unavoidable slopes.

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

As discussed throughout this resolution, with the inclusion of the variance, the project is consistent with the LCP, the Coastal Act, and other applicable regulations. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals, objectives, and policies of the LCP. As discussed previously, the granting of the requested variance will allow the subject property to be developed in a way that is consistent with the LCP.

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

As discussed previously, the project does not contain ESHA. Therefore, this finding is not applicable.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The proposed variance is not for a deviation of stringline standards; therefore, this finding is not applicable.

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

The proposed project is for the construction of a public beach access staircase and the proposed variance is to allow for construction on a slope steeper than 2½ to 1. Public accessways are permitted in all zoning districts.

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

The granting of the variance will allow construction of a public beach access staircase in an area designated for public use. In addition, the project has been designed in response to the topography of the site. While the footing of the staircase is located within a flood zone, the submitted engineering reports demonstrate that the staircase has been designed to resist hydrodynamic forces and will not pose a danger to surrounding structures. The subject site is physically suitable for the proposed variance

in that there is no alternate building site or configuration, which would be less environmentally damaging or eliminate the need for the variance request.

In addition, the subject site has been reviewed and approved by the City Coastal Engineer, City Geotechnical Staff, and the City Public Works Department as being physically suitable for the proposed variance.

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

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

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

The proposed project does not include any reduction or elimination of public parking for access to the beach or parklands.

C. 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.

D. Native Tree Protection (LIP Chapter 5)

No protected native trees exist within the project area. Therefore, the findings in LIP Chapter 5 do not apply.

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, 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 and PCH. Since the project is located adjacent to scenic resources, the findings set forth in LIP Section 6.4 are enumerated herein.

Finding E1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

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. The project's purpose is to improve public beach access. The staircase structure will begin at the road grade and descend toward the beach below. The condition to require a fence and gate will comply with the LCP's requirement of visually permeable fencing in

the front yard. In addition, the proposed landscaping has been designed not to impact views of the ocean over the property. The completed project will allow for public views over the entirety of the site.

Finding E2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

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

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

The project has been conditioned to include limitations on 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 E4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

Finding E5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding E1, as conditioned, development on the site will not have significant adverse impacts on scenic and visual resources.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

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

relevant policies and regulations of the LCP and MMC. In addition, the site will be geologically stable and not pose a threat to surrounding developed properties.

Finding G1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity. These conclusion are based on review of the following reports prepared by the consulting specialists:

- GeoConcepts, Inc. dated March 17, 2016 and June 25, 2016; and
- Pacific Engineering Group dated February 16, 2016 and July 20, 2016.

The reports conclude that the proposed development is suitable for the site and, if their recommendations are followed, the development will be safe from geological and shoreline hazards. Based on review of the project and associated technical submittals, on August 5, 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 proposed improvements are located within the flood zone and the project is conditioned to require the applicant to provide the Public Works Department a certification by a registered engineer or architect that the improvements have structural components capable of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. In addition, the final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of permits.

Fire Hazard

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

Nonetheless, a condition of approval has been included in the resolution which requires that the property owner indemnify and hold the City harmless from hazards associated with wildfire. The project, as conditioned, will incorporate all recommendations of City geotechnical staff, City Public Works Department and the LACFD.

Finding G2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding G1, the project as designed, conditioned, and approved by City geotechnical staff, 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 G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

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

Finding G4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding G1, the project as designed, and conditioned, and approved by City geotechnical staff and City Public Works Department does not have any significant adverse impacts on the site stability or structural integrity.

Finding G5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

The proposed project as designed, conditioned and approved by the City Geotechnical Staff, City Coastal Engineer, and the City Public Works Department, will not have any significant adverse impacts on the site stability or structural integrity and will provide the required emergency / fire access. No adverse impacts to any sensitive resource protection policies contained in the LCP are anticipated.

However, pursuant to LIP Section 9.4, the property owner will be required, as a condition of approval, to record a deed restriction acknowledging and assuming the hazard risk of development at the site. The deed restriction shall state that the proposed project is subject to wave action, erosion, flooding, landslides or other hazards associated with development on a beach, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against liability, claims, damages or expenses arising from any inquiry or damage due to such hazards.

I. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of PCH and is located along the shoreline. Given the steep topography of the site and the location of the proposed development it will improve shoreline access along the beach. 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 subject parcel is located between the first public road and the sea and the public currently uses the subject site to access the beach below PCH. Currently, there is an unpermitted wooden stairway and gate that leads from PCH to the beach. During the construction period the site will not provide public access due to safety concerns.

The purpose of this project is to improve the public's ability to access the coast. The proposed staircase will improve access to the beach while increasing public safety by providing a paved, all-weather access at the top of the slope and engineered stairway to the beach.

The City Coastal Engineer reviewed and conditionally approved the project. The project will incorporate foundations, per the recommendation of the wave uprush analysis. In addition, the proposed foundation for the staircase will not function as a seawall. Consideration has been given to design a structure that allows for littoral sand transport to take place without interference. The proposed project will result in a less than significant adverse impact upon public beach access, shoreline sand supply or other resources due to project design location on the site or other reasons.

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.

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 and does not contain a shoreline protection device.

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 development does not include a shoreline protective device; therefore, this finding is not applicable.

J. Public Access (LIP Chapter 12)

The subject site is located between the first public road and the sea, on the ocean-side of PCH. However, the project's purpose is to improve public vertical access to the beach. The findings for this chapter are not applicable to this project because the proposed public beach access staircase will enhance and improve the public's ability to enjoy and access the coastline.

Staff recommends that the Planning Commission include a condition which requires the implementation of a locking gate that is only open during daylight hours. It is expected that with the addition of new fencing, public access signage, and the staircase, that the availability of the accessway for public use with be readily apparent. Due to the narrow depth of the sand, the abutting revetments and potentially dangerous conditions on the unlighted, rocky shoreline for visitors unfamiliar with the tides, limiting the access to daylight hours would be consistent with the hours of operation for public access gates throughout the City and appropriate for the circumstances.

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 Section 15303(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: 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 October 27, 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. 16-86. 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. 16-86
2. Project Plans
3. Department Review Sheets
4. Site Photo
5. Agreement for Transfer and Control
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-86

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. 16-019, AN APPLICATION FOR THE REMOVAL OF AN EXISTING UNPERMITTED SITE FENCE, STAIRCASE AND VIEWING PLATFORMS AND THE CONSTRUCTION OF A NEW VERTICAL PUBLIC ACCESSWAY, PERMEABLE PATHWAY, FENCE, GATE, AND GUARDRAIL, INCLUDING VARIANCE NO. 16-021 FOR CONSTRUCTION ON SLOPES, LOCATED IN THE PUBLIC RIGHT OF WAY AT 20516 PACIFIC COAST HIGHWAY (CALIFORNIA DEPARTMENT OF PARKS AND RECREATION).

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

SECTION 1. Recitals.

A. On May 3, 2016, an application for Coastal Development Permit (CDP) No. 16-019 was submitted to the Planning Department by applicant, Mountains Recreation and Conservation Authority, on behalf of the property owner, the California Department of Parks and Recreation. The application was routed to the City geotechnical staff, City Environmental Health Administrator, City Coastal Engineer, City Biologist, and the City Public Works Department for review.

B. On July 19, 2016, Planning Department staff visited the project site to observe the existing site conditions and verify the proposed project plans.

C. On October 27, 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.

D. On October 31, 2016, a Notice of Coastal Development Permit Application was posted on the subject property and the application was deemed complete.

E. On November 21, 2016, the Planning Commission continued the item to the December 5, 2016 regular Planning Commission meeting.

F. On December 5, 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(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 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, CDP No. 16-019, an application for the removal of an existing unpermitted site fence, staircase and viewing platforms and the construction of a new vertical public accessway, permeable pathway, fence, gate, and guardrail, including Variance (VAR) No. 16-021 for construction on slopes, located in the public right of way at 20516 Pacific Coast Highway.

The project is consistent with the LCP's zoning, grading, cultural resources, and water quality requirements. With the inclusion of the proposed variance, 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, and the City Public Works Department. As discussed herein, based on submitted reports, project plans, visual analysis and detailed site investigation, the proposed project with the inclusion of the variance, as conditioned, conforms to the LCP in that it meets all applicable development standards.

2. The project is located on the ocean side of PCH. The purpose of the proposed project is to construct a public beach access staircase that leads beach goers from PCH to the sandy beach below which belongs to the California Department of State Parks. The project is designed to facilitate public beach access and therefore conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976.

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 PCH to the beach below. Strict application of the zoning ordinance would prevent the construction of a public vertical beach access. The subject lot contains a 12-foot change in elevation that takes place within a horizontal distance of roughly 16 feet. This slope cuts through the property and it is impossible to develop a beach access without placing a foundation in the area dominated by the steep slope. A variance for construction on slopes will allow for the ability to construct a vertical public beach access.

2. In order to safely develop the property, the applicant must anchor the foundation for the staircase in slopes that exceed 2½ to 1. This steep slope runs parallel to PCH and physically divides the site. The proposed project will improve public beach access and safety by creating all weather access; furthermore, the installation of piles into the slope will not result in instability to the site. The project has been reviewed and approved by the City Geotechnical Staff, City Coastal Engineer, and the City Public Works Department for consistency with all applicable regulations and policies. Therefore, the granting of the variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity in which the property is located.

3. Properties along this stretch of PCH all contain slopes in excess of 2½ to 1. All of the existing single-family residences along this stretch of road are built on and across slopes in excess of 2½ to 1. The granting of this variance will allow for construction on a slope steeper than 2½ to 1. Furthermore, the granting of the variance will not constitute a special privilege to the applicant or the property owner, because the majority of structures on PCH are constructed on similar unavoidable slopes.

4. With the inclusion of the variance, the project is consistent with the LCP, the Coastal Act, and other applicable regulations. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals, objectives, and policies of the LCP. As discussed previously, the granting of the requested variance will allow the subject property to be developed with a public vertical beach access.

5. The proposed project is for the construction of a public beach access staircase and the proposed variance is to allow for construction on a slope steeper than 2½ to 1. Public accessways are permitted in all zoning districts.

6. The granting of the variance will allow construction of a public beach access staircase in an area designated for public use. In addition, the project has been designed in response to the topography of the site. While the footing of the staircase is located within a flood zone, the submitted engineering reports demonstrate that the staircase has been designed to resist hydrodynamic forces and will not pose a danger to surrounding structures. The subject site is physically suitable for the proposed variance in that there is no alternate building site or configuration, which would be less environmentally damaging or eliminate the need for the variance request.

In addition, the subject site has been reviewed and approved by the City Coastal Engineer, City Geotechnical Staff, and the City Public Works Department as being 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.

C. 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. The project's purpose is to improve public beach access. The staircase structure will begin at the road grade and descend toward the beach below. The condition to require a fence and gate will comply with the LCP's requirement of visually permeable fencing in the front yard. In addition, the proposed landscaping has been designed not to impact views of the ocean over the property. The completed project will allow for public views over the entirety of the site.

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.

D. Hazards (LIP Chapter 9)

1. City geotechnical staff determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity. These conclusion are based on review of the following reports prepared by GeoConcepts, Inc. dated March 17, 2016 and June 25, 2016; and Pacific Engineering Group dated February 16, 2016 and July 20, 2016. The reports conclude that the proposed development is suitable for the site and, if their recommendations are followed, the development will be safe from geologic hazard. Based on review of the project and associated technical submittals, on August 5, 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 proposed improvements are located within the flood zone and the project is conditioned to require the applicant to provide the Public Works Department a certification by a registered engineer or architect that the improvements have structural components capable of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. In addition, the final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of permits. The entire City limits of Malibu are located within a high fire hazard area.

2. 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.

3. 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.

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

5. As discussed previously, the proposed project as designed, conditioned and approved by the City Geotechnical Staff, City Coastal Engineer, and the City Public Works Department, will not have any significant adverse impacts on the site stability or structural integrity and will provide the required emergency / fire access. No adverse impacts to any sensitive resource protection policies contained in the LCP are anticipated.

However, pursuant to LIP Section 9.4, the property owner will be required, as a condition of approval, to record a deed restriction acknowledging and assuming the hazard risk of development at the site. The deed restriction shall state that the proposed project is subject to wave action, erosion, flooding, landslides or other hazards associated with development on a beach, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against liability, claims, damages or expenses arising from any inquiry or damage due to such hazards..

E. Shoreline and Bluff Development (LIP Chapter 10)

1. The subject parcel is located between the first public road and the sea and the public currently uses the subject site to access the beach below PCH. Currently, there is an unpermitted wooden stairway and gate that leads from PCH to the beach. During the construction period the site will not provide public access due to safety concerns. However, once the project is completed the proposed staircase will improve access to the beach while increasing public safety by providing a paved, all-weather access at the top of the slope and engineered stairway to the beach. The City Coastal Engineer reviewed and conditionally approved the project. The project will incorporate foundations, per the recommendation of the wave uprush analysis. In addition, the proposed foundation for the staircase will not function as a seawall. Consideration has been given to design a structure that allows for littoral sand transport to take place without interference. The proposed project will result in a less than significant adverse impact upon public beach access, shoreline sand supply or other resources due to project design location on the site or other reasons.

2. 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.

3. The project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

4. The proposed development does not include a shoreline protective device; therefore, this finding is not applicable.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 16-019 and VAR No. 16-021, 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 onsite development which includes a fence, gate, staircase, and viewing decks;
    b. Installation of a permeable walkway along edge of PCH;
    c. Installation of a guardrail to be reviewed and approved by Caltrans;
    d. Construction of a new pile-supported public access staircase with landing;
    e. Fencing, conditioned to be visually permeable and six feet high with a six foot locking gate;
    f. Trash receptacles conditioned to be emptied as required based on use, but at least weekly;
    g. Landscaping; and
    h. VAR No. 16-021 to allow for construction on slopes steeper than 2½ to 1.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **November 17, 2016**. In the event the project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This resolution, signed Acceptance of Conditions Affidavit and all Department Review Sheets attached to the December 5, 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, 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 of Engineers 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 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.

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 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-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.

23. 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 Caltran'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 Caltrans for the proposed work.

Colors and Materials

26. 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.

Biology/Landscaping

27. As submitted, the only landscaping planned is a 3-species native seed mix on the disturbed slopes. No irrigation is proposed. If it is the intent of the applicant to utilize any form of irrigation, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

28. Grading/excavation/construction/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

Shoreline Protection

29. All construction debris shall be removed from the beach daily and at the completion of development.

30. No stockpiling of dirt or construction materials shall occur on the beach.

31. Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work.

32. The applicant shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.

33. 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.

34. Construction equipment shall not be cleaned on the beach.

Deed Restrictions

35. 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.

36. 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.

Site Specific Conditions

37. During periods of unsafe water quality, the applicant shall post public safety signage as appropriate for the public's health and welfare.

38. The applicant shall install warning signs describing the hazard related to high tides and indicate the tide timetables on a daily or seasonal basis.

39. The applicant shall install a trash can or cans as necessary to ensure adequate facilities for the public to dispose of trash.

40. The applicant shall ensure that trash is picked up as necessary to ensure the area is kept clean and free of debris.

41. The applicant shall install a six foot high visually permeable fence with a locking gate along the entire frontage of the property. The access shall be opened daily from sunrise to sunset unless a public health and safety hazard is present.

42. Staff shall conduct a site visit upon complete of the project to verify the gate is being locked after sunset.

Prior to Final Inspection

43. 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 materials that were land filled or recycled, broken down by material types. The Environmental Sustainability Department shall approve the final Summary Report.

44. The applicant shall request a final planning inspection prior to final inspection by the City's Building Safety Division. A final approval shall not be issued until the Planning Department has determined that the project complies with this coastal development permit.

45. 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.

Fixed Conditions

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

47. 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 5th day of December 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. 16-86 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 5th day of December 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."

2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.

3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.

4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.

6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.

7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.

8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.

11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.

12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.

13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.

14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.

15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.

16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.

17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).

18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.

19. GRADING QUANTITIES.
CUT: 0 CU.YD. FILL: 0 CU.YD.
EXPORT: 0 CU.YD. IMPORT: 0 CU.YD.

20. TOTAL DISTURBED AREA: 0.03 ACRES
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 188 SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 1,136 SQ. FT.
FLOOD ZONE ON FIRM: _____ BASE FLOOD ELEVATION: _____ FT.

21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.

22. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.

LEGEND

EXISTING WATER MAIN	—(W)— —(W)—
EXISTING SEWER AND MANHOLE	—S— —S—
EXISTING GAS LINE	—(G)— —(G)—
STREET CENTER LINE	—℄—
PROPERTY LINE	—P—
EXISTING A.C. PAVING	

PROPERTY INFORMATION

ASSESSORS PARCEL NUMBER:

LOCAL COASTAL PROGRAM (LCP) ZONING DESIGNATION: MULTI-FAMILY BEACH FRONT (6 DU/AC)

PROPERTY OWNER: CALIFORNIA DEPARTMENT OF PARKS & RECREATION

ADDRESS: 1925 LAS VIRGENES ROAD, CALABASAS, CA 91302

PHONE NUMBER: (818) 880-0396

APPLICANT NAME: MOUNTAINS RECREATION & CONSERVATION AUTHORITY

ADDRESS: 570 WEST AVENUE 26, SUITE 100, LOS ANGELES, CA 90065

PHONE NUMBER: (323) 221-9944

SURVEY PREFORMED BY:

IACOBELLIS & ASSOCIATES
11145 TAMPA AVENUE STE 15B
NORTHRIDGE, CA 91326
PHONE: (818) 366-9222

X
_____ NAVD88

GROSS LOT SIZE: 0.28 A.C.
NET LOT SIZE: 0.26 A.C.
TOTAL EXISTING DEVELOPMENT AREA: 0 S.F.
TOTAL PROPOSED DEVELOPMENT AREA: 750 S.F.
EXISTING UNENCLOSED COVERED AREA: 0 S.F.
PROPOSED UNENCLOSED COVERED AREA: 0 S.F.
EXISTING IMPERMEABLE COVERAGE: 188 S.F.
PROPOSED IMPERMEABLE COVERAGE: 1,136 S.F.

LEGAL DESCRIPTION

THAT PORTION OF LOT 5 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, FOR STATE HIGHWAY PURPOSES, RECORDED IN BOOK 404, PAGE 69, OFFICIAL RECORDS AND LYING WESTERLY OFA LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF LAND DISTANT EASTERLY 850.00 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM THE WESTERLY LINE OF SAID LOT 5.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP DISTANT EASTERLY MEASURED ALONG SAID SOUTHERLY LINE 700.00 FEET FROM THE WESTERLY LINE OF SAID LOT 5.

ALSO EXCEPTING THEREFROM ANY PORTION OF SAID LAND WHICH AT ANY TIME WAS RIDE LAND AND WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

LIST OF MATERIALS

DESCRIPTION	ENGINEER'S "ESTIMATED" QUANTITIES SHEET NUMBER 2			TOTAL	UNIT
PROPOSED 5' D.G. PATHWAY	707			707	S.F.
PROPOSED A.C. PAVING TO MATCH EXISTING	658			658	S.F.
	1			1	EA.

SCOPE OF WORK

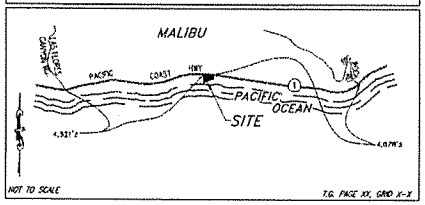
PROPOSED 145' (FEET) ALONG PROPERTY FRONTAGE WITH 5' D.G. PATHWAY FOR PUBLIC BEACH ACCESS (TO MATCH EXISTING LOTS (EAST AND WEST) ADJACENT TO PROPOSED SITE.

PROPOSED STAIRS FROM STREET LEVEL DOWN TO BEACH FRONT.

SHEET INDEX

TITLE SHEET, LIST OF MATERIALS, GENERAL CONSTRUCTION NOTES, LEGEND, ETC . . 1
SITE SURVEY 2
PLAN, CONNECTION DETAILS, ETC 3
EROSION AND SEDIMENT CONTROL PLAN 4
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS 5
DEMOLITION PLAN 6
STRUCTURAL COVER SHEET 7
STRUCTURAL FOUNDATION PLAN 8
STRUCTURAL SECTION 9
STRUCTURAL DETAILS 10
SLOPE ANALYSIS 11

VICINITY MAP



NOT TO SCALE — T.G. PAGE XX, GRID X-X

GRADING NOTE

NO GRADING OPERATIONS ANTICIPATED FOR SCOPE OF WORK BEING PROPOSED

ALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
USA SERVICE ALERT OF SOUTHERN CALIFORNIA

	DATE	REVISION	SUBMIT BY	APPV'D BY			
					15-086	GW	4-25-16

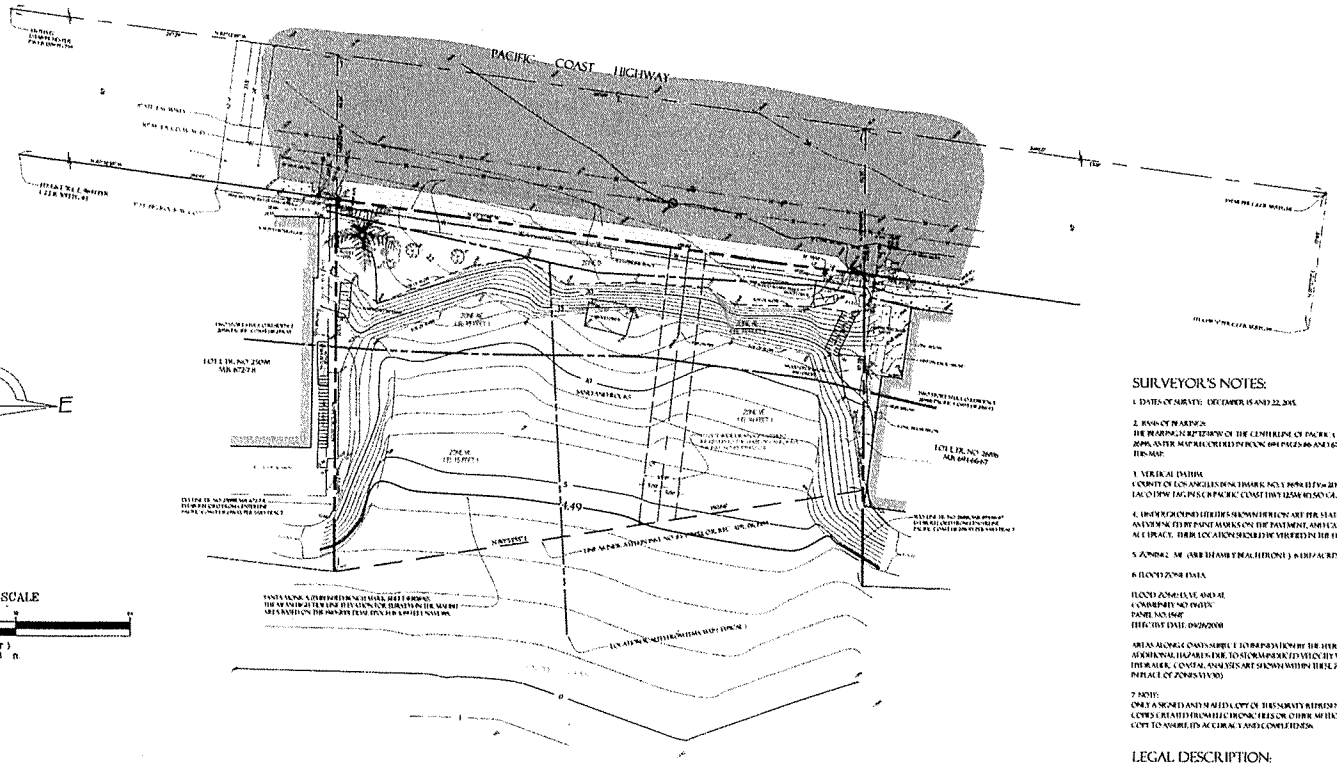
REGISTERED PROFESSIONAL ENGINEER — No. C 43202 — CIVIL — STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 306-9728
FAX (760) 749-9417
DATE 4/28/16
GARY R. WYNN C 43202 EXP. 3/31/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS
STREET IMPROVEMENTS FOR:
20516 PACIFIC COAST HIGHWAY
MALIBU, CA
TRACT No.
SHEET 1 OF 11

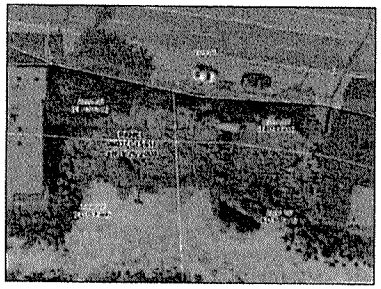
F:\2015\15-086 MRCA\DWG\ 15-086 MRCA - IP.DWG Plotted By: BRYANB Date Plotted: Apr 27, 2016 - 11:00am

ATTACHMENT 2



LEGEND:

AC	ASPHALTIC CONCRETE
BOM	BENCH OF MONUMENT
CH	CHAINLINK FENCE
CS	COUNTY SURVEYOR
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FB	FIELD BOOK
FH	FIRE HYDRANT
FL	FLOW LINE
GP	GUARD POST
GV	GAS VALVE
PSL	POWER POLE & STREET LIGHT
RBFB	ROAD DEPARTMENT FIELD BOOK
UTV	UTILITY VAULT (USE UNKNOWN)
WV	WATER VALVE
V	VALVE
	FIRE HYDRANT
	AC PAVED
	FOOTPRINT OF EXISTING BUILDING



SURVEYOR'S NOTES:

1. DATES OF SURVEY: DECEMBER 15 AND 22, 2005.

2. BASIS OF BEARINGS:
THE BEARING DESCRIPTION OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON MAP OF TRACT NO 2000, AS PER MAP RECORDED IN BOOK 694 PAGES 66 AND 167, OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

3. VERTICAL DATUM:
COUNTY OF LOS ANGELES BENCHMARK NO 13 8694 ELEV=2196 ASL(NGVD29) (2000 ADJ)
TACO DEW TAG IN S CR PACIFIC COAST HWY 1250' W/S OF CL OF ENT TO HLTH CENTER

4. UNDERGROUND UTILITIES SHOWN HEREON ARE PER STATE OF CALIFORNIA RECORDS AND PER FIELD LOCATION AS EVIDENCED BY PAINT MARKS ON THE PAVEMENT, AND CANNOT BE GUARANTEED FOR COMPLETENESS OR ACCURACY. THEIR LOCATION SHOULD BE VERIFIED IN THE FIELD BEFORE ANY EXCAVATION.

5. ZONING: M (MULTIFAMILY RESIDENTIAL) 6.182 ACRES

6. FLOOD ZONE DATA:

FLOOD ZONE: C, VE AND AE
COMMUNITY NO 060191
PANEL NO. 1868
EFFECTIVE DATE: 09/26/2008

AREAS ALONG COASTS SUBJECT TO INUNDATION BY THE 100-YEAR STORM WITH ASSOCIATED WAVE ACTION HAZARDS DUE TO STORM INDUCED VELOCITY WAVE ACTION. RISES DERIVED FROM DETAILED HYDRAULIC, COASTAL, AND WAVE ANALYSES ARE SHOWN WITHIN THESE ZONES. (ZONE VE IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONES V1-V30)

7. NOTE:
ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT. ANY COPIES CREATED FROM ELECTRONIC FILES OR OTHER METHODS MUST BE CONFIRMED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 5 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 100 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, FOR STATE HIGHWAY PURPOSES, RECORDED IN BOOK 404, PAGE 68, OFFICIAL RECORDS AND LYING WESTERLY OF A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 100 FOOT STRIP OF LAND DISTANT EASTERLY 1900.00 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM THE WESTERLY LINE OF SAID LOT 5

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 100 FOOT STRIP DISTANT EASTERLY MEASURED ALONG SAID SOUTHERLY LINE 2000.00 FEET FROM THE WESTERLY LINE OF SAID LOT 5

ALSO EXCEPTING THEREFROM ANY PORTION OF SAID LAND WHICH HAS BEEN DEDICATED AND WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PROFESSIONAL LAND SURVEYOR
MARK A. FOX
PLS 6892
STATE OF CALIFORNIA

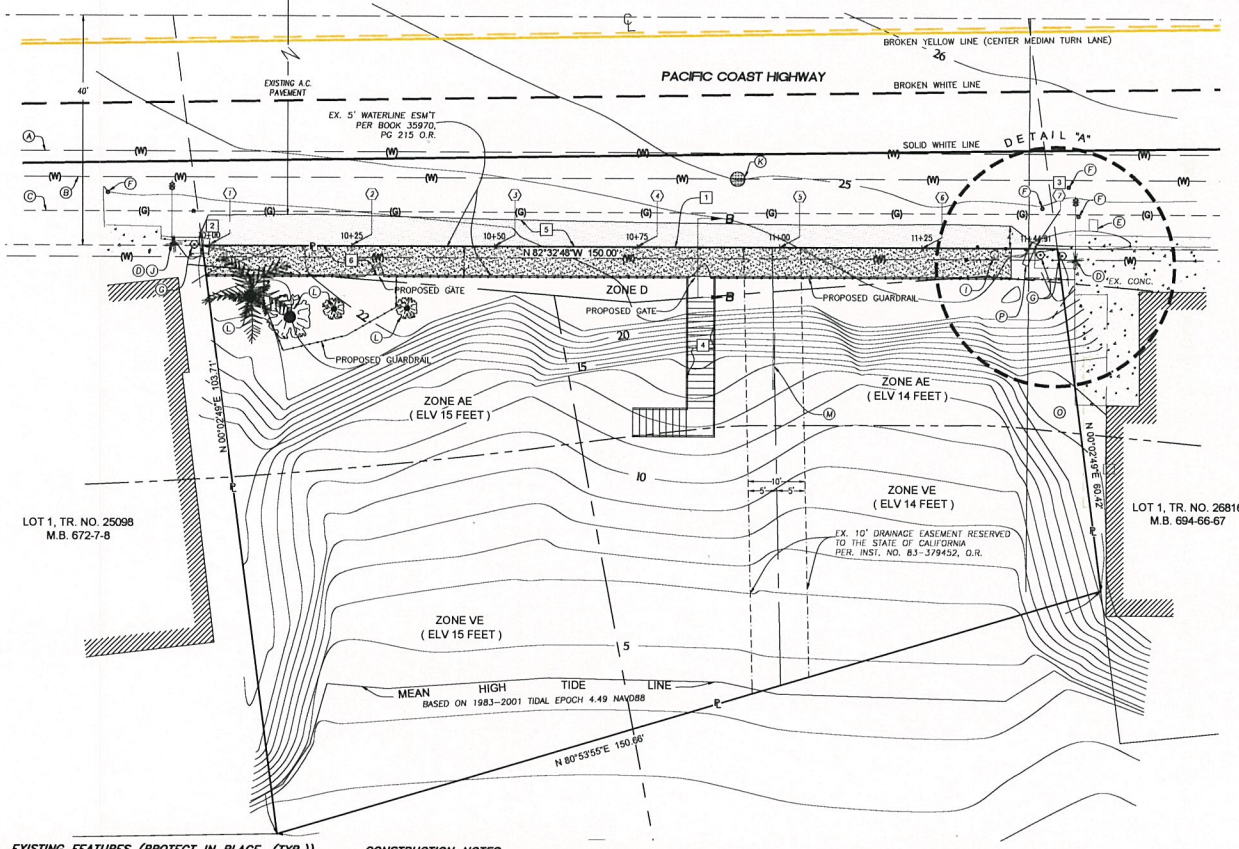
PREPARED FOR:

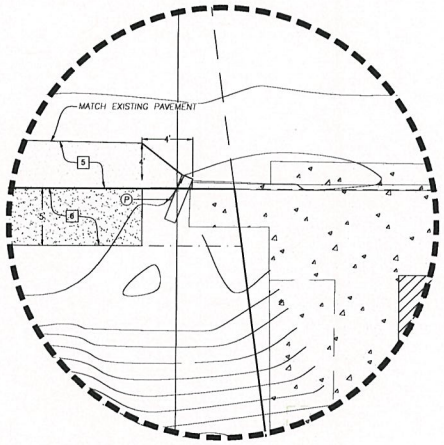
DATE	REVISION

ARCHITECTURAL SURVEY
PACIFIC COAST HIGHWAY

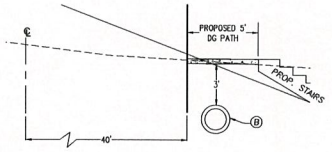
IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS · SUBDIVISIONS · PHOTOGRAMMETRY
11145 TAMPA AVENUE STE 15B, NORTHRIDGE, CA 91326 PH 818-366-9222 FAX 818-366-4813

DATE: 01-04-16
PROJECT NO.: 15-157LA 630-A-6
DRAFTED BY: P. SEARCY
CHECKED BY: M. FOX
SHEET NO.: 1 OF 1





DETAIL "A"
SCALE 1"=5'



SECTION B-B
N.T.S.

EXISTING FEATURES (PROTECT IN PLACE. (TYP.))

- (A) EXISTING 8" STEEL PIPE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (B) EXISTING 30" MAIN LINE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (C) EXISTING 8 5/8" SOUTHERN CAL GAS
- (D) EXISTING POWER POLE AND STREET LIGHT
- (E) EXISTING WATER METER
- (F) EXISTING WATER VALVE
- (G) EXISTING FIRE HYDRANT
- (H) EXISTING 12" CONCRETE SWALE
- (I) EXISTING 18" VENT
- (J) EXISTING TRANSFORMER
- (K) EXISTING WATER MANHOLE
- (L) EXISTING TREE
- (M) EXISTING 36" CMP PIPE
- (O) EXISTING WOOD DECK
- (P) EXISTING CONCRETE DRAINAGE DEVICE TO BE PROTECTED IN PLACE

CONSTRUCTION NOTES:

* BASED ON COUNTY OF LOS ANGELES AND CAL TRANS STANDARD DRAWINGS

1. PROPOSED EDGE OF PAVEMENT (144.91 L.F.)
2. BEGIN PROPOSED EDGE OF AC PAVEMENT STA. 10+00 (TO MATCH EXISTING)
3. END PROPOSED PROPOSED EDGE OF AC PAVEMENT STA. 11+44.91 (TO MATCH EXISTING)
4. PROPOSED STAIRS, (CENTERLINE @ STA. 10+88) (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
5. PROPOSED A.C. PAVING TO MATCH EXISTING
6. PROPOSED 5' D.G. PATHWAY

EDGE OF PAVEMENT DATA TABLE

NO.	STATION	FLOW LINE	COMMENTS
1	10+00	22.56	MATCH EXISTING
2	10+25	22.91	EDGE AC PAVEMENT
3	10+50	23.26	EDGE AC PAVEMENT
4	10+75	23.61	EDGE AC PAVEMENT
5	11+00	23.96	EDGE AC PAVEMENT
6	11+25	24.31	EDGE AC PAVEMENT
7	11+44.91	24.53	MATCH EXISTING

NORTH
SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20 30 40

NO.	DATE	REVISION	SUBM'T BY	APPV'D BY

REGISTERED PROFESSIONAL ENGINEER GARY R. WYNNE No. C 43202 EXP. 3-31-18 CIVIL STATE OF CALIFORNIA

15-086 | GW | 11-16-16

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-6722 (310) 306-9728
FAX (760) 749-9412
DATE 11-16-16
GARY R. WYNNE 43202 EXP. 3/31/18

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 3 OF 11

F:\2015\15-086 MRCA\DWG\ 15-086 MRCA - IP.DWG Plotted By : BRYANB Date Plotted : Nov 16, 2016 - 3:42pm

EROSION / SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICE NOTES:

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOK (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

MATERIALS AND WASTE MANAGEMENT CONTROL BMP'S

- ☑ WM1 – MATERIAL DELIVERY AND STORAGE
- ☐ WM2 – MATERIAL USE
- ☐ WM3 – STOCKPILE MANAGEMENT
- ☐ WM4 – SPILL PREVENTION AND CONTROL
- ☑ WM5 – SOLID WASTE MANAGEMENT
- ☐ WM6 – HAZARDOUS WASTE MANAGEMENT
- ☐ WM7 – CONTAMINATION SOIL MANAGEMENT
- ☑ WM8 – CONCRETE WASTE MANAGEMENT
- ☑ WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
- ☐ WM10 – LIQUID WASTE MANAGEMENT

EROSION CONTROL

- ☐ EC1 – SCHEDULING
- ☑ EC2 – PRESERVATION OF EXISTING VEGETATION
- ☐ EC3 – HYDRAULIC MULCH
- ☐ EC4 – HYDROSEEDING
- ☐ EC5 – SOIL BINDERS
- ☐ EC6 – STRAW MULCH
- ☐ EC7 – GEOTEXTILES & MATS
- ☐ EC8 – WOOD MULCHING
- ☐ EC9 – EARTH DIKES AND DRAINAGE SWALES
- ☐ EC10 – VELOCITY DISSIPATION DEVICES
- ☐ EC11 – SLOPE DRAINS
- ☐ EC12 – STREAMBANK STABILIZATION
- ☐ EC13 – RESERVED
- ☐ EC14 – COMPOST BLANKETS
- ☐ EC15 – SOIL PREPARATION/ROUGHENING
- ☐ EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- ☑ SE1 – SILT FENCE
- ☐ SE2 – SEDIMENT BASIN
- ☐ SE3 – SEDIMENT TRAP
- ☐ SE4 – CHECK DAM
- ☐ SE5 – FIBER ROLLS
- ☑ SE6 – GRAVEL BAG BERM
- ☐ SE7 – STREET SWEEPING AND VACUUMING
- ☐ SE8 – SANDBAG BARRIER
- ☐ SE9 – STRAW BALE BARRIER
- ☐ SE10 – STORM DRAIN INLET PROTECTION

EQUIPMENT TRACKING CONTROL

- ☐ TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
- ☐ TC2 – STABILIZED CONSTRUCTION ROADWAY
- ☐ TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

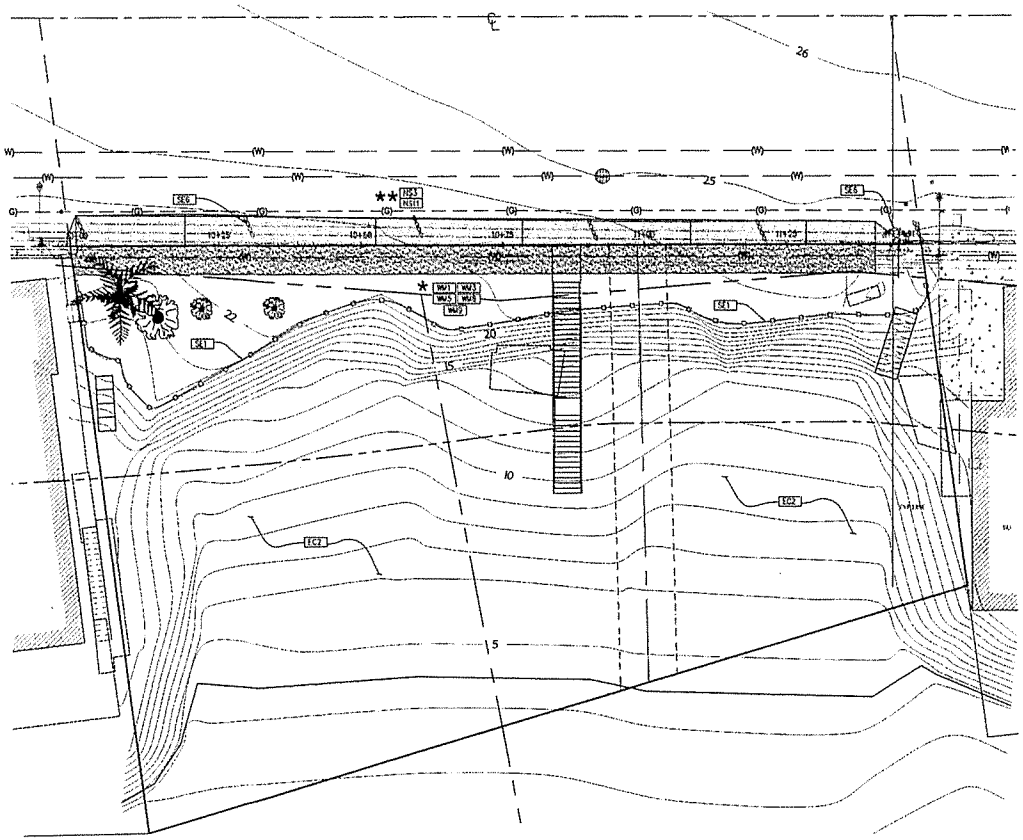
- ☐ NS1 – WATER CONSERVATION PRACTICES
- ☐ NS2 – DEWATERING OPERATIONS
- ☑ NS3 – PAVING AND GRINDING OPERATIONS
- ☐ NS4 – TEMPORARY STREAM CROSSING
- ☐ NS5 – CLEAR WATER DIVERSION
- ☐ NS6 – ILLICIT CONNECTION/DISCHARGE
- ☐ NS7 – POTABLE WATER/IRRIGATION
- ☐ NS8 – VEHICLE AND EQUIPMENT CLEANING
- ☐ NS9 – VEHICLE AND EQUIPMENT FUELING
- ☐ NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
- ☑ NS11 – PILE DRIVING OPERATIONS
- ☐ NS12 – CONCRETE CURING
- ☐ NS13 – CONCRETE FINISHING
- ☐ NS14 – MATERIAL AND EQUIPMENT USE
- ☐ NS15 – DEMOLITION ADJACENT TO WATER
- ☐ NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- ☐ SE11 – ACTIVE TREATMENT SYSTEMS
- ☐ SE12 – TEMPORARY SILT DIKE
- ☐ SE13 – COMPOST SOCKS & BERMS
- ☐ SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

- ☐ WE1 – WIND EROSION CONTROL



LEGEND

ITEM	REF #	SYMBOL
SILT FENCE	SE1	—o—o—o—
GRAVEL BAG BERM	SE6	
MATERIAL DELIVERY AND STORAGE	WM1	WM1
STOCKPILE MANAGEMENT	WM3	WM3
SOLID WASTE MANAGEMENT	WM5	WM5
CONCRETE WASTE MANAGEMENT	WM8	WM8
SANITARY/SEPTIC WASTE MANAGEMENT	WM9	WM9
PRESERVATION OF EXISTING VEGETATION	EC2	EC2
PAVING AND GRINDING OPERATIONS	NS3	NS3
PILE DRIVING OPERATIONS	NS11	NS11

NORTH
SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20 30 40

*** WASTE MANAGEMENT BMP PLACEMENT NOTE**
THE FOLLOWING WASTE MANAGEMENT BMPS WILL BE PLACED ON SITE DURING CONSTRUCTION BY THE RESPONSIBLE CONTRACTOR IN SUCH A MANNER AS TO FACILITATE RAPID DEPLOYMENT. WM1 WM3 WM5 WM8 WM9

**** EQUIPMENT TRACKING CONTROL**
THE FOLLOWING EQUIPMENT TRACKING CONTROL WILL BE PLACED ON SITE DURING CONSTRUCTION BY THE RESPONSIBLE CONTRACTOR IN SUCH A MANNER AS TO FACILITATE RAPID DEPLOYMENT. NS3 NS11

	DATE	REVISION	SUBMIT BY	APPV'D BY
			15-086	GW 4-25-16

REGISTERED PROFESSIONAL ENGINEER GARY N. WYNN No. C 43202 Exp. 3-31-18 CIVIL STATE OF CALIFORNIA

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FAX (760) 749-9412
GARY N. WYNN C 43202 EXP. 3/31/18 DATE 4-28-16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 4 OF 11

F:\2015\15-086 MPC\DWG\ 15-086 MPCA - IP.DWG
Plotted By: BRYANS
Date Plotted: Apr 27, 2016 - 11:01am

STORMWATER MANAGEMENT NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.

2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE LOS ANGELES COUNTY PUBLIC WORKS DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION, UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED. THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPS (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF LOS ANGELES OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

4. ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOI YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED]. THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL _____ (RESPONSIBLE PERSON) AT _____ (24-HOUR TELEPHONE).
   PLEASE FILL IN NAME AND NUMBER

2. TOTAL DISTURBED AREA 5549 SQ. FT. (0.13 AC) WDID # N/A
   RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.

6. ALL SOIL AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.

7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.

8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.

9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.

11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.

12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST). 4/22/2014 6 OF 7

17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. AS THE ENGINEER/OSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

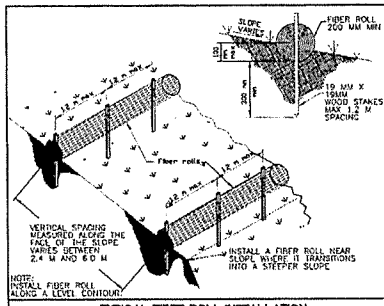
_____
ENGINEER/OSD SIGNATURE DATE

21. "AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A 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 GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

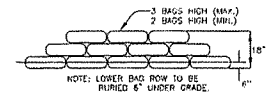
_____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

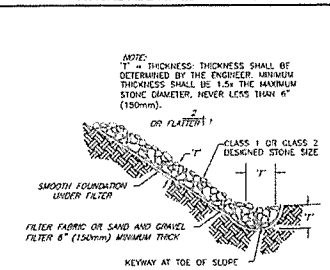
EROSION / SEDIMENT CONTROL DETAILS



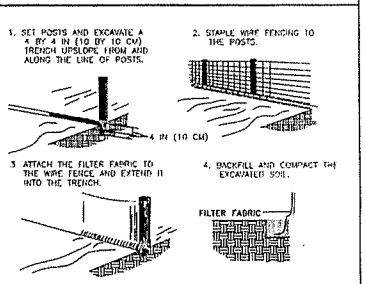
TYPICAL FIBER ROLL INSTALLATION



GRAVEL BAG CHECK DAM



RIP RAP TYPICAL SECTION



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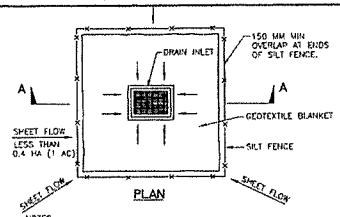
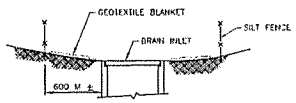


PLAN



SECTION A-A

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
2. NOT APPLICABLE IN PAVED AREAS.
3. NOT APPLICABLE WITH CONCENTRATED FLOWS.

DRAIN INLET PROTECTION TYPE 1

	DATE	REVISION	SUBMIT BY	APPV'D BY
			15-056	GW	4-25-16

REGISTERED PROFESSIONAL ENGINEER GARY W. WYNN No. C 43202 Exp. 3-31-16 CIVIL STATE OF CALIFORNIA

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FAX (760) 749-8412
GARY W. WYNN C 43202 EXP. 3/31/16 DATE 4/20/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

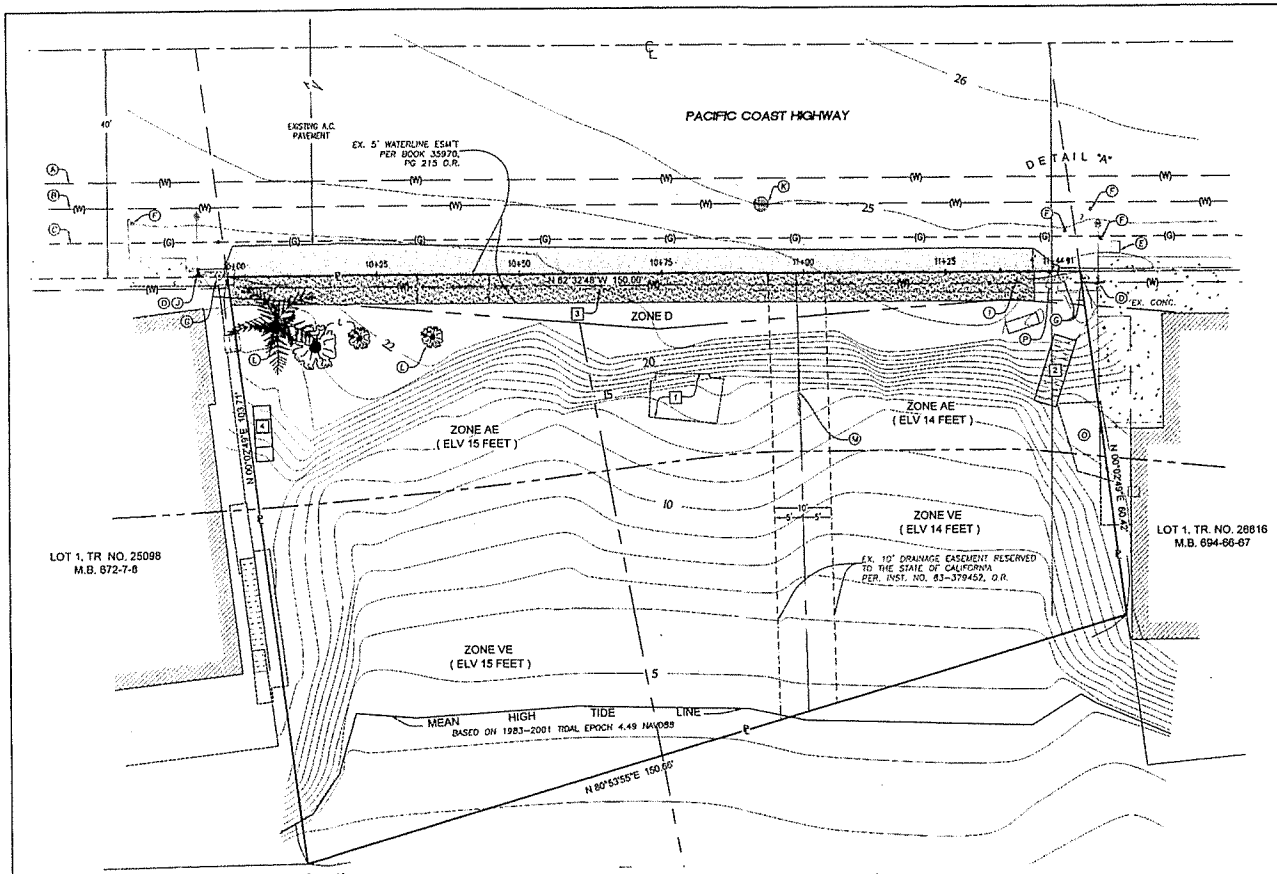
STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 5 OF 11

Date Plotted - Apr 22, 2016 - 11:02am
Plotted By SPYAUG
F:\2015\15-056 MRCA\DWG\15-056 MRCA - IP.DWG



EXISTING FEATURES (PROTECT IN PLACE, (TYP.))

- (A) EXISTING 8" STEEL PIPE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (B) EXISTING 30" MAIN LINE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (C) EXISTING 8 5/8" SOUTHERN CAL GAS
- (D) EXISTING POWER POLE AND STREET LIGHT
- (E) EXISTING WATER METER
- (F) EXISTING WATER VALVE
- (G) EXISTING FIRE HYDRANT
- (H) EXISTING 12" CONCRETE SWALE
- (I) EXISTING 18" VENT
- (J) EXISTING TRANSFORMER
- (K) EXISTING WATER MANHOLE
- (L) EXISTING TREE
- (M) EXISTING 36" CMP PIPE
- (O) EXISTING WOOD DECK
- (P) EXISTING CONCRETE DRAINAGE DEVICE TO BE PROTECTED IN PLACE

DEMOLITION NOTES:

* BASED ON COUNTY OF LOS ANGELES AND CAL TRANS STANDARD DRAWINGS

1. EXISTING WOOD DECK, TO BE REMOVED
2. EXISTING STAIRS TO BE REMOVED
3. EXISTING 6' CHAINLINK FENCE, TO BE REMOVED
4. EXISTING RAILROAD TIE STEPS TO BE REMOVED

GRAPHIC SCALE 0 10 20 30 40

NORTH SCALE: 1" = 10'

	DATE	REVISION	SUBMT'D BY	APPV'D BY

15-086 GW 4-25-16

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GARY R. WYNN C 43202 EXP. 3/31/16 DATE 4/29/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

DEMOLITION PLAN FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 6 OF 11

F:\2015\15-086 NRCA\DWG\15-086 NRCA - IP.DWG Plotted By BRYANB Date Plotted: Apr 27, 2016 - 11:03am

GEOTECHNICAL ENGINEER CERTIFICATION

THIS STAIR PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR GEOTECHNICAL REPORT FOR THIS PROJECT. THE GEOTECHNICAL REPORT SHALL BE CONSIDERED PART OF THIS PLAN, AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

EXPIRATION DATE: DATE

GEOCONCEPTS, INC.
14428 HAMILTON STREET, #200
VAN NUYS, CA 91401
(818) 994-8895

COASTAL ENGINEER CERTIFICATION

THIS STAIR PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR WAVE UPRUSH/COASTAL ENGINEERING REPORT FOR THIS PROJECT. THE WAVE UPRUSH/COASTAL ENGINEERING REPORT SHALL BE CONSIDERED PART OF THIS PLAN, AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

EXPIRATION DATE: DATE

PACIFIC ENGINEERING GROUP
3500 E. CAMINO AVE., SUITE #250
OXNARD, CA 93030
(805) 278-9283

REQUIRED SPECIAL INSPECTION

The following items require Special Inspection in accordance with Sections 1704 & 1705 of the 2013 California Building Code.
(only checked items are required)

Inspection Item	Notes
Structural Concrete (CBC Table 1705.3)	
☐ Foundations(1)	
☐ Piles	See CBC Table 1705.8 for piles
☒ Beams / Slabs	
☐ Walls / Columns	
☐ Welding of Reinforcement	
☐ Anchor Bolts	Designed assuming full stressed
☐ Shotcrete / Gunnite	
☐ Seismic Resisting System	
☐ Other:	
Structural Steel (AISC 360-10 Chapter N)	
☐ Field Welding(2)	
☐ High Strength Bolting	See AISC 341-10 Chapter J
☐ Seismic Resisting System	
☐ Other:	
Structural Masonry (ACI 530 1.19)	
☐ Concrete Masonry (CMU)	
☐ Seismic Resisting System	
☐ Other:	
Structural Wood (CBC 1705.5)	
☐ High Load Diaphragms	
☐ Seismic Resisting System(3)	Wood Stud Shearwalls, Collectors
☐ Other:	
Miscellaneous Items	
☐ Epoxy Anchors	Simpson SET-XP Epoxy (ICC-ES 2508)
☐ Other:	

1. FOUNDATION SPECIAL INSPECTION IS NOT REQUIRED FOR BUILDINGS THREE STORIES OR LESS IN HEIGHT.
2. SPECIAL INSPECTION NEED NOT BE PROVIDED FOR WELDING PERFORMED IN THE SHOP OF AN APPROVED FABRICATOR.
3. SPECIAL INSPECTION IS NOT REQUIRED FOR SHEARWALLS WHERE NAIL SPACING IS 4" OC OR LARGER

H. STRUCTURAL STEEL

1. HOT ROLLED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES AND ASTM SPECIFICATIONS:
   I. WIDE FLANGE "W" ..... A992, A913-50 OR A572-50
   II. RECTANGULAR TUBE "HSS" A500-B
   III. STANDARD PIPE A53-B
   IV. PLATES & MISC. ..... A36 OR A572-50
2. WELDING SHALL CONFORM TO AWS D1.1/D1.1M. ALL WELDS SHALL BE UNIFORM IN SIZE AND APPEARANCE, AND FREE OF PINHOLES, POROSITY, UNDERCUTTING OR OTHER DEFECTS. ALL BUTT WELDS SHALL BE FULL PENETRATION.
3. WELDS SHALL BE DONE IN THE SHOP OF AN APPROVED FABRICATOR UNLESS OTHERWISE NOTED ON THE PLANS. ALL FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDING OFFICIAL WITH CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. (PER AISC 360-10 CHAPTER N5.4)
4. STRUCTURAL STEEL NOT ENCASED IN CONCRETE OR MASONRY SHALL BE SHOP PAINTED AS SPECIFIED. ANY ABRASION SHALL BE TOUCHED UP AFTER ERECTION.
5. FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO START OF FABRICATION. FABRICATION SHALL CONFORM TO AISC SPECIFICATIONS.
6. BOLTS SHALL CONFORM TO ASTM A307, UNLESS OTHERWISE NOTED.
7. ALL STEEL FABRICATIONS SHALL BE DONE IN A SHOP LICENSED BY THE GOVERNING CITY OR COUNTY.

A. SUBMITTALS

1. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
   a. CONCRETE REINFORCING SHOP DRAWINGS.
   b. CONCRETE MIX DESIGNS.
   c. HOT-ROLLED STEEL SHOP DRAWINGS
2. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO PROJECT COMPLETION.
   a. CONCRETE CYLINDER TEST RECORDS (STRENGTH AT 28 DAYS).
   b. SPECIAL INSPECTION REPORTS.

B. GRADING AND SITEWORK

1. ALL BACKFILL SHALL BE COMPACTED PER THE SOILS REPORT
2. SOILS REPORT REQUIREMENTS AND RECOMMENDATIONS
   A. REFER TO THE FOLLOWING SOILS REPORT FOR INFORMATION NOT NOTED:
      I. GEOCONCEPTS, INC. REPORT #5057 DATED x-xx-16
      II. 14428 HAMILTON STREET, #200, VAN NUYS, CA 91401
      III. 818-994-8895
   B. THE APPROVED SOIL REPORT SHALL BE A PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
3. ALL EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL.
4. ALL EXCAVATIONS SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF STEEL OR CONCRETE.
5. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
6. NO PERSON SHALL DESCEND INTO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH, UNLESS NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY
7. SEE CIVIL DRAWINGS, IF PROVIDED, FOR ANY ADDITIONAL SPECIFICATIONS AND INFORMATION.
8. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL-OSHA REGULATIONS.

C. WAVE UPRUSH STUDY/COASTAL ENGINEERING REPORT

1. WAVE UPRUSH STUDY/ COASTAL ENGINEERING REPORT REQUIREMENTS AND RECOMMENDATIONS:
   A. REFER TO THE FOLLOWING REPORT FOR INFORMATION NOT NOTED:
      I. PACIFIC ENGINEERING GROUP REPORT #15114 VRDA DATED 2-16-16
      II. 3500 E. CAMINO AVE., SUITE #250, OXNARD, CA 93030
      III. 805-278-9283
   B. THE APPROVED WAVE UPRUSH STUDY AND COASTAL ENGINEERING REPORT SHALL BE A PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES

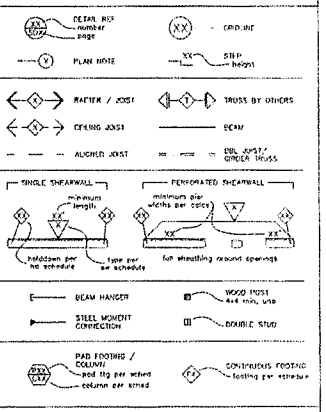
D. CONCRETE AND FORMWORK

1. CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE V.
2. SPECIFIED COMPRESSIVE STRENGTH F'C SHALL BE AS FOLLOWS:
   I. STAIRS 5000psi
   II. BEAMS 5000psi
   III. PILES 5000psi
3. COARSE AGGREGATE TO BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF COARSE AGGREGATES SHALL NOT EXCEED 1-1/2 INCHES.
4. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED, FREE FROM SILT LOAM OR CLAY.
5. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF ACIDS, ALKALIS, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
6. FORM WORK SHALL CONFORM TO ACI 318-11 CHAPTER 6. FORM WORK FOR STRUCTURAL SLAB TO REMAIN IN PLACE AT LEAST 14 DAYS AFTER POURING THE CONCRETE
7. ALL PIPES AND DUCTS THROUGH CONCRETE TO BE SLEEVED PER ACI 318-11 CHAPTER 6.
8. ALL REBAR TO BE EPOXY COATED
9. THE MAXIMUM WATER/CEMENT RATIO SHALL BE 0.40. PROVIDE 3% AIR ENTRAINMENT.

E. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 WITH THE FOLLOWING GRADES:
   I. #4 ..... GRADE 60
   II. #5 AND LARGER ..... GRADE 60
2. REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706 GRADE 60.
3. ALL DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE PROPERLY SECURED IN PLACE PRIOR TO PLACING CONCRETE.
4. ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
   I. STAIR NOSE BAR ..... 2"
   II. STAIR SUPPORT SLAB REINFORCING ..... 4"
   III. BEAMS ..... 4"
   IV. PILES ..... 4"
5. ALL REINFORCING SHALL BE EPOXY COATED

SYMBOL LEGEND



A. GENERAL SPECIFICATIONS

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, AND THE 2013 CALIFORNIA ELECTRICAL CODE
2. ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS CAN BE MADE PRIOR TO PROCEEDING WITH THE WORK.
4. ALL GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS, AND ENGINEERS CONDUCTING BUSINESS ARE REQUIRED TO MAINTAIN A CURRENT BUSINESS LICENSE.
5. A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS CALLED WITHOUT PROVIDING ACCESS, PLANS, OR IF THE JOB IS NOT READY.
6. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS OTHERWISE NOTED.
8. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
9. CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SUPPORT ALL LOADS DURING CONSTRUCTION.
10. A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SETBACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.

A. DESIGN BASIS

1. THESE STRUCTURAL DRAWINGS ARE BASED UPON THE 2013 CALIFORNIA BUILDING CODE AND FOLLOWING DESIGN PARAMETERS:
   a. GRAVITY LOADS
      LIVE LOAD 100psf
   b. WIND DESIGN PARAMETERS
      EXPOSURE CATEGORY ..... D
      RISK CATEGORY II
      BASIC WIND SPEED - ULTIMATE 110mph
      BASIC WIND SPEED - NOMINAL 85mph
      EXPOSURE FACTOR 1.55
   c. SOILS DESIGN PARAMETERS
      SOIL TYPE ..... Bedrock

1	DATE	REVISION	SUBMIT BY	APPVD BY	15-086	GW	3-24-16

REGISTERED PROFESSIONAL ENGINEER — GARY R. WYNN — No. C 43202 EXP. 3-31-18 — CIVIL — STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 745-8722 (310) 306-9708
FAX (760) 746-2412

DATE 4/22/16
GARY R. WYNN C 43202 EXP. 3/31/18

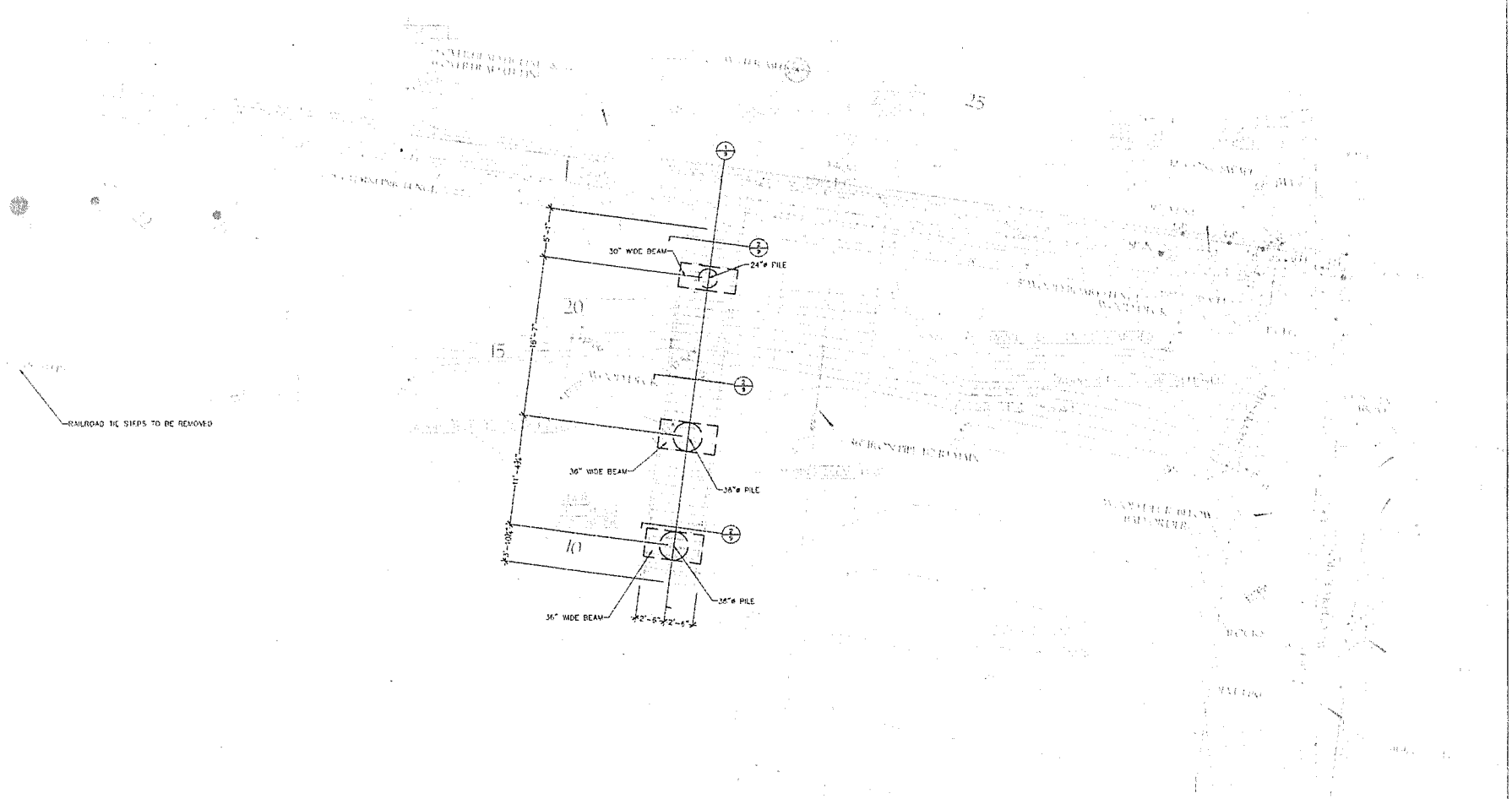
CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 7 OF 11



4	DATE	REVISION	SUBM'T BY	APP'V'D BY	15-086	GW	3-24-16

REGISTERED PROFESSIONAL ENGINEER
GARY R. WYNN
No. C 43202
EXP. 3-31-16
CIVIL
STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-9722 (310) 306-9728
FAX (760) 749-9412

DATE 4/29/16
GARY R. WYNN C 43202 EXP. 3/31/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

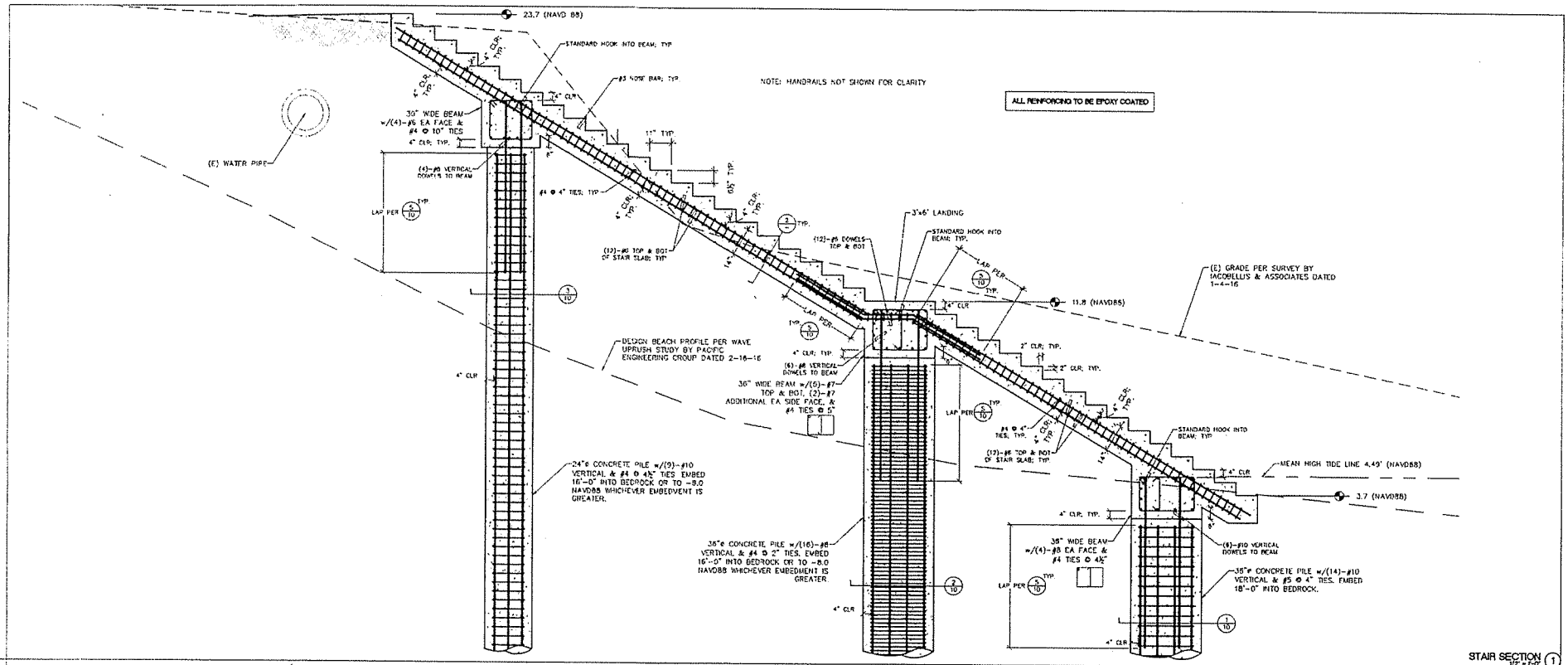
STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

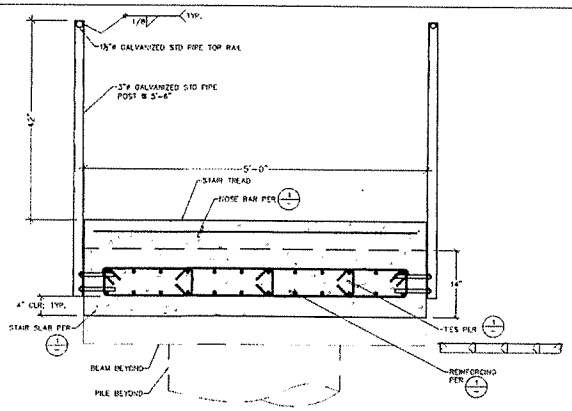
TRACT No.

SHEET
8 OF 11

F:\2015\15-086 MRCA\STRUCTURAL\DWG\CURRENT\ 210 FOUNDATION PLAN.DWG Plotted By: STEVE Date Plotted: Apr 29, 2016 - 9:27am



STAIR SECTION 1
1/2" = 1'-0"



STAIR SECTION 2
1" = 1'-0"

	DATE	REVISION	SUBMIT BY	APPV'D BY	
			15-086	GW	3-24-16

REGISTERED PROFESSIONAL ENGINEER — DARYL R. WYNN — No. C 43202 EXP. 3-31-18 — CIVIL — STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 306-9728
FAX (760) 749-9412
DARYL R. WYNN C 43202 EXP. 3/31/18 DATE 4/28/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET
9 OF 11

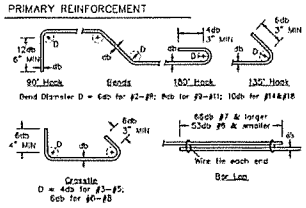
F:\2015\15-086 MRCA\STRUCTURAL\DWG\CONCRETE\ 12.0 STAIR ELEVATION AND SECTION.DWG Date Plotted: Apr 22, 2016 - 9:20am Plotted By: STEVE

NTS 13

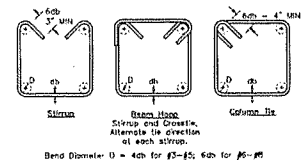
NTS 10

NTS 7

PRIMARY REINFORCEMENT

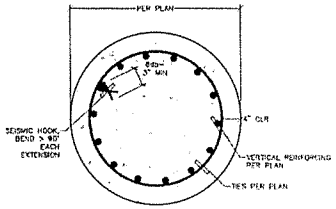


STIRRUPS, HOOPS, and TIES



NOTE: ALL BENDS SHALL BE MADE COLD

STANDARD REINFORCEMENT BENDS AND LAPS NTS 5

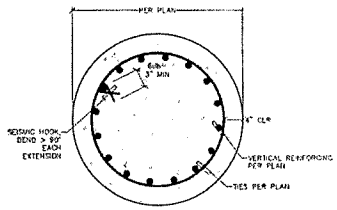


PILE SECTION NTS 1

NTS 14

NTS 11

NTS 8



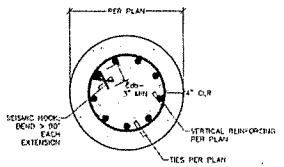
PILE SECTION NTS 2

NTS 15

NTS 12

NTS 9

NTS 6



PILE SECTION NTS 3

	DATE	REVISION	SUBM'T BY	APPV'D BY		

REGISTERED PROFESSIONAL ENGINEER
GARY R. WYNN
No. C 43202
EXP. 3-31-16
CIVIL
STATE OF CALIFORNIA

15-086 | GW | 3-24-16

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 306-9728
FAX (760) 746-8412

DATE 4/28/16
GARY R. WYNN C 43202 EXP. 3/31/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

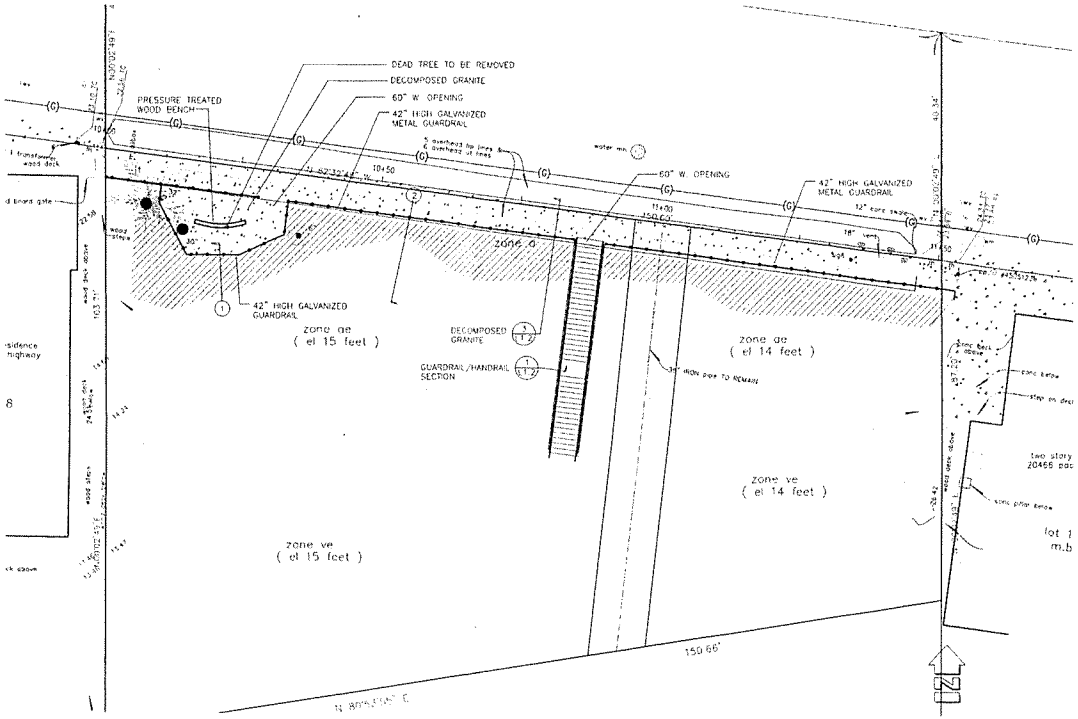
TRACT No.

SHEET
10 OF 11

F:\2015\15-086 MPCA\STRUCTURAL\DWG\CURRENT\ 530 STRUCTURAL DETAILS.DWG

Plotted By: JEFF

Date Plotted: Apr 22 2016 - 9:20am

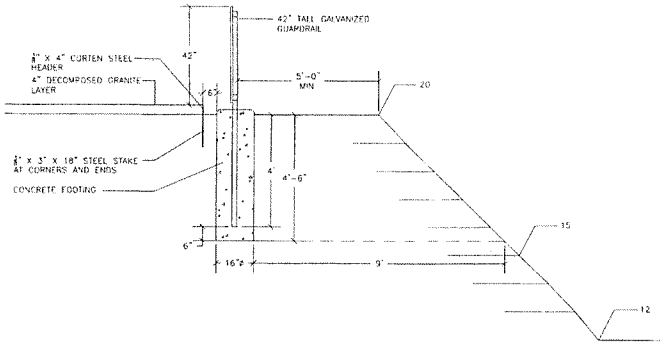


GRAPHIC SCALE

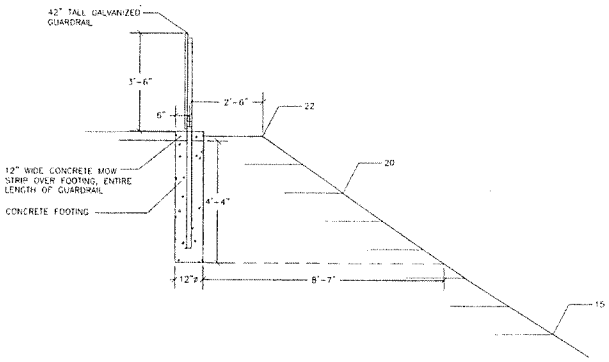
SCALE: 1"=10'

PLANT LEGEND

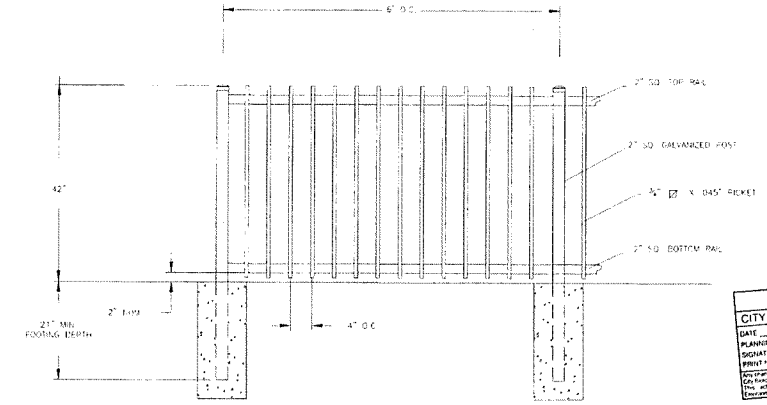
SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE
	SEED MIX: ENCELIA CALIFORNICA ATRIPLEX LENTIFORMIS ARTEMISIA CALIFORNICA	SEE SPECS
	4" DECOMPOSED GRANITE LAYER OVER LANDSCAPE FABRIC	SEE SPECS



1 GUARDRAIL SECTION AT VIEW AREA
SCALE: 1/2" = 1'-0"



2 GUARDRAIL SECTION
SCALE: 1/2" = 1'-0"



3 GUARDRAIL
SCALE: 1" = 1'-0"

CITY OF MALIBU
PLANNING DIVISION
CITY BIOLOGIST APPROVAL
DATE 4/13/16
PLANNING REVIEW NO. PDP 11-03
SIGNATURE
PRINT NAME
Any changes to the approved plans shall be approved by the City Biologist prior to work and shall be implemented. Any changes to the approved plans shall be approved by the Environmental and Community Development Department.

RECEIVED
MAY 23 2016
PLANNING DEPT.

THESE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND AS SUCH ARE THE PROPERTY OF JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. REPRODUCTION OF OTHER USE NOT AUTHORIZED BY JORDAN, GILBERT & BAIN IS PROHIBITED WITHOUT WRITTEN APPROVAL.

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
3250 LOMA VISTA ROAD, VENTURA CA 93003
(805) 642-2641 FAX (805) 642-9614

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			

CLIENT
MOUNTAIN RECREATION & CONSERVATION AUTHORITY
570 WEST AVENUE 26, STE. 100
LOS ANGELES, CA 90065

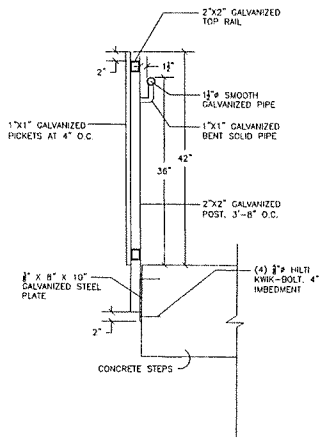
SHEET TITLE
LANDSCAPE PLAN

PROJECT
PUBLIC BEACH ACCESS
20516 PACIFIC COAST HWY
MALIBU, CA

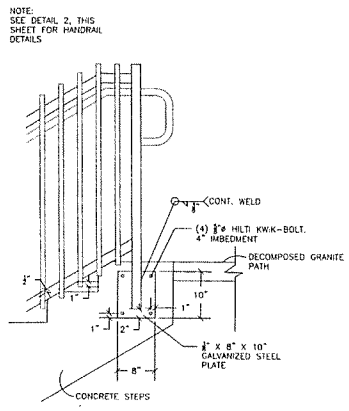
DRAWN MHB
CHECKED PJ

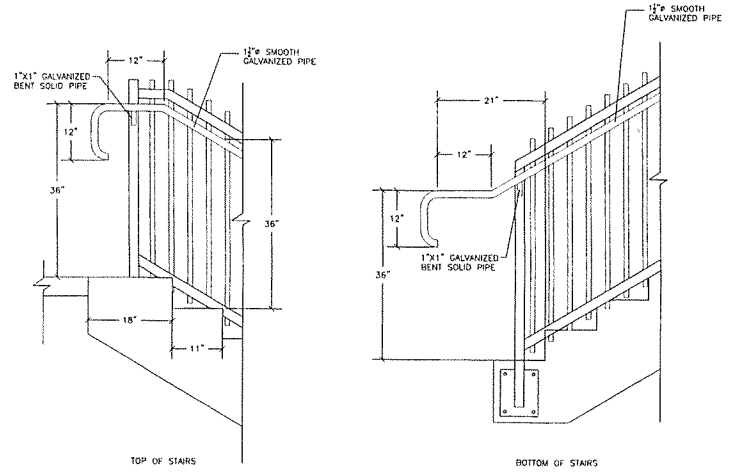
PRINTED FOR:
REVIEW 4/29/16
BID DATE
CONSTRUCTION DATE

DRAWING
L1.1
SHEET 1 OF 2
PROJECT No 15 117

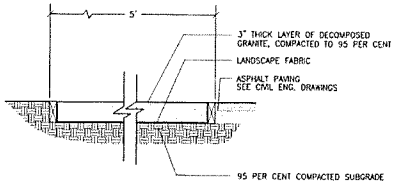


1 GUARDRAIL/HANDRAIL SECTION
SCALE: 1" = 1'-0"





2 HANDRAIL
SCALE: 1" = 1'-0"



3 DECOMPOSED GRANITE
SCALE: 1" = 1'-0"

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JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
3350 LOMA VISTA ROAD, VENTURA CA 93003
(805) 642-3641 FAX (805) 642-9614
Jordan, Gilbert & Bain Landscape Architects, Inc. © 2016

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			

CLIENT
MOUNTAIN RECREATION & CONSERVATION AUTHORITY
570 WEST AVENUE 26, STE. 100
LOS ANGELES, CA 90065

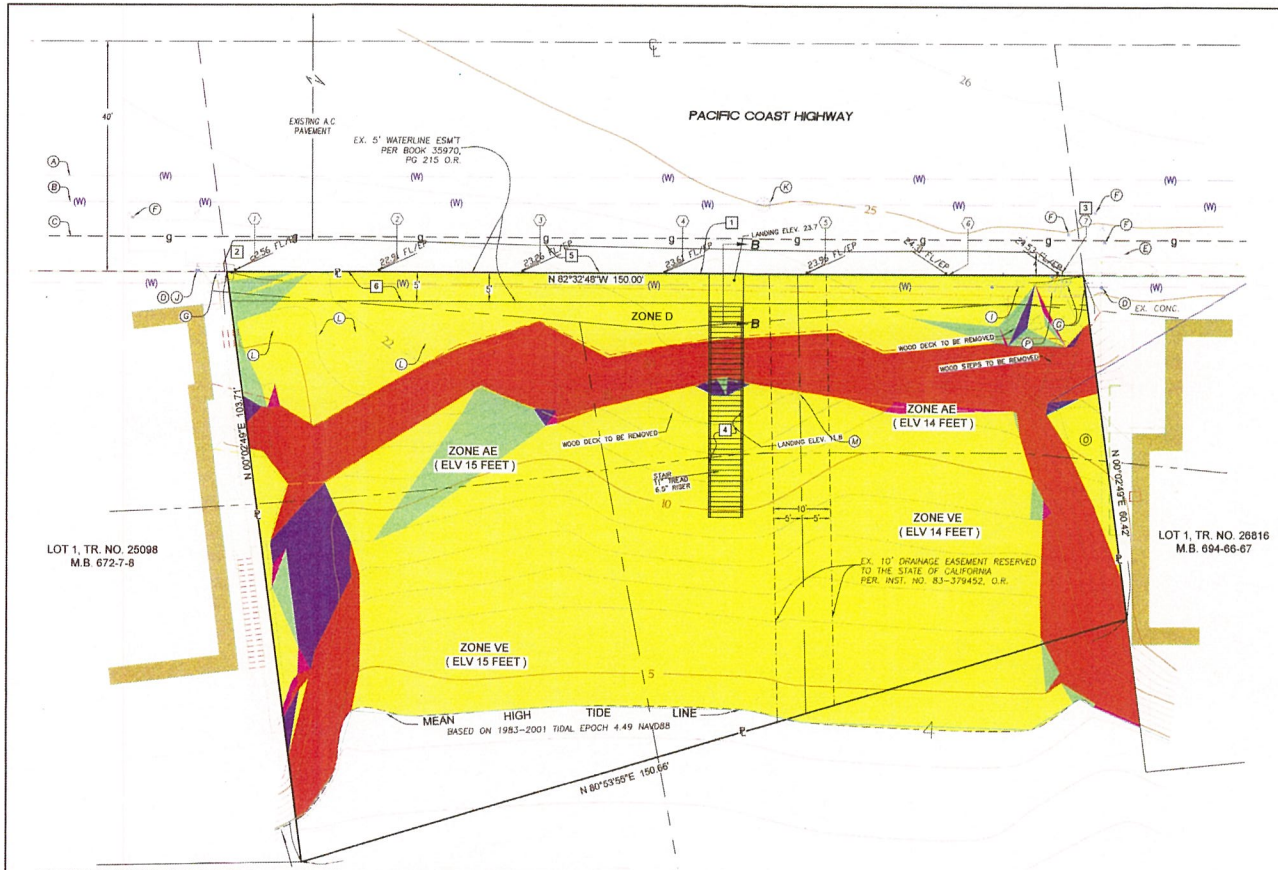
SHEET TITLE
LANDSCAPE DETAILS

PROJECT
PUBLIC BEACH ACCESS
20516 PACIFIC COAST HWY
MALIBU, CA

DRAWN: MHB
CHECKED: PJ

PRINTED FOR:
REVIEW 4/20/16
BID DATE
CONSTRUCTION DATE

DRAWING
L1.2
SHEET 2 OF 2
PROJECT No. 15.117



Color	Percent Range Beg. – End.		Area	Percent
	0.00 – 25.00%	(less than 4:1)	8,474.64	72.5
	25.00 – 33.00%	(4:1 to 3:1)	470.62	4.0
	33.00 – 40.00%	(3:1 to 2 1/2:1)	298.48	2.6
	40.00 – 50.00%	(2 1/2:1 to 1:1)	61.57	0.5
	50.00 – 100.00%	(1:1 and greater)	2,391.11	20.4

NORTH
SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20 30 40

EXISTING FEATURES (PROTECT IN PLACE, (TYP.))

- (A) EXISTING 8" STEEL PIPE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (B) EXISTING 30" MAIN LINE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (C) EXISTING 8 5/8" SOUTHERN CAL GAS
- (D) EXISTING POWER POLE AND STREET LIGHT
- (E) EXISTING WATER METER
- (F) EXISTING WATER VALVE
- (G) EXISTING FIRE HYDRANT
- (H) EXISTING 12" CONCRETE SWALE
- (I) EXISTING 18" VENT
- (J) EXISTING TRANSFORMER
- (K) EXISTING WATER MANHOLE
- (L) EXISTING TREE
- (M) EXISTING 36" CMP PIPE
- (O) EXISTING WOOD DECK
- (P) EXISTING CONCRETE DRAINAGE DEVICE TO BE PROTECTED IN PLACE

CONSTRUCTION NOTES:

* BASED ON COUNTY OF LOS ANGELES AND CAL TRANS STANDARD DRAWINGS

1. PROPOSED EDGE OF PAVEMENT (144.91 L.F.)
2. BEGIN PROPOSED EDGE OF AC PAVEMENT STA. 10+00 (TO MATCH EXISTING)
3. END PROPOSED PROPOSED EDGE OF AC PAVEMENT STA. 11+44.91 (TO MATCH EXISTING)
4. PROPOSED STAIRS, (CENTERLINE @ STA. 10+88) (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
5. PROPOSED A.C. PAVING TO MATCH EXISTING
6. PROPOSED 5' D.G. PATHWAY

NO.	DATE	REVISION	SUBM'T BY	APP'VD BY

REGISTERED PROFESSIONAL ENGINEER Reg. C 43202 Exp. 3-31-16 STATE OF CALIFORNIA

15-086 | GW | 4-21-16

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 308-9728
FAX (760) 749-9412
GARY R. WYNN C 43202 EXP. 3/31/16

DATE 4/28/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

SLOPE ANALYIS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 11 OF 11

F:\2015\15-086 MRCA\DWG\ 15-086 MRCA – OVERLAY.DWG Plotted By : BRYANB Date Plotted : Apr 27, 2016 – 10:57am

FILE RM

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:** 5/3/2016

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 16-019

JOB ADDRESS: 20516 PACIFIC COAST HWY

APPLICANT / CONTACT: Jessica Nguyen, Mountains Recreations & Conser

APPLICANT ADDRESS: 5810 Ramirez Canyon Rd
Malibu, Ca 90265

APPLICANT PHONE #: (310) 589-3230 x125

APPLICANT FAX #:

APPLICANT EMAIL: jessica.nguyen@mrca.ca.gov

PROJECT DESCRIPTION: New beach access from MRCA with stairs, view outlook, fencing and gates

---

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 5/15/16

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.*

ATTACHMENT 3

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

Planning Department

BIOLOGICAL REVIEW

Site Address: 20516 Pacific Coast Highway
Applicant/Phone: Jessica Nguyen/ 310.589.3230 ex 125
Project Type: New beach access with stairs, view outlook, fencing and gates
Project Number: CDP 16-019
Project Planner: Richard Mollica

REFERENCES: Site Plans, landscape/hardscape plans

RECOMMENDATIONS:

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

   A. As submitted, the only landscaping planned is a 3-species native seed mix on the disturbed slopes. No irrigation is proposed. If it is the intent of the applicant to utilize any form of irrigation, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Grading/excavation/construction/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.

Reviewed By: _____ Date: 6/15/16
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 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

7/22/16

TO: Public Works Department **DATE:** ~~5/3/2016~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 16-019
JOB ADDRESS:	20516 PACIFIC COAST HWY
APPLICANT / CONTACT:	Jessica Nguyen, Mountains Recreations & Conserv
APPLICANT ADDRESS:	5810 Ramirez Canyon Rd Malibu, Ca 90265
APPLICANT PHONE #:	(310) 589-3230 x125
APPLICANT FAX #:	
APPLICANT EMAIL:	jessica.nguyen@mrca.ca.gov
PROJECT DESCRIPTION:	New beach access from MRCA with stairs, view outlook, fencing and gates

---

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

8/3/16
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

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

Date: August 3, 2016

Re: Proposed Conditions of Approval for 20516 Pacific Coast Highway CDP 16-019

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.

STREET IMPROVEMENTS

1. This project proposes to construct private improvements 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 improvements.

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.

FEMA

3. The proposed access stairs shall not cause damage to the adjacent structures. Please provide a wave uprush analysis that discusses the impact to adjacent structures, including any future structures located adjacent to the project.

4. Provide design calculations that the access stairs are design to resist hydrostatic and hydrodynamic loads.

5. The access ramps shall also resist erosion and uplift and potential wave ramping effects. Please provide an analysis that addresses these issues.

MISCELLANOUS

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

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

CDP 16-019

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

7/22/16

TO: City of Malibu Coastal Engineer Staff **DATE:** ~~5/3/2016~~

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 16-019

JOB ADDRESS: 20516 PACIFIC COAST HWY

APPLICANT / CONTACT: Jessica Nguyen, Mountains Recreations & Conser

APPLICANT ADDRESS: 5810 Ramirez Canyon Rd
Malibu, Ca 90265

APPLICANT PHONE #: (310) 589-3230 x125

APPLICANT FAX #:

APPLICANT EMAIL: jessica.nguyen@mrca.ca.gov

PROJECT DESCRIPTION: New beach access from MRCA with stairs, view outlook, fencing and gates

---

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

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

___ The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.

SIGNATURE DATE 8/5/2016

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 Coastal Engineering Review Sheet for conditions and Building Plan Check comments.

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: August 5, 2016		**Review Log #:**	C468
Site Address:	20516 Pacific Coast Highway	**Lat:**	**Lon:**
Lot/Tract/PM #:		**Planning #:**	CDP 16-019
Applicant:	Jessica Nguyen, MRCA	**BPC/GPC #:**	N/A
Phone #:	310-589-3230 **Email:** Jessica.nguyen@mrca.ca.gov	**Planner:**	R. Mollica
Project Type:	New beach access with stairs, view outlook, fencing and gates		

Submittal Information

Consultant(s):	Pacific Engineering Group
Report Date(s):	02-16-16, 07-20-16
Project Plan(s):	07-19-16 (Wynn Engineering, Inc.)
Previous Reviews:	6-13-16
FEMA SFHA:	AE, VE [BFE: +15 ft (west) and +14 ft (east) NAVD88]

Review Findings

Planning Stage

☒ **APPROVED** in **PLANNING** - stage from a coastal engineering perspective, with conditions listed. The listed Building Plan-Check Coastal Review Comments shall be addressed prior to Building Plan-Check approval.

☐ **NOT APPROVED** in **PLANNING** - stage from a coastal engineering perspective. The listed Planning Stage Coastal Review Comments shall be addressed prior to Planning-stage approval.

Building Plan-Check Stage

☒ **AWAITING BUILDING PLAN CHECK SUBMITTAL.** The listed 'Building Plan-Check Stage Review Comments' may be deferred for Planning Stage approval but shall be addressed prior to Building Plan-Check Stage approval.

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*)
- California Coastal Commission Sea Level Rise Policy Guidance – Adopted August 12, 2015

The proposed project will include demolition of an existing stairway, wood deck, fencing and railroad tie steps, and construction of a new reinforced concrete stairway, dg path, fencing and gate. The stairway is proposed to extend from elevation +23.7 ft. NAVD88 adjacent to Pacific Coast Highway, down to elevation +10.4 ft NAVD 88 at the beach level. The subject property is located within the FEMA VE

and AE Special Flood Hazard Areas, with determined Base Flood Elevations of +15 ft NAVD88 on the west portion of the property and +14 ft NAVD88 on the east portion of the property. The proposed staircase design has been revised with the portion of the staircase below the lower landing turned approximately 90 degrees toward the west. The revised staircase alignment is considered to be at the most landward feasible location from a coastal engineering perspective.

Planning Stage Conditions of Approval:

1. The property owner shall comply with the requirement for a recorded document and deed restriction outlined in Section 10.6A of the City of Malibu LCP/LIP.

Building Plan-Check Stage Comments

1. Submit one set of plans for coastal engineering review upon submittal for Building Plan Check, along with a plan check review fee of $688.
2. Please identify the date of the addendum report by the Project Coastal Engineer (Pacific Engineering Group, July 20, 2016) in the notes of Section C, Wave Uprush Study/Coastal Engineering Report on Sheet 7 of the plans.
3. Identify the coastal engineering design parameters on the structural plans.
4. The Project Coastal Engineer's recommendations, contained in the coastal engineering report and addenda, shall be incorporated into the plans as notes and details, and referenced on the project structural plans. 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: _____ *August 5, 2016*
Michael B. Phipps, PG 5748, CEG 1832 Date
Coastal Engineering Review Consultant (x269)

Reviewed by: _____ *August 5, 2016*
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

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: August 5, 2016 **Review Log #:** 3868
Site Address: 20516 Pacific Coast Highway **Lat:** **Lon:**
Lot/Tract/PM #: **Planning #:** CDP 16-019
Applicant: Jessica Nguyen, MRCA **BPC/GPC #:** N/A
Phone #: 310-589-3230, x125 **Email:** Jessica.nguyen@mrca.ca.gov **Planner:** R. Mollica
Project Type: New beach access with stairs, view outlook, fencing and gates

Submittal Information

Consultant(s) GeoConcepts, Inc. (Barrett, CEG 2088; Walter, GE 2476)
Report Date(s): 03-17-16, **6-25-16**
Project Plan(s): Submitted 05-03-16, resubmitted 7-22-16 (Wynn Engineering, Inc., dated **7/19/16)**
Previous Reviews: 6-13-16

Review Findings

Coastal Development Permit Review

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

☐ The beach access project is **NOT APPROVED** from a geotechnical perspective. The listed Review Comments shall be addressed prior to Planning-stage 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

Remarks:

The referenced geotechnical report, response report and revised plans were reviewed by the City from a geotechnical perspective. Based on the submitted information, the proposed project will include demolition of an existing stairway, wood deck, fencing and railroad tie steps, and construction of a new reinforced concrete stairway on deep pile foundations, fencing, gate, decomposed granite pathway, and paving to match existing at Pacific Coast Highway. The proposed staircase structure has been redesigned, with the portion of the staircase below the lower landing turned 90 degrees toward the west. The site is undeveloped, other than the aforementioned existing improvements, as well as a 36" diameter CMP storm drain pipe that drains runoff from the north side of PCH to the beach. A 30-inch diameter water main trends through the property just inside the PCH right-of-way line and is shown on the project plans to be at a depth of 3 feet below existing ground surface.

Building Plan Check Stage Review Comments:

1. The Project Geotechnical Consultant's recommendations, contained in the geologic and geotechnical engineering report and addenda, shall be incorporated into the plans as notes and details, and referenced on the project structural plans. One set of plans shall be submitted to the geotechnical review staff for Building Plan Check, along with a fee of $910.00 for building plan check review. Additional review comments may be raised at that time that may require a response. The Project

Geotechnical Engineer and Engineering Geologist shall review, sign and wet-stamp the final building plans.

Reviewed by: *August 5, 2016*

Michael B. Phipps, PG 5748, CEG 1832, Exp. 7-31-18
Engineering Geology Reviewer, Ext. 269
Email: mphipps@malibucity.org

Date

Reviewed by: *August 5, 2016*

Ali Abdel-Haq, G.E. #2308, Exp. 12-31-17
Geotechnical Engineering Reviewer (805) 496-1222
Email: ali@geodynamics-inc.com

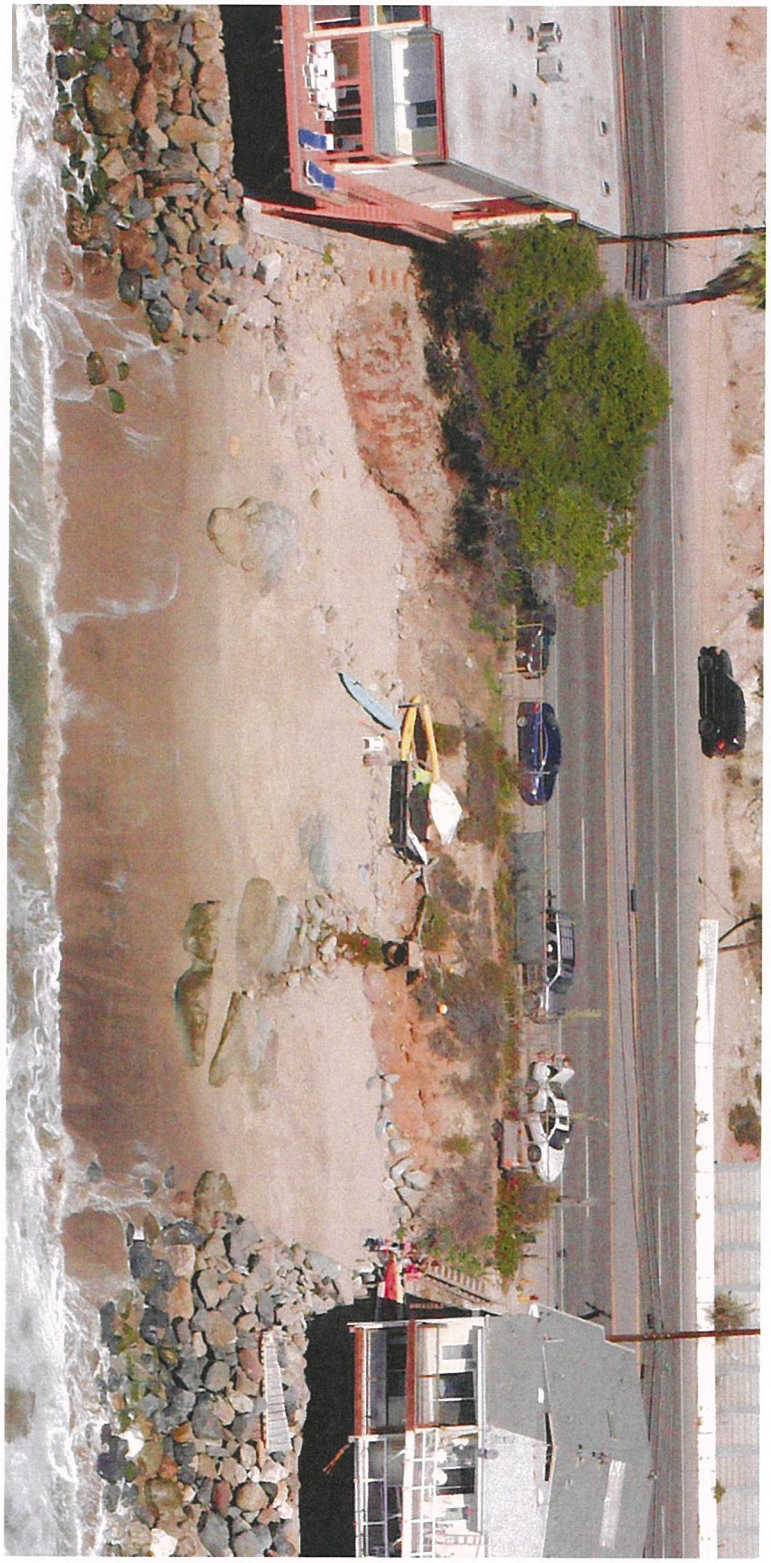
Date

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

Site Photograph



RECEIVED
MAY 03 2016
PLANNING DEPT.

83- 379452

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 10 A.M. APR. 6 1983

Recording Requested by:

State of California
Document Entitled to Free Recordation
Pursuant to Govt. Code Section 6103
Not Subject to California Documentary
Stamp Act

FREE M 8

When Recorded Mail To:

Department of Transportation
Division of Right of Way
1120 N Street, Room 5700
Sacramento, California 95814

DAVID D. REED
Senior R/W Agent

Space above for Recorder's use

AGREEMENT FOR THE TRANSFER OF CONTROL
AND POSSESSION OF STATE-OWNED REAL PROPERTY

FROM

Transferor
State of California
Department of Transportation

TO

Transferee
State of California
Department of Parks and Recreation

March 10, 1983

07-LA-1
TC 980150-02-01

AGREEMENT FOR THE TRANSFER OF CONTROL
AND POSSESSION OF STATE-OWNED REAL PROPERTY

This Agreement entered into this 10TH day of MARCH, 1983 by and between the Department of Transportation, hereinafter called Transferor and the Department of Parks and Recreation called Transferee with the approval of the Director of General Services,

W I T N E S S E T H :

WHEREAS, Transferor has control and possession of the hereinafter described real property, and

WHEREAS, Transferee desires to acquire control and possession of said real property and Transferor is willing to transfer said control and possession;

NOW, THEREFORE, pursuant to the provisions of Article XIX, Section 9, California State Constitution and Section 14673 of the Government Code of the State of California, Transferor hereby transfers unto Transferee and Transferee accepts the control and possession of the real property situated in the County of Los Angeles, State of California, described as follows:

83- 379452

3

That portion of Lot 5 of Section 36, T 1 S, R 17 W, SBM, in the unincorporated portion of the County of Los Angeles, State of California according to the official plat of the survey of said land on file in the Bureau of Land Management, lying Southerly of the Southerly line of the 80-foot strip of land described in deed (State Parcel 38) to the State of California for State Highway purposes recorded September 19, 1932 in Book 11716, page 337, of Official Records, in the office of the County Recorder of said county, and lying Westerly of a line that is parallel with the Westerly line, and its Southerly prolongation, of said Lot 5, and extends Southerly from a point in the Southerly line of the 80-foot strip of land described in deed (State Parcel 1) recorded July 7, 1921 in Book 404, page 69 of said Official Records, distant Easterly 850.00 feet, measured along said Southerly line, from the Westerly line of said Lot 5.

EXCEPTING THEREFROM that portion thereof lying Westerly of a line that is parallel with the Westerly line, and its Southerly prolongation, of said Lot 5 and extends Southerly from a point in last said Southerly line distant Easterly, measured along said Southerly line, 700.00 feet from the Westerly line of said Lot 5.

ALSO EXCEPT any portion of said land, which at any time was tide land and was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

83- 379452

ALSO EXCEPTING AND RESERVING unto the State of California, its successors and assigns, an easement for drainage purposes upon, over and across that portion of the hereinabove described parcel of land included within a strip of land 10.00 feet wide, lying 5.00 feet on each side of the following described center line:

Beginning at a point in the Northerly line of the hereinabove described parcel of land distant thereon, N 82° 30' 00" W, 50.07 feet from the Northeasterly corner of last said parcel; thence S 06° 12' 00" W to the Southerly line of last said parcel of land.

CONDITION OF TRANSFER: It is expressly made a condition herein that the transferred property be used exclusively for those purposes authorized by Article XIX, Section 9, of the California Constitution. It is understood and agreed by the Transferee, its successors, or assigns that if at any time all or any part of the property ceases to be used for said authorized purposes, the Department of Transportation, its successors or assigns shall have the power to terminate this transfer and reenter said property at which time all right of possession and control to said property shall revert to the Department of Transportation, its successors or assigns.

At the time the Department of Transportation, its successors or assigns takes possession and control of the property

5

as herein provided, it shall refund to the Department of Parks and Recreation the $22,853 paid hereunder, without payment of any interest thereon; further, said reentry and repossession shall be obtained without payment, in any sum, for any monies expended or obligated, by the Department of Parks and Recreation as costs, expenses or fees in the improvement of the land, including but not limited to architectural fees, plans, specifications, estimates, building improvements, utilities, or other costs or expenses.

If the Department of Transportation exercises its right to terminate this transfer and reenters said property, the Department of Parks and Recreation may remove any improvements it has added to the land within a reasonable time after reentry and repossession, not exceeding 120 days unless allowed by the Department of Transportation. If the Department of Parks and Recreation does not remove any and all such improvements at the time the Department of Transportation takes possession and control, or as provided herein, said improvements shall revert and become the property of the Department of Transportation to dispose of as it sees fit.

IN CONSIDERATION for said transfer, Transferee agrees to pay Transferor the sum of $22,853.00. Payment shall be made from funds on deposit with the Department of Transportation in the Land Bank Exchange Account.

83- 379452

6

IN WITNESS WHEREOF, the parties hereto have executed this agreement the date first above written.

State of California
Department of Transportation

By _____
W. E. SCHAEFER
Deputy Director

State of California
Department of Parks and Recreation

By _____

APPROVED:

Director of General Services

By _____
for EDWARD R. MILLER
Chief Land Agent
Real Estate Services Division

83- 379452

7

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO } ss.

On this 3rd day of Febzuary, in the year of 19 83, before me, Adelaide V. Grubbs, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared R. W. Porter known to me to be the Deputy Director of Parks and Recreation of the State of California and acknowledged to me that he executed the within instrument in the name of and on behalf of the State of California.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in said County, the day and year first above written.

ADELAIDE V. GRUBBS
NOTARY PUBLIC
SACRAMENTO COUNTY, CALIFORNIA
My Commission Expires December 22, 1983

Adelaide V. Grubbs
Notary Public

INDIVIDUAL

STATE OF CALIFORNIA
County of Sacramento } ss.

Caltrans
CALIFORNIA DEPARTMENT OF TRANSPORTATION

On March 10, 1983, before me, the undersigned Notary Public in and for said County and State, personally appeared W. E. Schaefer, Deputy Director, Department of Transportation

☒ personally known to me, ☐ proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

(for notary seal or stamp)

OFFICIAL SEAL
TAMARA RANKER
NOTARY PUBLIC-CALIFORNIA
Principal Office in Sacramento County
My Commission Expires April 14, 1986

Signature Tamara Ranker
Notary Public in and for said County and State

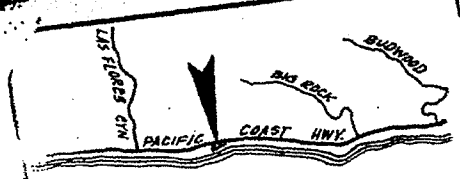
RW. 04-03-08

83- 379452

8

DIST.	COUNTY	RTE.	P.M.
07	LA	1	43.3

Parcel: 980150-02-01 (75)



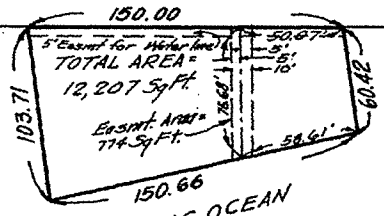
Pacific Ocean

COUNTY OF LOS ANGELES

PACIFIC COAST HWY.

40'

40'



83- 379452

(14)

Easement to be reserved

Acquired Under LA60-B

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA — DEPARTMENT OF TRANSPORTATION — DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 980150-02-01

SCALE: NONE
DRWN: DD CHKD: TJF
DATE: 12-23-75

REF. MAP: Pg. 3618

07-RE-20 RW. ARB. 14

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: October 27, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 6

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, November 21, 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. 16-019 AND VARIANCE NO. 16-021 – An application for the construction of a new beach stair accessway, view outlook, fencing, and gate including a variance for construction on slopes

LOCATION:	20516 Pacific Coast Highway, within the appealable coastal zone
APN:	Not applicable, within the public right of way
ZONING:	Single-Family Medium Density (SFM)
APPLICANT:	Mountains Recreation and Conservation Authority
OWNER:	California Department of Parks and Recreation
APPLICATION FILED:	May 3, 2016
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).

500' buffer from subject area

Public Land

0 100 200 Feet

N

Planning Commission Meeting 12-05-16

Item 4.A.

Supplemental Commission Agenda Report

To: Chair Mazza and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner RM

Approved by: Bonnie Blue, Planning Director BB

Date prepared: December 1, 2016 Meeting date: December 5, 2016

Subject: Coastal Development Permit No. 16-019 and Variance No. 16-021 - An application for the construction of a new vertical public beach accessway, including a variance for construction on slopes (Continued from November 21, 2016)

Location: 20516 Pacific Coast Highway, within the appealable coastal zone

APN: Not applicable, within the public right of way

Owner: California Department of Parks and Recreation

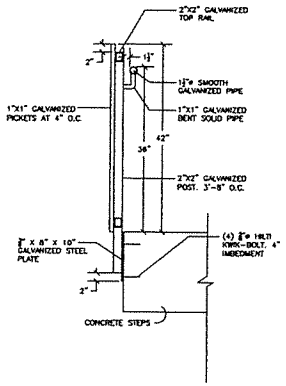
RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-86 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 16-019, an application for the removal of an existing unpermitted site fence, staircase and viewing platforms and the construction of a new vertical public accessway, permeable pathway, fence, gate, and guardrail, including Variance No. 16-021 for construction on slopes, located in the public right of way at 20516 Pacific Coast Highway (California Department of Parks and Recreation).

DISCUSSION: A superseded set of project plans was inadvertently attached to the November 23, 2016 Agenda Report. The most current set of project plans is now included as Attachment 1 to this report. The primary difference between the two sets of plans is the design of the staircase. The staircase was revised to be located further landward from the mean high tide line.

In addition, staff received correspondence (Attachment 2) from the applicant on November 23, 2016, requesting that staff reconsider the condition requiring the installation of a fence that is six feet in height. Staff has made contact with the applicant and explained the safety concerns raised by residents and Councilmembers concerning the low height of the 42 inch high fence and gate that was approved for the beach access project located at 24038 Malibu Road. Staff does not recommend changes to the proposed resolution at this time.

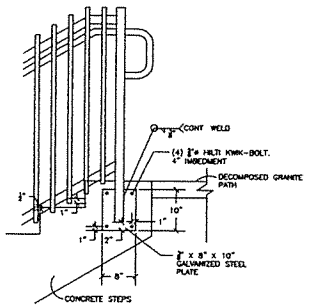
ATTACHMENTS:

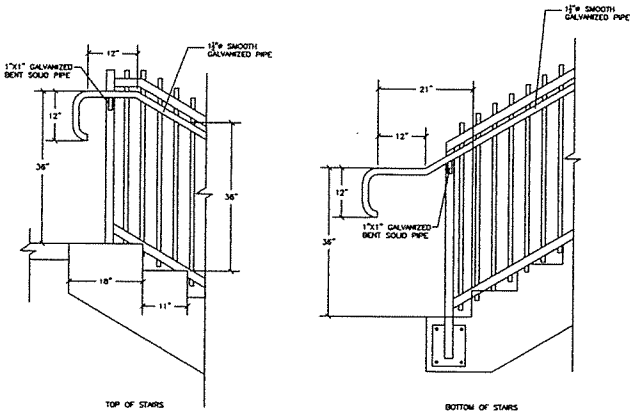
1. Project Plans
2. Correspondence from MRCA



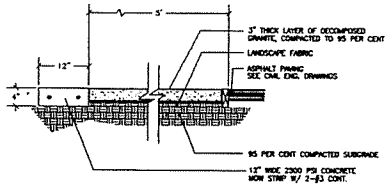
1 GUARDRAIL/HANDRAIL SECTION
SCALE: 1" = 1'-0"

NOTE:
SEE DETAIL 2, THIS SHEET FOR HANDRAIL DETAILS

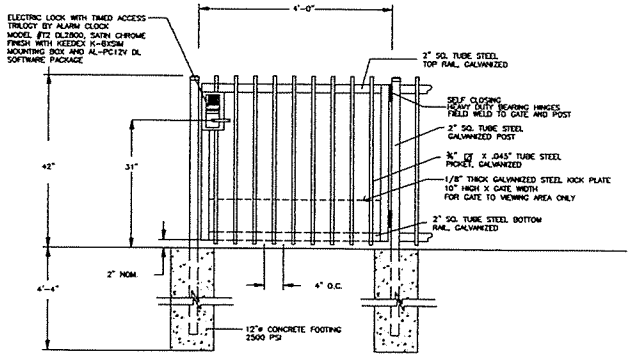




2 HANDRAIL
SCALE: 1" = 1'-0"



3 DECOMPOSED GRANITE
SCALE: 1" = 1'-0"



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

ATTACHMENT 1

THESE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND AS SUCH ARE THE PROPERTY OF JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. REPRODUCTION OR OTHER USE NOT AUTHORIZED BY JORDAN, GILBERT & BAIN IS PROHIBITED WITHOUT WRITTEN APPROVAL.

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
488 N. VENTURA AVE., VENTURA CA 93001
(805) 643-3941 FAX (805) 643-7474

REVISIONS			
NO.	DATE	BY	DESCRIPTION

CLIENT
MOUNTAIN RECREATION & CONSERVATION AUTHORITY
570 WEST AVENUE 26, STE. 100
LOS ANGELES, CA 90065

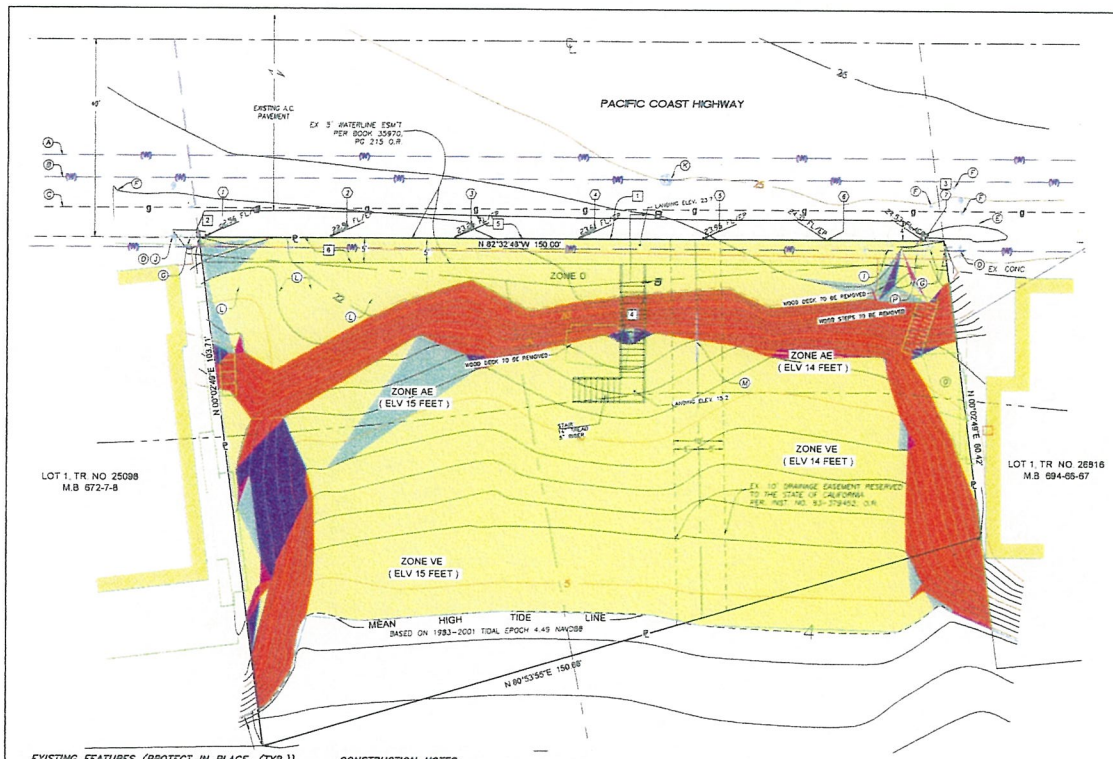
SHEET TITLE
LANDSCAPE DETAILS

PROJECT
PUBLIC BEACH ACCESS
20516 PACIFIC COAST HWY
MALIBU, CA

DRAWN: MB
CHECKED: PJ

PRINTED FOR:
PLAN CHECK 7/21/16 DATE
BID DATE
CONSTRUCTION DATE

DRAWING
L1.2
SHEET 2 OF 2
PROJECT No. 15.117



Color	Percent Range Beg - End	Area	Percent
	0.00 - 25.00% (less than 4:1)	8,474.64	72.5
	25.00 - 33.00% (4:1 to 3:1)	470.62	4.0
	33.00 - 40.00% (3:1 to 2 1/2:1)	293.48	2.6
	40.00 - 50.00% (2 1/2:1 to 1:1)	61.57	0.5
	50.00 - 100.00% (1:1 and greater)	2,391.11	20.4

EXISTING FEATURES (PROTECT IN PLACE, (TYP.))

- (A) EXISTING 8" STEEL PIPE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (B) EXISTING 30" MAIN LINE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (C) EXISTING 8 5/8" SOUTHERN CAL GAS
- (D) EXISTING POWER POLE AND STREET LIGHT
- (E) EXISTING WATER METER
- (F) EXISTING WATER VALVE
- (G) EXISTING FIRE HYDRANT
- (H) EXISTING 12" CONCRETE SWALE
- (I) EXISTING 18" VENT
- (J) EXISTING TRANSFORMER
- (K) EXISTING WATER MANHOLE
- (L) EXISTING TREE
- (M) EXISTING 36" CMP PIPE
- (O) EXISTING WOOD DECK
- (P) EXISTING CONCRETE DRAINAGE DEVICE TO BE PROTECTED IN PLACE

CONSTRUCTION NOTES:

* BASED ON COUNTY OF LOS ANGELES AND CAL TRANS STANDARD DRAWINGS

1. PROPOSED EDGE OF PAVEMENT (144.91 L.F.)
2. BEGIN PROPOSED EDGE OF AC PAVEMENT STA. 10+00 (TO MATCH EXISTING)
3. END PROPOSED PROPOSED EDGE OF AC PAVEMENT STA. 11+44.91 (TO MATCH EXISTING)
4. PROPOSED STAIRS, (CENTERLINE @ STA. 10+88) (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
5. PROPOSED A.C. PAVING TO MATCH EXISTING
6. PROPOSED 5' D.G. PATHWAY

NORTH
SCALE 1" = 10'

GRAPHIC SCALE
0 10 20 30 40

	DATE	REVISION	SUBM'T BY	APPV'D BY	15-086	GW	7-19-16

REGISTERED PROFESSIONAL ENGINEER GARY R. WYNN No. C 43202 Exp. 3-31-16 STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-6722 (310) 326-9722
FAX (760) 749-9412

DATE
GARY R. WYNN C 43202 EXP. 3/31/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

SLOPE ANALYSIS FOR:

20518 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET
11 OF 11

F:\2015\15-086 MRCA\DWG\ 15-086 MRCA - OVERLAY.DWG Plotted By: DRYANB Date Plotted: Jul 21, 2016 - 12:48pm

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."

2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS, IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.

3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2488, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.

4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2488, EXT. 341 TO APPLY FOR A PERMIT.

6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.

7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.

8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.

11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "MATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.

12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.

13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.

14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.

15 THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.

16 ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.

17 ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).

18 TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"X6" X #10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.

19 GRADING QUANTITIES:

CUT 0 CU.YD. FILL 0 CU.YD.

EXPORT 0 CU.YD. IMPORT 0 CU.YD.

20 TOTAL DISTURBED AREA 0.05 ACRES
(INCLUDING GRADING, CLEARING, AND LANDSCAPING AREA)

TOTAL EXISTING IMPERVIOUS SURFACE AREA 188 SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE AREA 1,136 SQ. FT.

FLOOD ZONE ON FIRM: _____ BASE FLOOD ELEVATION _____ FT.

21 ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.

22 ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE STENCILED WITH THE CITY OF MALIBU STORM DRAIN LOGO.

LEGEND

EXISTING WATER MAIN	—(W)— —(W)—
EXISTING SEWER AND MANHOLE	—S— —S— —S—
EXISTING GAS LINE	—(G)— —(G)—
STREET CENTER LINE	—℄—
PROPERTY LINE	—℄—
EXISTING A.C. PAVING	

PROPERTY INFORMATION

ASSESSORS PARCEL NUMBER:

LOCAL COASTAL PROGRAM (LCP) ZONING DESIGNATION: MULTI-FAMILY BEACH FRONT (8 DU/AC)

PROPERTY OWNER: CALIFORNIA DEPARTMENT OF PARKS & RECREATION

ADDRESS: 1925 LAS VIRGENES ROAD, CALABASAS, CA 91302

PHONE NUMBER: (818) 880-0398

APPLICANT NAME: MOUNTAINS RECREATION & CONSERVATION AUTHORITY

ADDRESS: 570 WEST AVENUE 26, SUITE 100, LOS ANGELES, CA 90065

PHONE NUMBER: (323) 221-9944

SURVEY PREFORMED BY:

IACOBELLIS & ASSOCIATES
11145 TAMPA AVENUE STE 150
NORTHRIDGE, CA 91326
PHONE: (818) 366-9222

X NAVD88

GROSS LOT SIZE: 0.28 A.C.

NET LOT SIZE: 0.26 A.C.

TOTAL EXISTING DEVELOPMENT AREA: 0 S.F.

TOTAL PROPOSED DEVELOPMENT AREA: 750 S.F

EXISTING UNENCLOSED COVERED AREA: 0 S.F.

PROPOSED UNENCLOSED COVERED AREA: 0 S.F

EXISTING IMPERMEABLE COVERAGE: 188 S.F

PROPOSED IMPERMEABLE COVERAGE: 1,136 S.F

LEGAL DESCRIPTION

THAT PORTION OF LOT 5 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, FOR STATE HIGHWAY PURPOSES, RECORDED IN BOOK 404, PAGE 69, OFFICIAL RECORDS AND LYING WESTERLY OF A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF LAND DISTANT EASTERLY 850.00 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM THE WESTERLY LINE OF SAID LOT 5.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP DISTANT EASTERLY MEASURED ALONG SAID SOUTHERLY LINE 700.00 FEET FROM THE WESTERLY LINE OF SAID LOT 5.

ALSO EXCEPTING THEREFROM ANY PORTION OF SAID LAND WHICH AT ANY TIME WAS TIDE LAND AND WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

LIST OF MATERIALS

DESCRIPTION	ENGINEER'S "ESTIMATED" QUANTITIES — SHEET NUMBER 2			TOTAL	UNIT
PROPOSED 5' D.G. PATHWAY	707			707	S.F.
PROPOSED A.C. PAVING TO MATCH EXISTING	858			858	S.F.
	1			1	EA.

SCOPE OF WORK

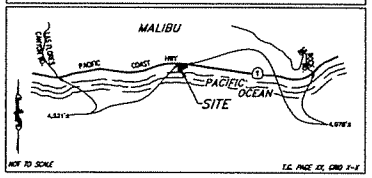
PROPOSED 145' (FEET) ALONG PROPERTY FRONTAGE WITH 5' D.G. PATHWAY FOR PUBLIC BEACH ACCESS (TO MATCH EXISTING LOTS (EAST AND WEST) ADJACENT TO PROPOSED SITE.

PROPOSED STAIRS FROM STREET LEVEL DOWN TO BEACH FRONT.

SHEET INDEX

TITLE SHEET, LIST OF MATERIALS, GENERAL CONSTRUCTION NOTES, LEGEND, ETC . . 1
SITE SURVEY 2
PLAN, CONNECTION DETAILS, ETC 3
EROSION AND SEDIMENT CONTROL PLAN 4
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS 5
DEMOLITION PLAN 6
STRUCTURAL COVER SHEET 7
STRUCTURAL FOUNDATION PLAN 8
STRUCTURAL SECTION 9
STRUCTURAL DETAILS 10
SLOPE ANALYSIS 11

VICINITY MAP



GRADING NOTE

NO GRADING OPERATIONS ANTICIPATED FOR SCOPE OF WORK BEING PROPOSED

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

	DATE	REVISION	DRAWN BY	APPV'D BY
			15-086	GW	7-19-16

REGISTERED PROFESSIONAL ENGINEER — No. C 43202 — EXP. 3-31-18 — CIVIL — STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 306-9726
FAX (760) 749-9412

DATE
GARY R. WYNN C 43202 EXP. 3/31/18

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

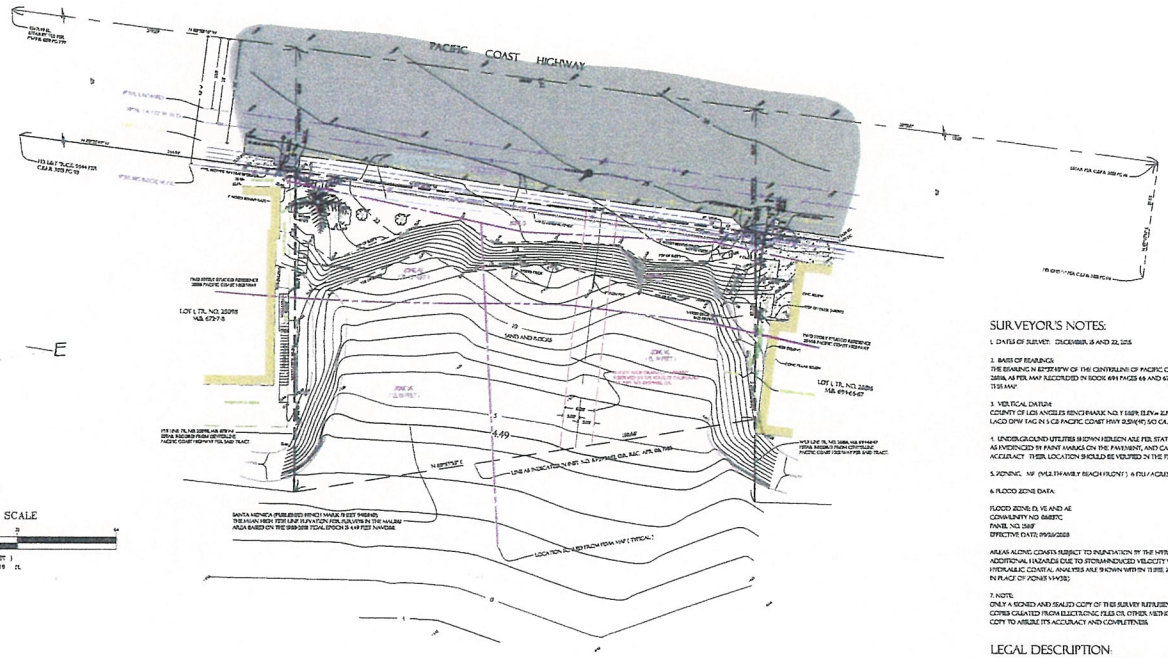
STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 1 OF 11

F:\2015\15-086 MRCA\DWG\ 15-086 MRCA - IP.DWG Plotted By: BRYANB Date Plotted: Jul 19, 2016 - 2:37pm

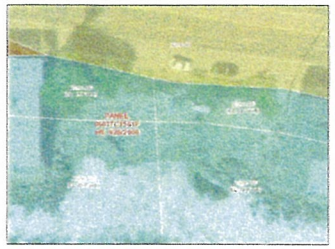


GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND:

AC	ASPHALTIC CONCRETE
BDM	BRASS DISC MONUMENT
CLF	CHAINLINK FENCE
CS	COUNTY SURVEYOR
ELEV	ELEVATION
FD	FOUND
FB	FIELD BOOK
FH	FIRE HYDRANT
FL	FLOW LINE
GP	GUARD POST
GV	GAS VALVE
PWL	POWER, POLE & STREET LIGHT
RDF &	ROAD DEPARTMENT FIELD BOOK
UPV	UTILITY VAULT (UTE UNKNOWN)
WV	WATER VALVE
●	VALVE
⊙	FIRE HYDRANT
	AC PAVED
	FOOTPRINT OF EXISTING BUILDING



SURVEYOR'S NOTES:

1. DATES OF SURVEY: DECEMBER, 15 AND 22, 2015

2. BASIS OF BEARINGS:
THE BEARING N 82°22'45"W OF THE CENTERLINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON MAP OF TRACT NO. 26518, AS PER, MAP RECORDED IN BOOK 691 PAGES 66 AND 67, OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

3. VERTICAL DATUM:
COUNTY OF LOS ANGELES BENCHMARK NO. Y 1687; ELEV= 12.96 MALIBU QUAD (2002 ADJ.)
LACO DPW TAG IN 5 CB PACIFIC COAST HWY 0.50±(NF) S/O CL OF ENT TO BLDG 20633

4. UNDERGROUND UTILITIES SHOWN HEREON ARE PER STATE OF CALIFORNIA RECORDS AND PER FIELD LOCATION AS EVIDENCED BY PAINT MARKS ON THE PAVEMENT, AND CANNOT BE GUARANTEED FOR COMPLETENESS OR ACCURACY. THEIR LOCATION SHOULD BE VERIFIED IN THE FIELD BEFORE ANY EXCAVATING.

5. ZONING: MP (MULTI-FAMILY BEACH FRONT) & FD / ACUS

6. FLOOD ZONE DATA:

FLOOD ZONE: D, VE AND AE
COMMUNITY NO. 060757C
PANEL NO. 1565F
EFFECTIVE DATE: 09/26/2008

AREAS ALONG COASTS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION. BFE'S DERIVED FROM DETAILED HYDRAULIC COASTAL ANALYSES ARE SHOWN WITHIN THIS ZONE. (ZONE VE IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONES V1-V30)

7. NOTE:
ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT. ANY COPIES GENERATED FROM ELECTRONIC FILES OR OTHER VIEW FORMS MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 5 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, PER STATE HIGHWAY PURPOSES RECORDED IN BOOK 4014, PAGE 49, OFFICIAL RECORDS AND LYING WESTERLY OF
A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP OF LAND DISTANT EASTERLY 656.00 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM THE WESTERLY LINE OF SAID LOT 5.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE THAT IS PARALLEL WITH THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LOT 5 AND EXTENDS SOUTHERLY FROM A POINT IN THE SOUTHERLY LINE OF SAID 80 FOOT STRIP DISTANT EASTERLY MEASURED ALONG SAID SOUTHERLY LINE 700.00 FEET FROM THE WESTERLY LINE OF SAID LOT 5.

ALSO EXCEPTING THEREFROM ANY PORTION OF SAID LAND WHICH AT ANY TIME WAS THE LAND AND WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPROVEMENTS DESCRIBED.

PROFESSIONAL LAND SURVEYOR
MARK E. FOX
PLS 6892
STATE OF CALIFORNIA

PREPARED FOR:
MONTANA MESA PROPERTIES
CONSTRUCTION COMPANY
1700 MONTANA AVE.
SANTA MONICA, CA. 90403

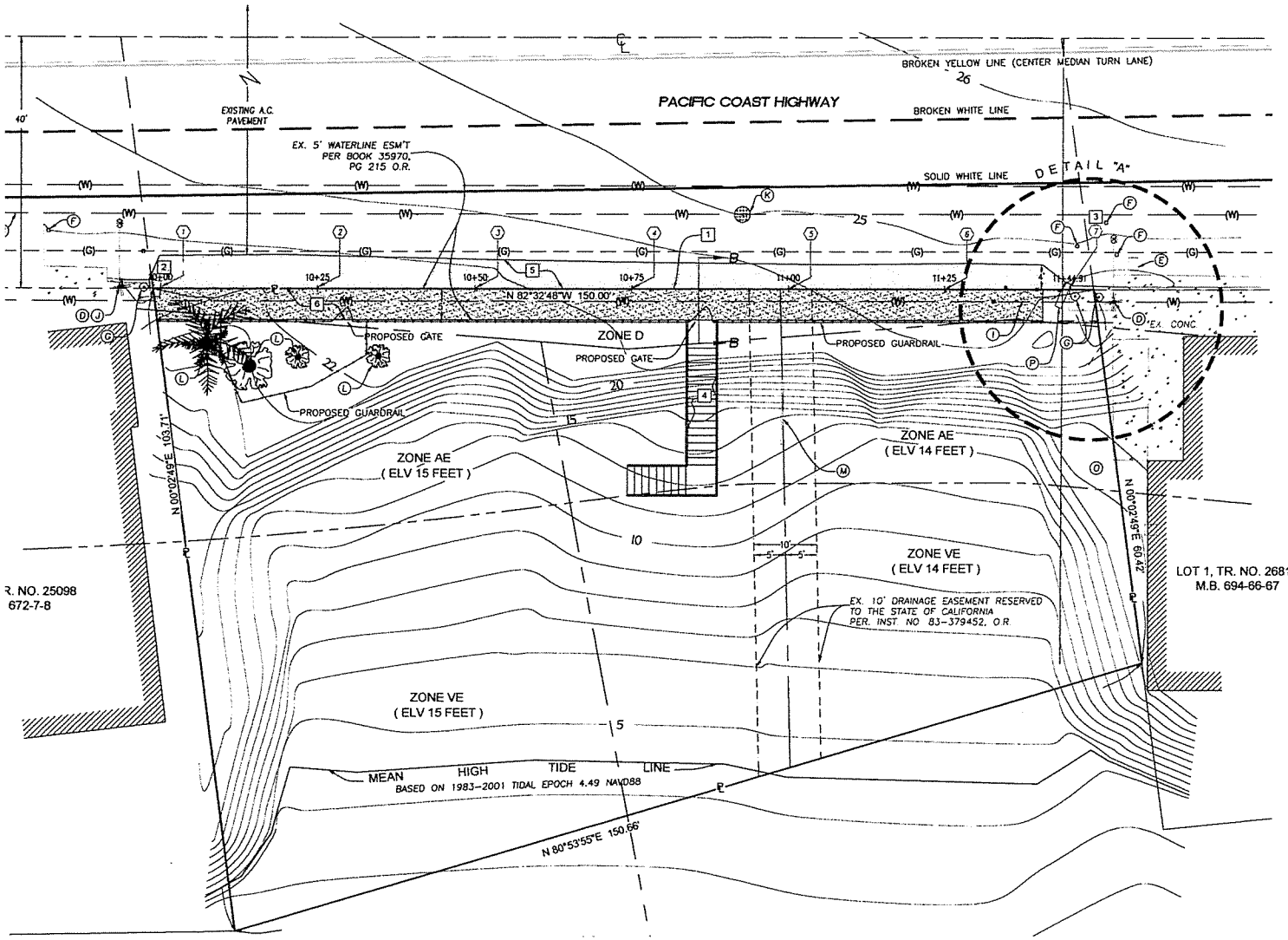
DATE	REVISION

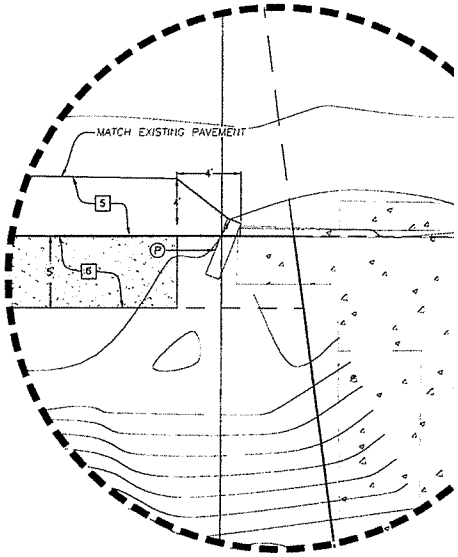
ARCHITECTURAL SURVEY
PACIFIC COAST HIGHWAY

JACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS SUBDIVISIONS - PHOTOGRAMMETRY
15145 TAMPA AVENUE STE 150, NORTHRIDGE, CA. 91326 PH 818-366-4222 FAX 818-366-4883

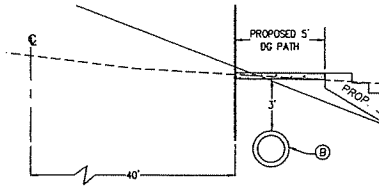
DATE: 01-04-16
PROJECT NO: 15-157 LA, 830-2-6
DRAFTED BY: P. SEARCY
CHECKED BY: M. FOX
SHEET NO: 1 OF 1

P:\DRAWING FILES\2015 JOBS\SEP FOX\WOODEST 15-157 LA.DWG 1/5/2016 3:19:19 AM PST





DETAIL "A"
SCALE 1"=5'



SECTION B-B
N.T.S

FEATURES (PROTECT IN PLACE, (TYP.))

- 1" STEEL PIPE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- 10" MAIN LINE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- 1 5/8" SOUTHERN CAL GAS
- POWER POLE AND STREET LIGHT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- 12" CONCRETE SWALE
- 18" VENT
- TRANSFORMER
- WATER MANHOLE
- TREE
- 16" CMP PIPE
- WOOD DECK
- CONCRETE DRAINAGE DEVICE DETECTED IN PLACE

CONSTRUCTION NOTES:

* BASED ON COUNTY OF LOS ANGELES AND CAL TRANS STANDARD DRAWINGS

1. PROPOSED EDGE OF PAVEMENT (144.91 L.F.)
2. BEGIN PROPOSED EDGE OF AC PAVEMENT STA. 10+00 (TO MATCH EXISTING)
3. END PROPOSED PROPOSED EDGE OF AC PAVEMENT STA. 11+44.91 (TO MATCH EXISTING)
4. PROPOSED STAIRS, (CENTERLINE ⊕ STA. 10+88) (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
5. PROPOSED A.C. PAVING TO MATCH EXISTING
6. PROPOSED 5' D.G. PATHWAY

EDGE OF PAVEMENT DATA TABLE

NO	STATION	FLOW LINE	COMMENTS
1	10+00	22.56	MATCH EXISTING
2	10+25	22.91	EDGE AC PAVEMENT
3	10+50	23.26	EDGE AC PAVEMENT
4	10+75	23.61	EDGE AC PAVEMENT
5	11+00	23.96	EDGE AC PAVEMENT
6	11+25	24.31	EDGE AC PAVEMENT
7	11+44.91	24.53	MATCH EXISTING

GRAPHIC SCA
0 10

REGISTERED PROFESSIONAL ENGINEER No. C 43202 CIVIL STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 306-9728
FAX (760) 749-9412

CITY OF MALIBU DEPARTI

STREET IMPROVEMENTS FOR:

20516 PACIFIC C
MALIBI

EROSION / SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICE NOTES:

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND AND NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL) MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

MATERIALS AND WASTE MANAGEMENT CONTROL BMP'S

- ☑ WM1 – MATERIAL DELIVERY AND STORAGE
- ☐ WM2 – MATERIAL USE
- ☑ WM3 – STOCKPILE MANAGEMENT
- ☐ WM4 – SPILL PREVENTION AND CONTROL
- ☑ WM5 – SOLID WASTE MANAGEMENT
- ☐ WM6 – HAZARDOUS WASTE MANAGEMENT
- ☐ WM7 – CONTAMINATION SOIL MANAGEMENT
- ☑ WM8 – CONCRETE WASTE MANAGEMENT
- ☑ WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
- ☐ WM10 – LIQUID WASTE MANAGEMENT

EROSION CONTROL

- ☐ EC1 – SCHEDULING
- ☑ EC2 – PRESERVATION OF EXISTING VEGETATION
- ☐ EC3 – HYDRAULIC MULCH
- ☐ EC4 – HYDROSEEDING
- ☐ EC5 – SOIL BINDERS
- ☐ EC6 – STRAW MULCH
- ☐ EC7 – GEOTEXTILES & MATS
- ☐ EC8 – WOOD MULCHING
- ☐ EC9 – EARTH DIKES AND DRAINAGE SWALES
- ☐ EC10 – VELOCITY DISSIPATION DEVICES
- ☐ EC11 – SLOPE DRAINS
- ☐ EC12 – STREAMBANK STABILIZATION
- ☐ EC13 – RESERVED
- ☐ EC14 – COMPOST BLANKETS
- ☐ EC15 – SOIL PREPARATION/ROUGHENING
- ☐ EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- ☑ SE1 – SILT FENCE
- ☐ SE2 – SEDIMENT BASIN
- ☐ SE3 – SEDIMENT TRAP
- ☐ SE4 – CHECK DAM
- ☐ SE5 – FIBER ROLLS
- ☑ SE6 – GRAVEL BAG BERM
- ☐ SE7 – STREET SWEEPING AND VACUUMING
- ☐ SE8 – SANDBAG BARRIER
- ☐ SE9 – STRAW BALE BARRIER
- ☐ SE10 – STORM DRAIN INLET PROTECTION

EQUIPMENT TRACKING CONTROL

- ☐ TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
- ☐ TC2 – STABILIZED CONSTRUCTION ROADWAY
- ☐ TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- ☐ NS1 – WATER CONSERVATION PRACTICES
- ☐ NS2 – DEWATERING OPERATIONS
- ☑ NS3 – PAVING AND GRINDING OPERATIONS
- ☐ NS4 – TEMPORARY STREAM CROSSING
- ☐ NS5 – CLEAR WATER DIVERSION
- ☐ NS6 – ILLICIT CONNECTION/DISCHARGE
- ☐ NS7 – POTABLE WATER/IRRIGATION
- ☐ NS8 – VEHICLE AND EQUIPMENT CLEANING
- ☐ NS9 – VEHICLE AND EQUIPMENT FUELING
- ☐ NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
- ☑ NS11 – PILE DRIVING OPERATIONS
- ☐ NS12 – CONCRETE CURING
- ☐ NS13 – CONCRETE FINISHING
- ☐ NS14 – MATERIAL AND EQUIPMENT USE
- ☐ NS15 – DEMOLITION ADJACENT TO WATER
- ☐ NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

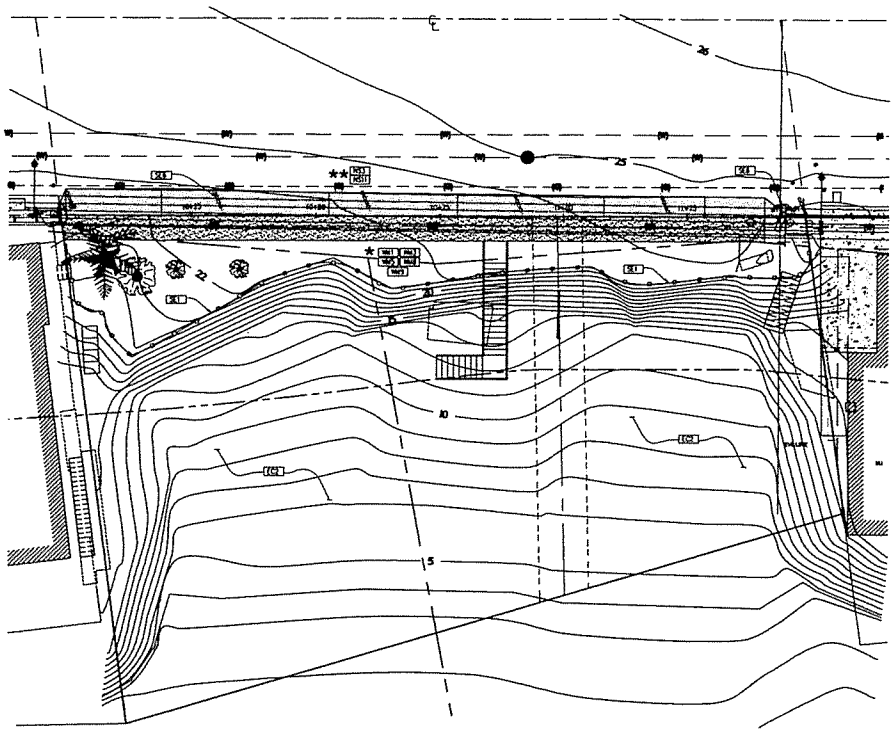
- ☐ SE11 – ACTIVE TREATMENT SYSTEMS
- ☐ SE12 – TEMPORARY SILT DIKE
- ☐ SE13 – COMPOST SOCKS & BERMS
- ☐ SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

- ☐ WE1 – WIND EROSION CONTROL

★ **WASTE MANAGEMENT BMP PLACEMENT NOTE**
THE FOLLOWING WASTE MANAGEMENT BMPS WILL BE PLACED ON SITE DURING CONSTRUCTION BY THE RESPONSIBLE CONTRACTOR IN SUCH A MANNER AS TO FACILITATE RAPID DEPLOYMENT. WM1 WM3 WM5 WM8 WM9

★★ **EQUIPMENT TRACKING CONTROL**
THE FOLLOWING EQUIPMENT TRACKING CONTROL WILL BE PLACED ON SITE DURING CONSTRUCTION BY THE RESPONSIBLE CONTRACTOR IN SUCH A MANNER AS TO FACILITATE RAPID DEPLOYMENT. NS3 NS11



LEGEND

ITEM	REF #	SYMBOL
SILT FENCE	SE1	
GRAVEL BAG BERM	SE6	
MATERIAL DELIVERY AND STORAGE	WM1	WM1
STOCKPILE MANAGEMENT	WM3	WM3
SOLID WASTE MANAGEMENT	WM5	WM5
CONCRETE WASTE MANAGEMENT	WM8	WM8
SANITARY/SEPTIC WASTE MANAGEMENT	WM9	WM9
PRESERVATION OF EXISTING VEGETATION	EC2	EC2
PAVING AND GRINDING OPERATIONS	NS3	NS3
PILE DRIVING OPERATIONS	NS11	NS11

NORTH
SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20 30 40

4	DRK	REVISION	DRAWN BY	APPV'D BY	15-088	GW	7-19-16

WYNN ENGINEERING, INC.
27319 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (760) 306-9728
FAX (760) 749-9412
DATE 7-19-16
GARY R. WYNN LICENSED EXP 3/31/18

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 4 OF 11

F:\2015\15-088 WRCA\DWG\ 15-088 WRCA - IP.DWG

Plotted By: BRYANB Date Plotted: Jul 21, 2016 - 1:57pm

STORMWATER MANAGEMENT NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.

2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE LOS ANGELES COUNTY/DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LON-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF LOS ANGELES OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

4. ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE WDI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDI#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED]. THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL_____ (RESPONSIBLE PERSON) AT_____ (24-HOUR TELEPHONE)
   1. PLEASE FILL IN NAME AND NUMBER

2. TOTAL DISTURBED AREA 5549 SQ. FT. (0.13 AC) WDID # N/A
   RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.

6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.

7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.

8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.

9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.

11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.

12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 30% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST). 4/22/2014 6 OF 7

17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

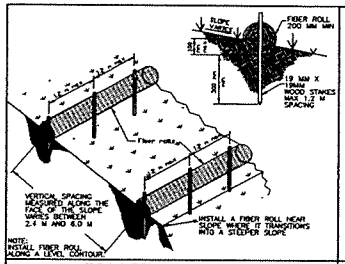
_____ _____
CIVIL ENGINEER/QSD SIGNATURE DATE

21. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A 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 GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

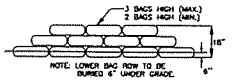
_____ _____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

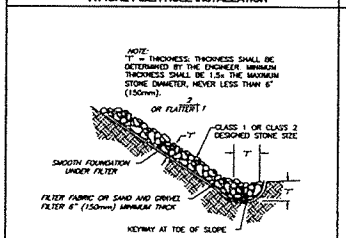
EROSION / SEDIMENT CONTROL DETAILS



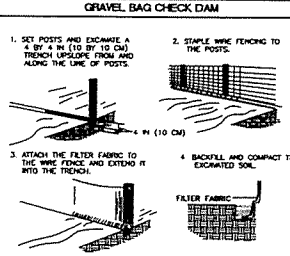
TYPICAL FIBER ROLL INSTALLATION



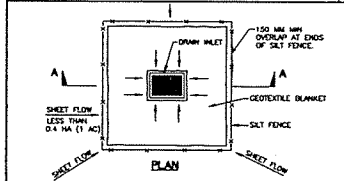
GRAVEL BAG CHECK DAM



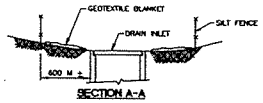
RIP RAP TYPICAL SECTION



SILT FENCE



NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
2. NOT APPLICABLE IN PAVED AREAS.
3. NOT APPLICABLE WITH CONCENTRATED FLOWS.



DRAIN INLET PROTECTION TYPE 1

1	DATE	REVISION	DRAWN BY	APPV'D BY	15-086	CW	7-19-16

REGISTERED PROFESSIONAL ENGINEER — No. C 33312 — Exp. 3-31-18 — CIVIL — STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27313 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8723 (310) 346-8728
FAX (760) 749-9412
DATE
GARY R. WYNN C 33312 EXP. 3/31/18

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

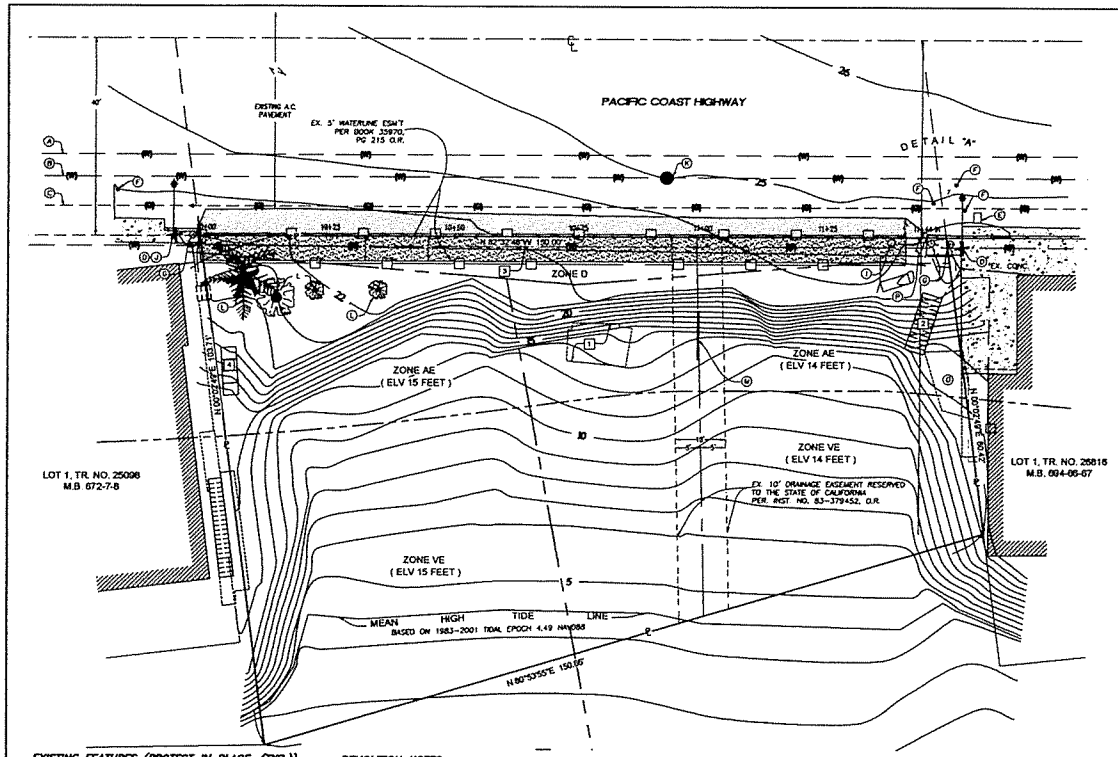
STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 5 OF 11

F:\2015\15-086 MRCA\DWG\ 15-086 MRCA - IP.DWG Plotted By: BRYANB Date Plotted: Jul 18, 2016 - 2:39pm



EXISTING FEATURES (PROTECT IN PLACE, (TYP.))

- (A) EXISTING 8" STEEL PIPE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (B) EXISTING 30" MAIN LINE FOR L.A. COUNTY WATER WORKS DEPARTMENT
- (C) EXISTING 8 5/8" SOUTHERN CAL GAS
- (D) EXISTING POWER POLE AND STREET LIGHT
- (E) EXISTING WATER METER
- (F) EXISTING WATER VALVE
- (G) EXISTING FIRE HYDRANT
- (H) EXISTING 12" CONCRETE SWALE
- (I) EXISTING 18" VENT
- (J) EXISTING TRANSFORMER
- (K) EXISTING WATER MANHOLE
- (L) EXISTING TREE
- (M) EXISTING 36" CMP PIPE
- (O) EXISTING WOOD DECK
- (P) EXISTING CONCRETE DRAINAGE DEVICE TO BE PROTECTED IN PLACE

DEMOLITION NOTES:

* BASED ON COUNTY OF LOS ANGELES AND CAL TRANS STANDARD DRAWINGS

1. EXISTING WOOD DECK, TO BE REMOVED
2. EXISTING STAIRS TO BE REMOVED
3. EXISTING 6' CHAINLINK FENCE, TO BE REMOVED
4. EXISTING RAILROAD TIE STEPS TO BE REMOVED

GRAPHIC SCALE

0 10 20 30 40

NORTH
SCALE: 1" = 10'

	DATE	REVISION	SUBMIT BY	APPV'D BY

15-066 | GW | 7-19-16

REGISTERED PROFESSIONAL ENGINEER
No. C 43303
GARY R. WYNN
CIVIL
STATE OF CALIFORNIA

WYNN ENGINEERING, INC.
27313 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8723 (310) 306-8728
FAX (760) 749-9412

DATE
GARY R. WYNN C 43303 EXP. 3/31/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

DEMOLITION PLAN FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET 6 OF 11

Date Plotted : Jul 19, 2016 - 2:39pm

Plotted By: GRYANB

F:\2015\15-066 MRCA\DWG\ 15-066 MRCA - IP.DWG

GEOTECHNICAL ENGINEERS CERTIFICATION

THIS STAIR PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR GEOTECHNICAL REPORT FOR THIS PROJECT. THE GEOTECHNICAL REPORT SHALL BE CONSIDERED PART OF THIS PLAN, AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

EXPIRATION DATE: DATE

GEOCONCEPTS, INC
14428 HAMILTON STREET, #200
VAN NUYS, CA 91401
(818) 994-8885

COASTAL ENGINEER CERTIFICATION

THIS STAIR PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR WAVE UPRUSH/COASTAL ENGINEERING REPORT. THE WAVE UPRUSH/COASTAL ENGINEERING REPORT SHALL BE CONSIDERED PART OF THIS PLAN, AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

EXPIRATION DATE: DATE

PACIFIC ENGINEERING GROUP
3500 E. CAMINO AVE., SUITE #250
OXNARD, CA 93030
(805) 278-8283

REQUIRED SPECIAL INSPECTION

The following items require Special Inspection in accordance with Sections 1704 & 1705 of the 2013 California Building Code.
(only checked items are required)

Inspection Item	Notes
Structural Concrete (CBC Table 1705.3)	
☐ Foundations(1)	
☒ Piles	See CBC Table 1705.8 for piles.
☐ Beams / Slabs	
☐ Walls / Columns	
☐ Welding of Reinforcement	
☐ Anchor Bolts	Designed assuming full stresses
☐ Shotcrete / Gunite	
☐ Seismic Resisting System	
☐ Other:	
Structural Steel (AISC 360-10 Chapter N)	
☐ Field Welding(2)	
☐ High Strength Bolting	
☐ Seismic Resisting System	See AISC 341-10 Chapter J
☐ Other:	
Structural Masonry (ACI 530 1.19)	
☐ Concrete Masonry (CMU)	
☐ Seismic Resisting System	
☐ Other:	
Structural Wood (CBC 1705.5)	
☐ High Load Diaphragms	
☐ Seismic Resisting System(3)	Wood Stud Shearwalls, Collectors
☐ Other:	
Miscellaneous Items	
☐ Epoxy Anchors	Simpson SET-XP Epoxy (ICC-ER 2308)
☐ Other:	

1. FOUNDATION SPECIAL INSPECTION IS NOT REQUIRED FOR BUILDINGS THREE STORIES OR LESS IN HEIGHT.
2. SPECIAL INSPECTION NEED NOT BE PROVIDED FOR WELDING PERFORMED IN THE SHOP OF AN APPROVED FABRICATOR.
3. SPECIAL INSPECTION IS NOT REQUIRED FOR SHEARWALLS WHOSE NAIL SPACING IS 4" OC OR LARGER.

H. STRUCTURAL STEEL

1. HOT ROLLED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES AND ASTM SPECIFICATIONS.
   I. WIDE FLANGE "W"..... A992, A913-50 OR A572-50
   II. RECTANGULAR TUBE "HSS"..... A500-B
   III. STANDARD PIPE..... A53-B
   IV. PLATES & MISC..... A36 OR A572-50
2. WELDING SHALL CONFORM TO AWS D1.1/D1.1M. ALL WELDS SHALL BE UNIFORM IN SIZE AND APPEARANCE, AND FREE OF PINHOLES, POROSITY, UNDERCUTTING OR OTHER DEFECTS. ALL BUTT WELDS SHALL BE FULL PENETRATION.
3. WELDS SHALL BE DONE IN THE SHOP OF AN APPROVED FABRICATOR UNLESS OTHERWISE NOTED ON THE PLANS. ALL FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDING OFFICIAL WITH CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. (PER AISC 360-10 CHAPTER M5.4)
4. STRUCTURAL STEEL NOT ENCASED IN CONCRETE OR MASONRY SHALL BE SHOP PAINTED AS SPECIFIED. ANY ABRASION SHALL BE TOUCHED UP AFTER ERECTION.
5. FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO START OF FABRICATION. FABRICATION SHALL CONFORM TO AISC SPECIFICATIONS.
6. BOLTS SHALL CONFORM TO ASTM A307, UNLESS OTHERWISE NOTED.
7. ALL STEEL FABRICATIONS SHALL BE DONE IN A SHOP LICENSED BY THE GOVERNING CITY OR COUNTY.

A. SUBMITTALS

1. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
   a. CONCRETE REINFORCING SHOP DRAWINGS.
   b. CONCRETE MIX DESIGNS.
   c. HOT-ROLLED STEEL SHOP DRAWINGS.
2. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO PROJECT COMPLETION.
   a. CONCRETE CYLINDER TEST RECORDS (STRENGTH AT 28 DAYS).
   b. SPECIAL INSPECTION REPORTS

B. GRADING AND EXCAVATION

1. ALL BACKFILL SHALL BE COMPACTED PER THE SOILS REPORT
2. SOILS REPORT REQUIREMENTS AND RECOMMENDATIONS:
   A. REFER TO THE FOLLOWING SOILS REPORT FOR INFORMATION NOT NOTED:
      I. GEOCONCEPTS, INC. REPORT #5207 DATED 2-25-16
      II. 14428 HAMILTON STREET, #200, VAN NUYS, CA 91401
      III. 818-994-8885
   B. THE APPROVED SOIL REPORT SHALL BE A PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
3. ALL EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL.
4. ALL EXCAVATIONS SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF STEEL OR CONCRETE.
5. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
6. NO PERSON SHALL DESCEND INTO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH, UNLESS NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY
7. SEE CIVIL DRAWINGS, IF PROVIDED, FOR ANY ADDITIONAL SPECIFICATIONS AND INFORMATION.
8. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL-OSHA REGULATIONS.

C. WAVE UPRUSH STUDY/COASTAL ENGINEERING REPORT

1. WAVE UPRUSH STUDY/ COASTAL ENGINEERING REPORT REQUIREMENTS AND RECOMMENDATIONS:
   A. REFER TO THE FOLLOWING REPORT FOR INFORMATION NOT NOTED:
      I. PACIFIC ENGINEERING GROUP REPORT #13114.MRCA DATED 2-16-16
      II. 3500 E. CAMINO AVE, SUITE #250, OXNARD, CA 93030
      III. 805-278-8283
   B. THE APPROVED WAVE UPRUSH STUDY AND COASTAL ENGINEERING REPORT SHALL BE A PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES

D. CONCRETE AND FORMWORK

1. CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE V.
2. SPECIFIED COMPRESSIVE STRENGTH F'C SHALL BE AS FOLLOWS:
   I. STAIRS..... 5000psi
   II. BEAMS..... 5000psi
   III. PILES..... 5000psi
3. COARSE AGGREGATE TO BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF COARSE AGGREGATES SHALL NOT EXCEED 1-1/2 INCHES.
4. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED, FREE FROM SILT LOAM OR CLAY.
5. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF ACIDS, ALKALIS, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
6. FORM WORK SHALL CONFORM TO ACI 318-11 CHAPTER 6. FORM WORK FOR STRUCTURAL SLAB TO REMAIN IN PLACE AT LEAST 14 DAYS AFTER POURING THE CONCRETE.
7. ALL PIPES AND DUCTS THROUGH CONCRETE TO BE SLEEVED PER ACI 318-11 CHAPTER 6.
8. ALL REBAR TO BE EPOXY COATED.
9. THE MAXIMUM WATER/CEMENT RATIO SHALL BE 0.40. PROVIDE 3% AIR ENTRAINMENT.

E. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 WITH THE FOLLOWING GRADES:
   I. #4..... GRADE 60
   II. #5 AND LARGER..... GRADE 60
2. REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706 GRADE 60.
3. ALL DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE PROPERLY SECURED IN PLACE PRIOR TO PLACING CONCRETE.
4. ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
   I. STAIR HOSE BAR..... 2"
   II. STAIR SUPPORT SLAB REINFORCING..... 4"
   III. BEAMS..... 4"
   IV. PILES..... 4"
5. ALL REINFORCING SHALL BE EPOXY COATED.

SYMBOL LEGEND

DETAIL REF (number / page) — GROUME
PLAN NOTE — STEP (height)
RAFTER / JOIST — TRUSS BY OTHERS
CEILING JOIST — BEAM
ALIGNED JOIST — DBL JOIST/ GIRDER TRUSS
SINGLE SHEARWALL (minimum length, hold-down per hd schedule, type per ae schedule) — PERFORATED SHEARWALL (minimum pier widths per calcs, full sheathing around openings)
BEAM HANGER — WOOD POST (x4 min, uno)
STEEL MOMENT CONNECTION — DOUBLE STUD
PAD FOOTING / COLUMN (pad ftg per schedule, column per schedule) — CONTINUOUS FOOTING (footing per schedule)

A. GENERAL SPECIFICATIONS

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, AND THE 2013 CALIFORNIA ELECTRICAL CODE.
2. ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS CAN BE MADE PRIOR TO PROCEEDING WITH THE WORK.
4. ALL GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS, AND ENGINEERS CONDUCTING BUSINESS ARE REQUIRED TO MAINTAIN A CURRENT BUSINESS LICENSE.
5. A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS CALLED WITHOUT PROVIDING ACCESS, PLANS, OR IF THE JOB IS NOT READY
6. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS OTHERWISE NOTED.
8. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED
9. CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SUPPORT ALL LOADS DURING CONSTRUCTION.
10. A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SETBACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.

A1 DESIGN BASIS

1. THESE STRUCTURAL DRAWINGS ARE BASED UPON THE 2013 CALIFORNIA BUILDING CODE AND FOLLOWING DESIGN PARAMETERS:
   a. GRAVITY LOADS
      LIVE LOAD 100psf
   b. WIND DESIGN PARAMETERS
      EXPOSURE CATEGORY ..... D
      RISK CATEGORY II
      BASIC WIND SPEED - ULTIMATE 110mph
      BASIC WIND SPEED - NOMINAL 85mph
      EXPOSURE FACTOR ..... λ 1.55
   c. SOILS DESIGN PARAMETERS
      SOIL TYPE ..... Bedrock

⚠	DATE	REVISION	DRAWN BY	APPV'D BY	15-086	CW	7-15-16

WYNN ENGINEERING, INC.
3785 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 309-9728
FAX (760) 749-9412
DATE
GARY R. WYNN C 42393 EXP 3/31/18

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS
STREET IMPROVEMENTS FOR:
20516 PACIFIC COAST HIGHWAY
MALIBU, CA
TRACT No.
SHEET 7 OF 11

Date Printed : Jul 15, 2016 - 11:24am
Plotted By: SBE
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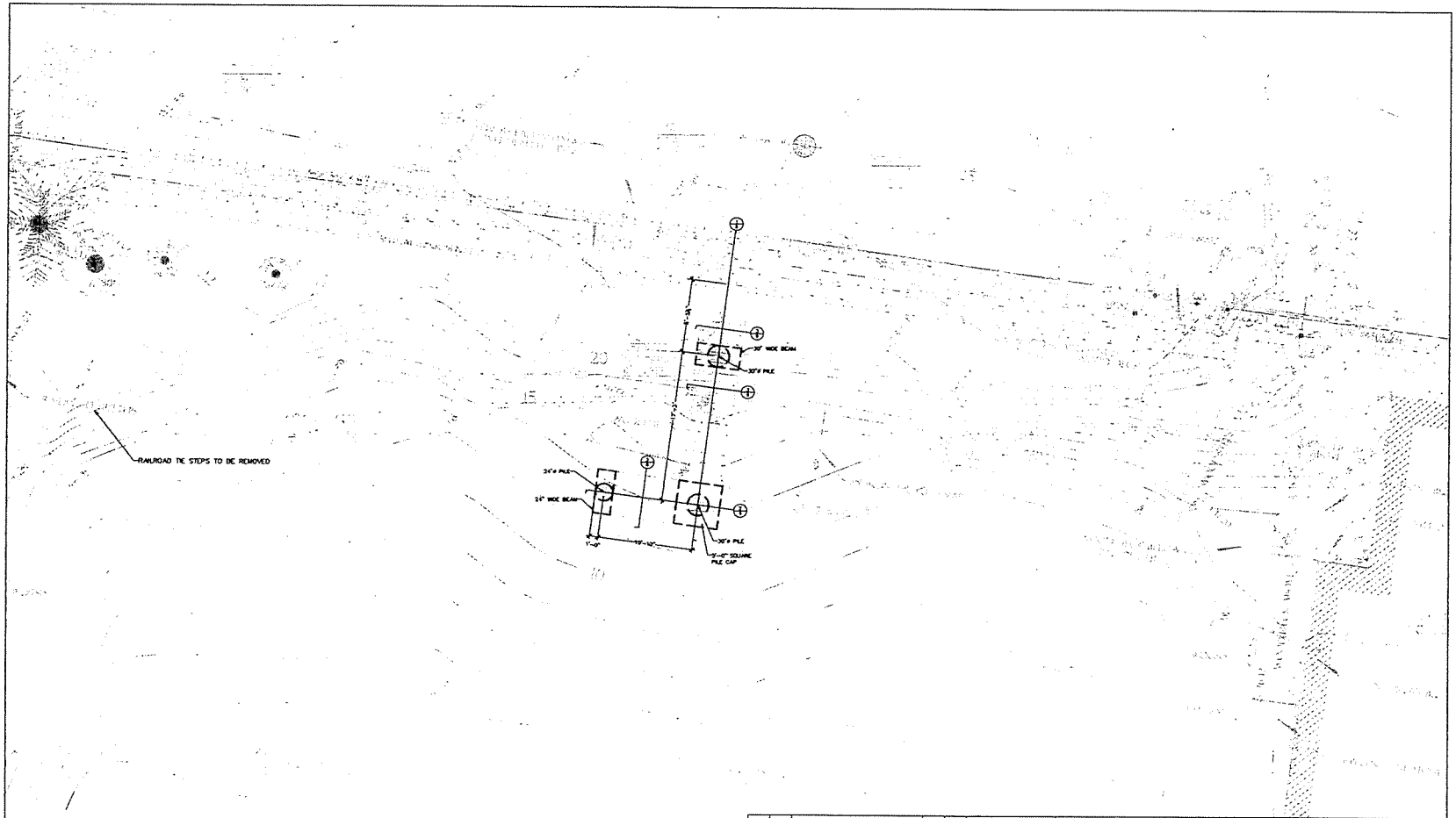


NOTE: ALL CONCRETE USED IN THE PILES SHALL BE DEPOSITED WITH A TREMIE DEVICE, AND OVERFLOWED A MINIMUM OF 12 INCHES TO REMOVE CONTAMINATED CONCRETE. CASING OF THE PILE EXCAVATIONS WILL LIKELY BE REQUIRED TO PREVENT CONTAMINATION DUE TO CAVING SANDS, SOILS, OR ROCKS ABOVE THE BEDROCK.

	DATE	REVISION	DRAWN BY	APPR'D BY

15-086 | CW | 7-15-16

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 749-8722 (310) 306-9726
FAX (760) 749-9412

DATE
GARY R. WYNN C 43202 EXP. 3/31/18

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

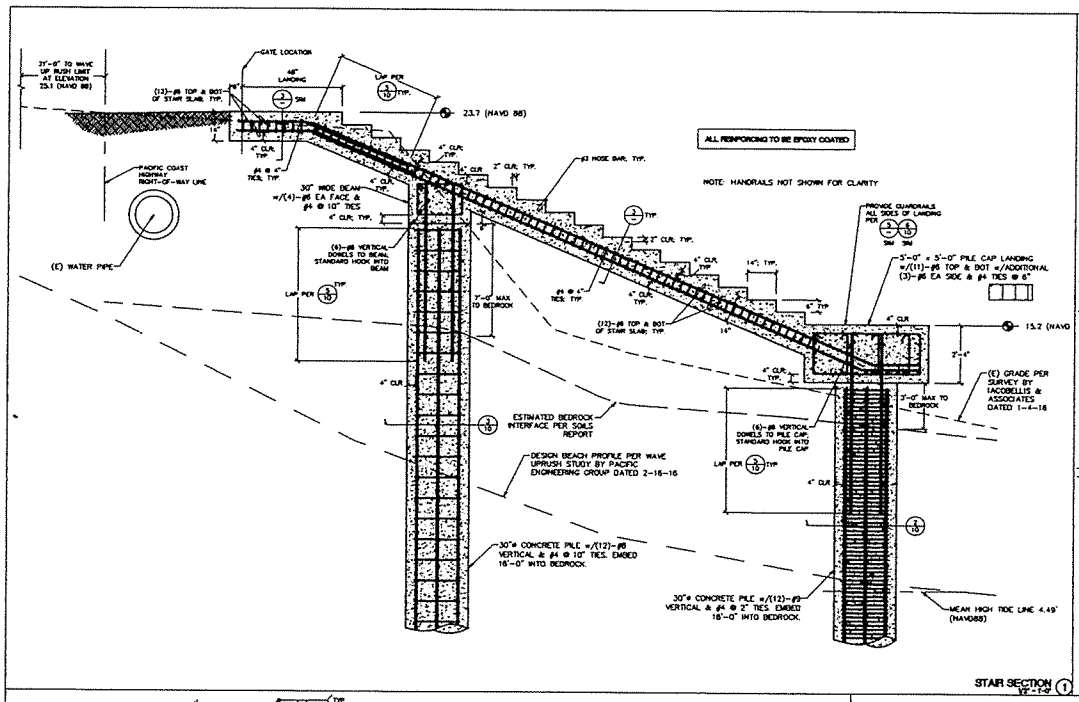
20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

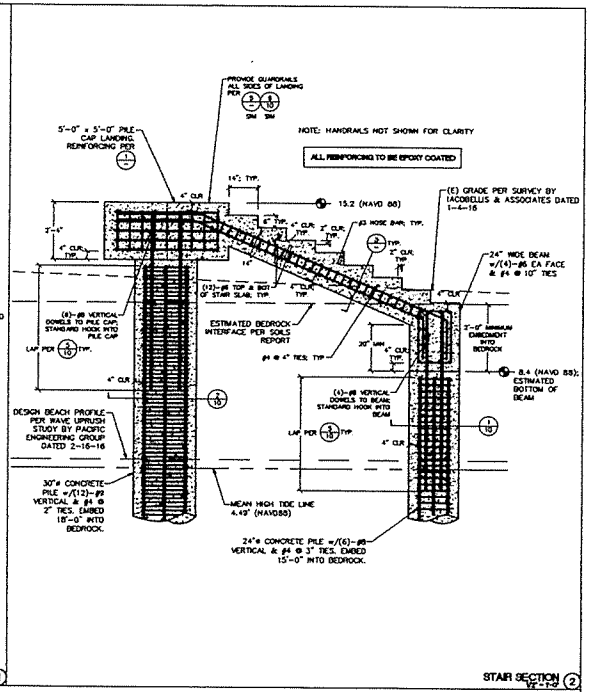
SHEET 8 OF 11

F:\2015\15-086 MRCA\STRUCTURAL\DWG\CURRENT\ S1.0 FOUNDATION PLAN.DWG

Plotted By: STEVE Date Plotted: Jul 21, 2016 - 11:24am



STAIR SECTION 1
1/2" = 1'-0"



STAIR SECTION 2
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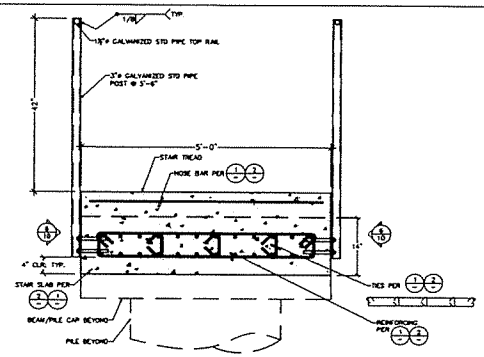
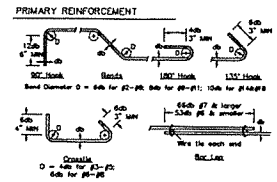


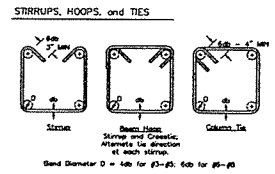
STAIR SECTION 3
1-1/2" = 1'-0"

NTS 13

NTS 10

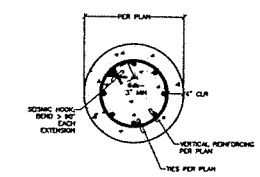
NTS 7





NOTE: ALL BENDS SHALL BE MADE COLD

STANDARD REINFORCEMENT BENDS AND LAPS NTS (5)

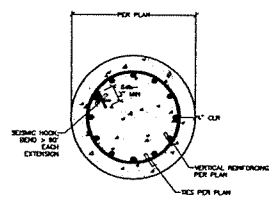


PILE SECTION NTS (1)

NTS 14

NTS 11

NTS 8

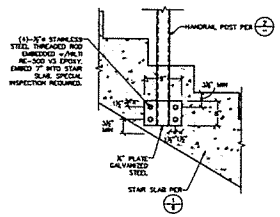


PILE SECTION NTS (2)

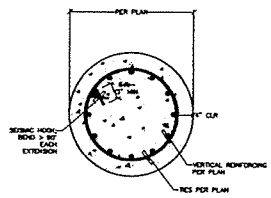
NTS 15

NTS 12

NTS 9



HANDRAIL AT STAIRS NTS (6)



PILE SECTION NTS (3)

4	DATE	REVISION	DRAWN BY	APPV'D BY	
			15-086	CW	7-15-16

WYNN ENGINEERING, INC.
27315 VALLEY CENTER ROAD
VALLEY CENTER, CA 92082
(760) 746-8722 (310) 306-8728
FAX (760) 746-9412

DATE
GARY R. WYNN C 43292 EXP. 3/31/16

CITY OF MALIBU DEPARTMENT OF PUBLIC WORKS

STREET IMPROVEMENTS FOR:

20516 PACIFIC COAST HIGHWAY
MALIBU, CA

TRACT No.

SHEET
10 OF 11

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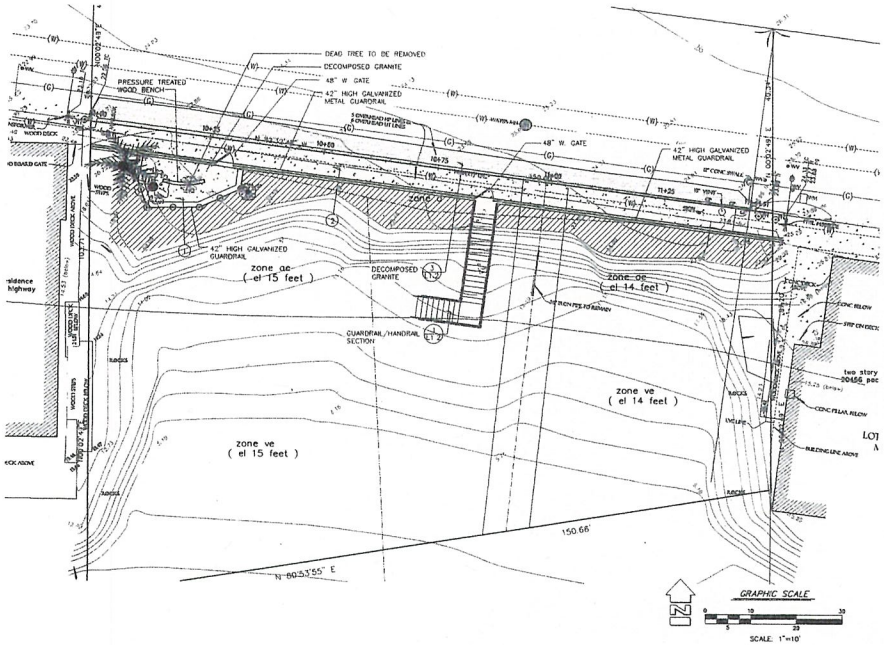
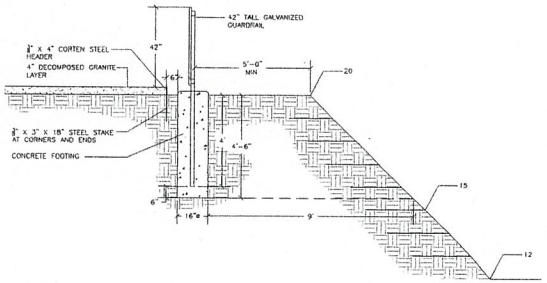
Plotted By: STEVE

Date Plotted: JUL 21, 2016 - 11:24am

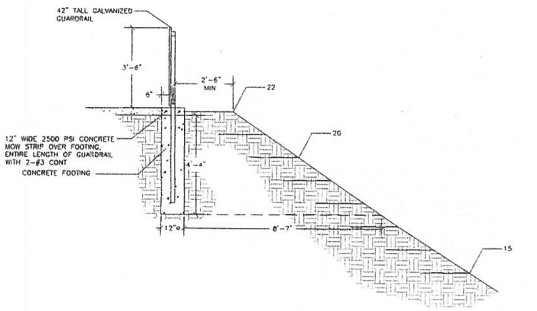


PLANT LEGEND

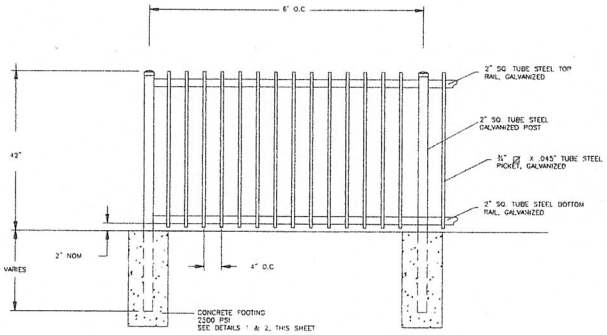
SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE
	SEED MIX: ENCELIA CALIFORNICA ATRIPLEX LENTIFORMIS ARTEMISIA CALIFORNICA	SEE SPECS.
	3" DECOMPOSED GRANITE LAYER OVER LANDSCAPE FABRIC	SEE SPECS.



1 GUARDRAIL SECTION AT VIEW AREA
SCALE: 1/2" = 1'-0"



2 GUARDRAIL SECTION
SCALE: 1/2" = 1'-0"



3 GUARDRAIL
SCALE: 1" = 1'-0"

CITY OF MALIBU
PLANNING DIVISION
CITY BIOLOGIST APPROVAL
DATE 7/27/16
PLANNING REVIEW NO. CDP 16-019
SIGNATURE
PRINT NAME CRAWFORD
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.

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JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 N. VENTURA AVE., VENTURA CA 93001
(805) 642-3941 FAX (805) 653-7874
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REVISIONS			
NO	DATE	BY	DESCRIPTION
1			

CLIENT
MOUNTAIN RECREATION & CONSERVATION AUTHORITY
570 WEST AVENUE 26, STE 100
LOS ANGELES, CA 90065

SHEET TITLE
LANDSCAPE PLAN

PROJECT
PUBLIC BEACH ACCESS
20516 PACIFIC COAST HWY
MALIBU, CA

DRAWN:	MHB	
CHECKED:	RJ	
PRINTED FOR:		7/27/16
PLAN CHECK:		DATE
CONSTRUCTION:		DATE

DRAWING
L1.1
SHEET 1 OF 2
PROJECT No. 15.117

Richard Mollica

From: Jessica Nguyen <jessica.nguyen@mrca.ca.gov>
Sent: Wednesday, November 23, 2016 4:00 PM
To: Richard Mollica
Subject: CDP 16-019 20516 PCH Condition 41

Richard,

It looks like the City is requiring that we install a 6-ft high visually permeable fence and gate along the frontage of the property. This would mean we would need to change our currently proposed 42-inch high guardrail along the frontage of the property to a 6-ft high fence. A 6-ft high fence would adversely impact scenic views no matter what. And there are several open public beach sites within Malibu that do not have 6-ft high fences with similar steep slopes separating beach and highway, such as the Caltrans site at Tuna Canyon beach and the Malibu Road beach access site approved by the City almost two years ago. Could we compromise for a 54-inch (4.5-ft high) visually permeable fence instead?

Jessica Nguyen
Project Analyst
Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Road
Malibu, California 90265
Office: (310) 589-3230 ext. 125
Cell: (805) 300-0083

ATTACHMENT 2

Planning Commission Meeting
12-05-16
Item 4.B.

Commission Agenda Report

To: Chair Mazza and Members of the Planning Commission

Prepared by: Jamie Peltier, Planning Technician JP

Approved by: Bonnie Blue, Planning Director BB

Date prepared: November 22, 2016 Meeting date: December 5, 2016

Subject: Administrative Plan Review No. 15-100, Variance No. 16-030, Demolition Permit No. 16-024 – An application for improvements to an existing single-family residence and detached garage with guest house and associated development (Continued from November 21, 2016)

Location: 31610 Broad Beach
APN: 4470-023-047
Owners: CICI #4 Real Estate Holdings LP

RECOMMENDED ACTION: Continue this item to the December 19, 2016 Regular Planning Commission meeting.

Commission Agenda Report

Planning Commission Meeting
12-05-16
Item 5.A.

To: Chair Mazza and Members of the Planning Commission

Prepared by: Jessica Colvard, Associate Planner

Approved by: Bonnie Blue, Planning Director BB

Date prepared: November 22, 2016 Meeting date: December 5, 2016

Subject: Coastal Development Permit No. 14-003, Variance Nos. 16-010 and 16-023, Minor Modification No. 15-016, and Offer to Dedicate No. 16-006 – An application for a new single-family beachfront residence and associated development

Location: 25306 Malibu Road, within the appealable coastal zone
APN: 4459-016-013
Owner: Chambers Creek, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-74 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 14-003, for the construction of a new 5,094 square foot, two-story, single-family beachfront residence with attached garage, decks, return walls, retaining walls, installation of a new alternative onsite wastewater treatment system (AOWTS), and removal of existing timber walls, Variance (VAR) No. 16-010 for the installation of a new bulkhead sited seaward of the shoreline protection device stringline, VAR No. 16-023 for construction on slopes steeper than 2.5 to 1, Minor Modification (MM) No. 15-016 for a reduced front yard setback, and Offer to Dedicate (OTD) No. 16-006 for a lateral access easement across the property located in the Multi-Family Beachfront (MFBF) zoning district at 25306 Malibu Road (Chamber Creek, LLC).

DISCUSSION: This project was originally scheduled for the regular Planning Commission meeting on September 6, 2016, but was continued at the applicant's request. This agenda report provides a project overview, a summary of project setting and surrounding land uses, a description of the project scope, an analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA.

The analysis and findings contained herein demonstrate the project is consistent with the LCP and MMC.

Project Overview

The approximate 7,960 square foot beachfront parcel is zoned MFBF for residential use, and is located along the south side of Malibu Road (Figure 1).

Figure 1 – Aerial Photograph

The proposed project includes the construction of a new single-family residence comprised of two stories with: a 2,580 square foot first floor, of which 592 square feet is a garage and 1,988 square feet is living area; and, the second floor is 2,514 square feet of living area. The residence consists of a flat roof which will not exceed 24 feet in height as measured from the centerline elevation of Malibu Road for the street side half and the lowest recommended finished floor elevation on the ocean side half. The project plans are included as Attachment 2.

The project also includes three discretionary requests to allow the development of the single-family residence as proposed. One variance request is for the construction of the new bulkhead seaward of the shoreline protection device stringline as measured from adjacent properties. A second variance request is for construction on slopes steeper than 2.5 to 1 for the placement of the three most landward caissons. The minor modification request reduces the front yard setback from the required 11.6 feet to the proposed eight feet.

Project Setting

The subject property is a beachfront lot on the ocean side of Malibu Road. The parcel has a 50 foot wide street frontage along Malibu Road with a lot depth of 159 feet, as measured from the most landward mean high tide line (MHTL). Table 1 provides a summary of property data for the project site.

Table 1 - Property Data	
Lot Depth	159 ft.
Lot Width	50 ft.
Malibu Road Frontage	50 ft.
Gross Lot Area	7,960 sq. ft.
Area of 1 to 1 slopes	None
Net Lot Area*	7,960 sq. ft.

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

The subject site is located within the Malibu Road Landslide Assessment District. The site was previously developed with a single-family residence and associated development built without the benefit of permits. On February 2, 2010, demolition permits for the demolition of all unpermitted development, including the existing OWTS, were issued to the previous property owner. At that time, the stairs to the beach and timber walls were allowed to remain for temporary site access and site protection.

According to a survey prepared by Peak Surveys, all unpermitted development has been removed from the site with the exception of the timber walls. As part of the proposed project, the timber walls will be removed and a code compliant bulkhead will be constructed in its place.

The project site contains steep slopes adjacent to Malibu Road which are typical of the area and resulted from the construction of Malibu Road. The project site is entirely within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. It does not contain Environmentally Sensitive Habitat Area (ESHA) as shown on LCP ESHA and Marine Resources Map. No trails are shown on or near the property on the LCP Park Lands Map. The property owner has volunteered to grant an offer to dedicate a lateral public access easement along the ocean-side of the property.

Surrounding Land Uses

Oceanfront properties in the immediate area are developed with single-family and multi-family residences with understructure shoreline protection devices. Table 2 provides a summary of surrounding land uses.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Parcel Size**	**Zoning**	**Land Use**
North	APN: 4459-013-001	17,323 sq. ft. (0.40 acre)	RR2	Vacant
	25307 Malibu Rd	17,853 sq. ft. (0.41 acre)	RR2	Residential
East	25302 Malibu Rd	7,852 sq. ft. (0.18 acre)	MFBF	Residential
South	Pacific Ocean	NA	NA	NA
West	25308 Malibu Rd	7,885 sq. ft. (0.18 acre)	MFBF	Residential

Pursuant to LIP Section 10.4, all shoreline protection structures shall be sited as far landward as feasible. A stringline shall be utilized when the development is found to be infill and when it is demonstrated that locating the shoreline protection structure further landward is not feasible. The upcoast property (25308 Malibu Road) lacks a visible shoreline protection device and no other records showing a seawall were identified. As such, the submitted survey takes the shoreline protection stringline from the next upcoast property located at 25316 Malibu Road. Downcoast at 25302 Malibu Road, the shoreline projection device is landward by approximately 25 feet from its adjacent neighbor at 25272 Malibu Road, which is considerably more landward than the other properties in the area.

With the lack of, and varying location of, the adjacent properties' shoreline projection devices, the project proposes utilizing the 25316 and 25272 Malibu Road seawall locations as the determining anchor points for the bulkhead stringline. The Peak Survey is attached as page 2 of Attachment 2.

According to the OWTS Supplemental Report, dated February 8, 2016, prepared by GeoConcepts, Inc., using the adjusted shoreline protection device stringline, the proposed bulkhead would be sited approximately 18 feet further seaward than the standard stringline. However, given the specific physical conditions of the site, this placement is optimal for several reasons. The report indicates that as sited, the AOWTS proposed beneath the new residence will have the least potential adverse effect on future movement from the known landslide area and the safest effluent dispersal with an acceptable percolation rate. The City of Malibu Environmental Health Administrator has confirmed that the proposed AOWTS is the minimum size to conform to current regulations and it has been located in the most feasible and least environmentally impactful location on the property.

The modified shoreline protection device stringline does not result in the residence being sited more seaward. The proposed residence follows the building and deck stringlines

as drawn from the closest corners of the nearest adjacent development both upcoast and downcoast (25302 and 25308 Malibu Road, respectively).

Project Description

The proposed scope of work is as follows:

Demolition

- Two unpermitted timber retaining walls.

Construction

- A new 5,094 square foot, two-story, single-family residence with attached two-car garage and decks;
- Roof mounted solar panels;
- Retractable stairs to the beach;
- New bulkhead with a top of wall elevation of 17 feet, 7 inches and return walls;
- AOWTS; and
- 10 foot wide view corridor, equally split, so that 5 foot wide view corridors run parallel to the east and west property lines.

The following additional applications are included:

- VAR No. 16-010 for the bulkhead to extend seaward of the shoreline protection device stringline;
- VAR No. 16-023 for construction on slopes steeper than 2.5 to 1;
- MM No. 15-016 for a reduced front yard setback; and
- OTD No. 16-006 for a lateral access easement across the property.

LCP Analysis

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

The LIP contains 14 chapters that potentially apply depending on the nature and location of the proposed project. Of these 14, five are for conformance review only and require no findings: Zoning; Grading; Archaeological/Cultural Resources; Water Quality; and OWTS. These chapters are discussed in the *LIP Conformance Analysis* section of this report.

The nine remaining LIP chapters contain specific findings: Coastal Development Permit, including discretionary requests; ESHA; Native Tree Protection; Scenic, Visual and Hillside Resource Protection; Transfer of Development Credits; Hazards; Shoreline and Bluff Development; Public Access; and Land Division.

For the reasons described herein, based upon the project site, the scope of work and substantial evidence in the record, only the following chapters and associated findings are applicable or required for the project: Coastal Development Permit, including the required findings for the VARs and MM; Scenic Visual and Hillside Resource Protection; Hazards; Shoreline and Bluff Development and Public Access. 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, City Coastal Engineer, California State Lands Commission (CSLC), Los Angeles County Waterworks District No. 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 3 – Department Review Sheets). WD29 provided a Will Serve Letter to the applicant stating that WD29 can serve water to the property. The CSLC issued a letter acknowledging the proposed project does not fall within the 10 foot setback from the most landward MHTL. The other specialists determined the project, as proposed and conditioned, to be consistent with all applicable LCP codes, standards, goals and policies, with the inclusion of VAR Nos. 16-010 and 16-023, and MM No. 15-016.

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, with the inclusion of the variances and minor modification.

Table 3 – LCP Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft.)			
Front Yard (20 ft. or avg. of 2 immediate neighbors)	*11.6 ft.*	*8 ft.*	*MM 15-016*
• *Neighbor 1 (East)*	*20 ft.*		
• *Neighbor 2 (West)*	*3.2 ft.*		
Rear Yard (Stringline)			
• Building	Nearest Corners on Nearest Adjacent Buildings	Nearest Corners on Nearest Adjacent Buildings	Complies
• Deck	Nearest Corners on Nearest Adjacent Decks	Nearest Corners on Nearest Adjacent Decks	Complies

Table 3 – LCP Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
• *Seawall/Bulkhead*	*Nearest Corners on Nearest Adjacent Seawalls*	*Nearest Corners on 2nd Nearest Adjacent Seawall*	*VAR 16-010*
Rear Yard (from MHTL)	10 ft.	60 ft.	Complies
Side Yard			
Side Yard (East)	5 ft.	5 ft.	Complies
Side Yard (West)	5 ft.	5 ft.	Complies
View Corridor (20% of lineal frontage of lot)	10 ft.	10 ft.	Complies
Split View Corridor	5 ft.	5 ft.	Complies
PARKING			
Enclosed	2	2	Complies
Unenclosed	2	2	Complies
TOTAL DEVELOPMENT SQUARE FOOTAGE	NA	5,094 sq. ft.	Complies
IMPERMEABLE COVERAGE	NA	NA	Complies
HEIGHT (ft.)			
Ocean Side half of Structure - measured from lowest recommended finished floor elevation (27.4 ft.)	24 foot flat roof	24 foot flat roof	Complies
Street Side Half of Structure - measured from centerline of Malibu Road (30.9 ft.)	24 foot flat roof	23.1 foot flat roof	Complies
SITE OF CONSTRUCTION	*3 to 1*	*>2.5 to 1*	*VAR 16-023*
FENCES/WALLS/HEDGES/ GATES			
Front Yard			
• Solid	42 in.	None proposed	Complies
• View Permeable	6 ft.	6 ft.	Complies
Side Yard	6 ft.	None proposed	Complies
View Corridor			
• Solid	Not permitted	None proposed	Complies
• View Permeable	6 ft.	6 ft.	Complies

The view corridor of 10 feet, pursuant to LIP Section 6.5(E)(2), was established based upon the lineal frontage of the site, which is 50 feet. The view corridor is split equally on

each side of the residence, and runs parallel to the east and west property lines. The mechanical equipment (two HVAC units) will be located under the house, but out of the wave uprush and suspended on platforms. The clearance between the platforms and the bottom of the residences is approximately four and a half feet.

As previously discussed in the *Project Overview* section, VAR No. 16-010 would allow the construction of the bulkhead further seaward than the standard seawall stringline in a location more typical of the area. VAR No. 16-023 would allow the three most landward caissons to be constructed on slopes steeper than 2.5 to 1. The MM request would reduce the front yard setback from 11.6 feet to eight feet, a reduction of 31 percent. With the inclusion of the variances and minor modification, the proposed project complies with the LCP and MMC, and the applicable beachfront residential development standards.

Grading (LIP Chapter 8)

The proposed project does not require any non-exempt grading. The project will require only minor excavation for the installation of the proposed AOWTS. This excavation is exempt from the grading requirements contained in the LIP, which ensures that the new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. Therefore, the project conforms to the grading requirements as 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 parcel is on the ocean side of, and immediately adjacent to, Malibu Road. The City's Cultural Resources Sensitivity Map shows that the subject site has a low potential to contain sensitive cultural resources as much of the property is subject to wave action. Therefore, no impacts to cultural resources are expected from the proposed project and no studies are required.

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 including a water

quality mitigation plan recorded against the property. With the implementation of these conditions, the project conforms to the water quality protection standards of LIP Chapter 17.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project includes the installation of a new AOWTS. The project geotechnical engineer, project coastal engineer, City Environmental Health Administrator, City Coastal Engineer and the City geotechnical staff have determined that the proposed AOWTS is sited in the most feasible location possible. The City Environmental Health Administrator has reviewed the proposed AOWTS and determined that the subject system will meet all applicable requirements. The applicant is required to record a covenant indicating the proper operation and maintenance of the AOWTS.

LIP Findings

A. General Coastal Development Permit (LIP Chapter 13)

LIP Section 13.9 requires that the following four findings be made for all coastal development permits.

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

The project is located in the MFBF residential zoning district, an area designated for residential uses. A single-family residence and associated development are permitted 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, City Coastal Engineer, CSLC, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable beachfront residential development standards, inclusive of the requested VARs and MM.

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

The project is located between the first public road and the sea. According to the LCP's Public Access Map, there is an existing recorded public vertical access way located approximately 1,200 feet to the east at 25120 Malibu Road. Dan Blocker Beach is located approximately 1,250 feet to the west and provides additional public access. The proposed project is not expected to interfere with the public's ability to use the beach as

the proposed development complies with the required rear yard setbacks established by the building stringline and deck stringline and the required 10 foot setback from the MHTL. The property owner has agreed to voluntarily grant a lateral access easement across the property. 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.

No Project – The no project alternative would avoid any change in the project site including leaving the unpermitted, deteriorating timber walls on the subject site. The project site is zoned MFBF and the proposed development is a permitted use in this zoning district. The no project alternative would not accomplish the project objectives and, therefore, was found to not be feasible.

Alternative Project – A smaller structure could be proposed on the project site. However, the project complies with heights, view corridors and setback requirements with the inclusion of the MM for a reduced front yard setback and VARs for a bulkhead seaward of the shoreline projection device stringline and construction on steep slopes. The proposed front yard setback is similar to neighboring properties and, as discussed in section D of this report, will not negatively affect the characteristics of the neighborhood. The project is also similar in size and scope to existing development throughout the neighborhood. It is not anticipated that a smaller structure would be an environmentally superior alternative. A smaller project would also not accommodate the proposed AOWTS nor would it accomplish the project objectives requested by the property owner. Given the proposed project is consistent with the LCP and General Plan, the proposed project is found to be the most feasible and consists of no negative environmental impacts.

Proposed Project – The proposed project consists of the demolition of the remaining unpermitted timber walls and the construction of a new single-family residence and associated development. The proposed project will provide a five foot wide view corridor on each side of the residence, running parallel to the east and west property lines. The view corridor preserves views in perpetuity. The proposed new development meets the beachfront development requirements of LIP Chapters 3 and 6, with the inclusion of the VARs and MM.

The variance for the bulkhead sited seaward of the shoreline projection device stringline will provide adequate space for the proposed AOWTS as far from of the landslide area as possible. The variance for construction on slopes will allow for the placement of three caissons near Malibu Road to support the proposed residence. The discretionary requests allow for development consistent with that in the neighborhood. In summary, the project serves to protect visual resources along the shore, is the least environmentally damaging feasible alternative, and as conditioned, will comply with all applicable requirements of state and local law.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP [Environmentally Sensitive Habitat Area (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. Variance for Stringline Standards (LIP Section 13.26)

Pursuant to LIP Section 13.26.5, the Planning Commission may approve and/or modify an application for a variance in whole or in part, with or without conditions, provided that it makes ten findings of fact. The applicant is requesting a variance for relief of LIP Section 10.4(G) development standards to allow a new seawall approximately 18 feet seaward of the standard shoreline protection device stringline. The adjusted stringline will allow for the most appropriate placement of the proposed AOWTS. The proposed stringline is measured from the second most upcoast property rather than the upcoast property because no seawall could be visibly located and no records have been identified indicating a seawall is present. The requested stringline exceeds the minimum 10 foot MHTL setback pursuant to LIP Section 10.4(B) by 60 feet. Based on the evidence in the record, the findings in support of VAR No. 16-010 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.

Strict application of the zoning ordinance would prevent the construction of the proposed seawall, which is required to protect the proposed AOWTS. The proposed AOWTS has been designed and sited in a location on the subject property that will reduce effluent into the ground water. According to City geotechnical staff, an increased amount of effluent in the ground water table can destabilize a slope in a known landslide area. The proposed leach field is approximately 300 square feet, 150 square feet of which is sited seaward of the standard shoreline protection device stringline. The City Environmental Health Administrator has confirmed that the proposed AOWTS, including the leach field, is the smallest feasible to serve the proposed development while still conforming to current regulations. Even though the proposed seawall was designed to be the most landward as possible, the seawall is approximately 18 feet seaward of the standard shoreline protection device stringline. Given the surveyor could not locate a seawall for the upcoast property (25308 Malibu Road) and the downcoast seawall is approximately 25 feet landward from the next downcoast neighbor (25272 Malibu Road), strict application of the code would deprive the property owner of the ability to install an

adequate AOWTS. Therefore, strict application of the zoning ordinance would deny the property owner of privileges enjoyed by other surrounding property owners which have been developed with similar improvements.

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.

In order to safely protect the proposed AOWTS from wave action, the applicant must install a code compliant seawall. The project has been reviewed and approved by City geotechnical staff, the City Coastal Engineer, and City Public Works Department for consistency with all applicable regulations and policies. Therefore, the granting of the variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity in which the property is located.

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

The second downcoast property (25272 Malibu Road) currently has a seawall that is approximately 65 feet seaward from the edge of Malibu Road. The subject project is requesting a seawall that would be approximately 62 feet seaward from the edge of Malibu Road and 60 feet landward from the 10 foot MHTL setback. Therefore, the granting of the variance will not constitute a special privilege to the applicant or the property owner because another nearby seawall has been constructed further seaward than the subject application and the subject seawall meets all other applicable development standards.

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

As previously discussed, with the inclusion of the variance, the project is consistent with the LCP, the Coastal Act, and other applicable regulations. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals, objectives, and policies of the LCP. Additionally, the proposed seawall exceeds the required 10 foot setback from the MHTL by an additional 60 feet.

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

As discussed previously, the project does not contain ESHA. Therefore, this finding is not applicable.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The proposed variance is for a deviation of shoreline protection device stringline standards; however, given the new bulkhead will maintain a 60 foot MHTL setback and will be located under the house, well landward of the dripline of the structure, the project will not impede the public's access across the property. Also, the project complies with the deck and dwelling stringlines, and includes an offer to dedicate lateral access seaward of the development line. Therefore, the project provides the maximum feasible protection to public access.

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 variance request is for the placement of a proposed seawall for the protection of an AOWTS. The variance request does not authorize a use or activity that is not expressly authorized by the zoning regulations for the subject property.

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

According to the GeoConcepts, Inc. report dated August 4, 2015, the proposed seawall has been designed and sited in the most feasible location on the property in order to avoid the known landslide area. The subject site is physically suitable for the proposed variance in that there is no feasible alternate location or configuration which would provide an environmental advantage or that would eliminate the need for the variance request. The proposed seawall location will be in line with others in the area. In addition, the proposed project has been reviewed and approved by the City Coastal Engineer, City geotechnical staff, and City Public Works Department as being physically suitable for the proposed variance.

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

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

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

The proposed project does not include any reduction or elimination of public parking for access to the beach, public trails or parkland.

C. Variance for Construction on Slopes Steeper than 2.5 to 1 (LIP Section 13.26)

The applicant is requesting a variance to allow the placement of the three most landward caissons on slopes steeper than 2.5 to 1. Based on the evidence in the record, the findings in support of VAR No. 16-023 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 proposed residence has been designed to be the most landward feasible in order to comply with the existing building and deck stringlines. Steep slopes exist on the subject property within the first 19 feet from Malibu Road. The proposed construction on these slopes includes the placement of three caissons for the residence's foundation. Neighboring properties share similar setbacks from Malibu Road and were constructed on similar slopes. Given the existing topography of the site, the strict application of the code would deprive the property owner of privileges enjoyed by other surrounding property owners.

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

As previously stated in Findings A1 and A3, the project has been reviewed and approved by City geotechnical staff, City Coastal Engineer and City Public Works Department and determined not to be detrimental to the public interest safety, health or welfare, nor detrimental or injurious to the property.

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

As previously stated in Finding C1, neighboring properties along Malibu Road have been constructed on similar slopes. The proposed residence is sited as landward as feasible to comply with the building and deck stringlines to minimize visual impacts for the adjacent neighboring properties. Therefore, the granting of the variance will not constitute a special privilege to the applicant or the property owner.

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

The construction on slopes will not alter a natural topographic condition or affect scenic views, which are protected by the LCP. As previously stated in Finding B4, with the inclusion of the variance, the project is consistent with the LCP, the Coastal Act, and

other applicable regulations. The granting of the variance will not be contrary to or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals, objectives, and policies of the LCP.

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.

As discussed previously, the project does not contain ESHA. Therefore, this finding is not applicable.

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.

VAR 16-023 is not for a deviation of 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 variance request is for development on slopes steeper than 2.5 to 1 for the construction of a single-family residence in the MFBF zoning district. The variance request does not authorize a use or activity that is not expressly authorized by the zoning regulations for the subject property.

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

The subject property was previously developed with a single-family residence and is surrounded by similar development along Malibu Road. In addition, the proposed project has been reviewed and approved by the City Coastal Engineer, City geotechnical staff, and City Public Works Department as being physically suitable for the proposed variance.

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

As previously stated in Finding B9, the variance complies with all requirements of state and local laws.

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 parkland.

D. Minor Modification for a reduction of the front yard setback (LIP Section 13.27)

LIP Section 13.27 requires that the City make three findings in consideration and approval of a minor modification to reduce the required front yard setback up to 50 percent. The project proposes a 31 percent reduction of the front yard setback required by LIP Section 3.6(G)(1) from 11.6 to 8 feet. Based on evidence in the record, the findings in support of MM No. 15-016 are made herein.

Finding D1. The project is consistent with the policies of the Malibu LCP.

As previously stated in Finding A1, the project has been reviewed and analyzed for conformance with the LCP. The project is consistent with the policies and provisions of the LCP.

Finding D2. The project does not adversely affect neighborhood character.

The subject property is located along the south side of Malibu Road, a stretch of public road with existing front yard setbacks that vary from approximately two feet to 20 feet. Predominantly, the front yard setbacks for other properties along Malibu Road measure less than 10 feet in width. The required front yard setback is the average of the two adjacent properties. As shown in Figure 1, the downcoast property has a 20 foot front yard setback which is considerably more than the typical front yard setback along Malibu Road. Therefore, the resulting setback for the proposed residence is increased to more than the average. The proposed minor modification would allow the proposed residence to be sited similar to most residences along Malibu Road. The project proposes a 31 percent reduction in the front yard setback, resulting in eight feet, which allows ample space to accommodate the two required unenclosed parking spaces directly in front of the proposed garage. Given the similar size of the front yard setbacks throughout the neighborhood, the proposed project will not adversely affect the neighborhood character.

Finding D3. The proposed project complies with all applicable requirements of state and local law.

As previously stated in Finding B9, the proposed project complies with all applicable state and local law requirements.

E. 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.

F. 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.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. As the subject property is located along the beach, a public viewing area, the following five findings need to be made:

Finding G1. The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.

The proposed project is a new single-family residence on a parcel previously developed with an unpermitted single-family residence. The neighborhood is predominantly built out with multi-family residential buildings along the ocean. Story poles were placed on the project site to demonstrate the size, mass, height, and bulk of the proposed project, and photos of the site with the story poles in place are included in Attachment 4. An analysis of the project's visual impact from the beach was conducted through site inspections, architectural plans and review of neighborhood character.

Due to the lot topography, view corridors and setback requirements, there is no feasible alternative building site location where the development would not be visible from a scenic area. Furthermore, the project has been designed and conditioned to minimize any adverse or scenic impacts. The project provides the required view corridor pursuant to LIP Section 6.5, providing public ocean views on both sides of the residence. The project incorporates a total of 10 feet of view corridor, equally split between, and running parallel to the east and west property lines pursuant to LIP Section 6.5(E)(2)(a).

Finding G2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

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 G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

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

Finding G4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

As discussed in Finding G1, the proposed project will be visible from a public viewing area. However, the site is an infill lot and the project complies with the required view corridor ordinance and will not protrude further seaward than the previously established building and deck stringlines.

Finding G5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Findings G1 and G2, the project as proposed and conditioned will result in less than significant impacts on scenic and visual resources. The location proposed for development would result in a less than significant visual impact to public views from the beach and will not impact sensitive resources. All proposed development conforms to the view corridor requirements, and will be constructed landward of the required building stringline and deck stringlines, and the 10 foot MHTL setback.

H. Transfer of Development Credit (LIP Chapter 7)

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

I. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards 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 and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC by the Planning Department, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, City Coastal Engineer, CSLC, WD29, and LACFD. The required findings are made as follows:

Finding I1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Analysis for potential hazards included review of the submitted geotechnical reports which were prepared by Land Phases, Inc., dated August 8, 2013, and Mountain Geology, Inc., dated April 24, 2013, Wave Uprush Report, dated April 14, 2015 and supplemental response letter, dated October 24, 2016, prepared by David C. Weiss Structural Engineer. According to the geotechnical reports the proposed development was determined not to increase instability of the site or structural integrity from a geologic, flood or fire hazards perspective and to be sited the most landward feasible.

The Wave Uprush Report, dated April 14, 2015, addresses the MHTL and depth of beach scour. The supplemental response letter, dated October 24, 2016 addresses questions regarding sea level rise and the recommended elevation of the proposed seawall (+17.7 feet NAVD[1]). The City Coastal Engineer has reviewed and conditionally approved the proposed project based on the National Research Council (2012) estimate of sea level rise over a 100-year period. Conditions of approval have been incorporated in the resolution requiring that a shoreline protection monitoring program be provided and that the proposed design of the seawall be amenable to adaptation strategies in the future should the maximum projected sea level rise occur. The proposed distance above the bulkhead to the structure is six feet. The maximum sea level rise is not anticipated to affect the recommended finish floor elevation of +27.4 feet, and therefore, not anticipated to affect the proposed building envelope.

Liquefaction / Landslide

The subject site is located in a designated landslide assessment district. To prevent damage from liquefaction, the applicant's Geotechnical Engineer has recommended the use of deepened foundation footings. To accomplish this, the piles supporting the residence will extend deeper than the liquefiable alluvial deposits and into bedrock. The applicant's Geotechnical Engineer has also recommended the siting of the proposed leach field to limit the amount of effluent entering the ground water table and to reduce the amount of cut into the adjacent landslide slope. These recommendations have been reviewed and conditionally approved by City geotechnical staff.

Flood Hazard/Tsunami

As confirmed by the FEMA Flood Insurance Rate Map (FIRM) No. 06037C1536F, the site is located in the VE zone. As a result, the project has been designed so that the proposed structure is above the level of the identified flood plain. The proposed finished floor elevation of the building pad has been reviewed by the City's Public Works Department and City Coastal Engineer and has been given a conditional approval. The

[1] North American Vertical Datum (NAVD) is the vertical control datum of height established for surveying in the US.

proposed residence is designed to meet the lowest recommended finish floor elevation (+27.4 feet NAVD) as outlined in the David C. Weiss Structural Engineer & Associates, Inc. (DCW) Wave Uprush, report dated December 4, 2013.

Fire Hazard

The entire city limits of Malibu are within an identified fire hazard zone. The property is currently subject to wildfires. 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 the use of appropriate building materials 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 added to this CDP to require compliance with the project's fuel modification plan as approved by the LACFD and 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 wild fire hazards. Nonetheless, a condition of approval has been included in the resolution which requires that the property owner indemnify the City from wildfire hazards.

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

Finding I2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As discussed in Finding I1, the proposed project, as designed, conditioned and approved by 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 I3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

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

Finding I4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As discussed in Finding A3, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

Finding I5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

J. Shoreline and Bluff Development (LIP Chapter 10)

The Shoreline and Bluff Development Chapter governs those coastal development permit applications that include development on a parcel located along the shoreline as defined by the LCP. The required findings are made as follows.

Finding J1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The proposed project includes the removal of unpermitted timber walls and the construction of a new residence and AOWTS. The proposed seawall is only for the protection of the AOWTS. The residence and all accessory development is designed with a pile foundation that does not require a shoreline protection device for the life of the project pursuant to LIP Section 10.4(H). As previously discussed in this report, the proposed bulkhead is sited 60 feet from the MHTL, the proposed deck is 60 feet from the MHTL and, as such, will not result in negative impacts on public access or other resources. As indicated in the Engineering Report for the proposed AOWTS submitted by EPD Consultants, dated February 9, 2016, the seawall has been sited as landward as possible. The proposed location of the AOWTS and seawall have also been reviewed and conditionally approved by the City Coastal Engineer and City Environmental Health Administrator. The property owner has also volunteered to grant a lateral access easement across the property. Therefore, the project is not anticipated to result in significant adverse impacts to public access, shoreline sand supply or other resources.

Finding J2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As discussed in Finding J1, the proposed project, as designed and conditioned, and approved by the City Coastal Engineer, City Environmental Health Administrator and City geotechnical staff, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding J3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

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

Finding J4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As previously discussed in Findings A3 and J1, the proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

Finding J5. 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.

As previously discussed in Finding B1, the proposed AOWTS has been sited in the most landward feasible location with the seawall stringline variance, the proposed seawall will be in line with nearby seawalls in the area, and will be under the new residence where it will not obstruct public access or affect shoreline sand supply. Nonetheless, pursuant to LIP Section 10.6, as a condition of approval, the property owner is required to acknowledge, by the recordation of deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he / she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Department for approval prior to recordation.

K. Public Access (LIP Chapter 12)

The subject site is located seaward of the first public road (Malibu Road). No onsite vertical or lateral access is currently provided on the subject parcel. No issue of public

prescriptive rights has been raised. The property owner has volunteered to dedicate a lateral access easement across the subject property.

Lateral Access - A lateral public access easement has been offered by the property owner which would provide public access and use along or parallel to the sea or shoreline. The LCP Public Access Map indicates that a lateral accessway has not been previously recorded on the subject property. A condition requiring an offer to dedicate an easement for lateral public access has been included in Resolution 16-74.

Vertical Access - As indicated previously, the project is located along the shoreline; however, adequate public access is available approximately 1,250 feet to the west of the project site at Dan Blocker Beach, located at the western end of Malibu Road. Consistent with LIP Section 12.5, due to the ability of the public, through other reasonable means to reach nearby coastal resources, an exception for public vertical access has been determined to be appropriate for the project and no condition for vertical access has been required.

Due to the offer to dedicate lateral access and the close proximity of available public vertical access, no potential project-related or cumulative impacts on public access are anticipated. Furthermore, the proposed development is setback an additional 60 feet from the MHTL. Based on these factors, the project is not expected to affect the public's ability to cross the sand. Therefore, the project conforms to LIP Chapter 12 and the findings do not apply.

L. Land Division (LIP Chapter 15)

This project does not involve a division of land as defined in LIP Section 15.1; therefore, LIP Chapter 15 does 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) 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 had verbal correspondence from neighbors on the east and west of the subject property. Staff has offered to review the plans with these neighbors and answered questions regarding the discretionary requests. Staff has also received correspondence from Jun Fujita and Gordon Newman, neighbors to the north of the subject property. Ms. Fujita and Mr. Newman were concerned about view blockage. The height of the proposed residence is allowed without a site plan review. Staff conducted a site visit to Mr. Newman's property on September 7, 2016, and documented

photographs of the story poles. The correspondence and photographs are included as Attachment 5.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on November 10, 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. 16-74. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City, state and county departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-74
2. Project Plans
3. Department Review Sheets
4. Story Poles Photographs
5. Correspondence
6. Public Hearing Notice

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

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-74

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. 14-003 FOR THE CONSTRUCTION OF A NEW 5,094 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY BEACHFRONT RESIDENCE WITH ATTACHED GARAGE, DECKS, RETURN WALLS, RETAINING WALLS, INSTALLATION OF A NEW ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM AND REMOVAL OF EXISTING TIMBER WALLS, VARIANCE NO. 16-010 FOR THE INSTALLATION OF A NEW BULKHEAD SITED SEAWARD OF THE SHORELINE PROTECTION DEVICE STRINGLINE, VARIANCE NO. 16-023 FOR CONSTRUCTION ON SLOPES STEEPER THAN 2.5 TO 1, MINOR MODIFICATION NO. 15-016 FOR A REDUCTION OF THE REQUIRED FRONT YARD SETBACK, AND OFFER TO DEDICATE NO. 16-006 FOR A LATERAL ACCESS EASEMENT ACROSS THE PROPRETY, LOCATED IN THE MULTI-FAMILY BEACHFRONT ZONING DISTRICT AT 25306 MALIBU ROAD (CHAMBERS CREEK, LLC)

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

SECTION 1. Recitals.

A. On August 1, 2010, a demolition permit was issued by the City of Malibu Building Safety Division for the removal of a single-family residence built without the benefit of permit.

B. On January 23, 2014, an application for Coastal Development Permit (CDP) No. 14-003 for the construction of a new two-story, single-family beachfront residence with attached garage, decks, return walls, retaining walls, installation of a new alternative onsite wastewater treatment system (AOWTS), and removal of existing timber walls was submitted to the Planning Department, on behalf of property owner, Chambers Creek, LLC. The application was routed to the City Coastal Engineer, City geotechnical staff, City Environmental Health Administrator, City Biologist, City Public Works Department, California State Lands Commission (CSLC), Los Angeles County Fire Department (LACFD) and Los Angeles County Waterworks District No. 29 (WD29) for review.

C. On March 20, 2014, a courtesy notice of the proposed project was mailed to all property owners and occupants within a 500-foot radius of the subject property.

D. On March 17, 2016, an application for Minor Modification (MM) No. 15-016 was submitted to the Planning Department for a reduced front yard setback.

E. On May 2, 2016, an application for Variance (VAR) No. 16-010 was submitted to the Planning Department for the construction of a bulkhead sited seaward of the shoreline protection device stringline.

F. On June 20, 2016, a Notice of CDP Application was posted on the subject property.

G. On July 27, 2016, story poles were installed on the subject property and photo documented by staff.

H. On August 11, 2016, an application for Variance (VAR) No. 16-023 was submitted to the Planning Department for construction on slopes steeper than 2.5 to 1 and the CDP application was deemed complete for processing.

I. On August 25, 2016, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

J. On September 6, 2016, the Planning Commission continued the item to the September 19, 2016, Regular Planning Commission meeting, at the applicant's request, to allow time to revise plans to address concerns expressed by the neighbors with regards to height and the placement of the HVAC units.

K. On September 19, 2016, the property owner agreed to voluntarily dedicate a lateral access easement across the subject property.

L. On September 19, 2016, the Planning Commission continued the item to the October 17, 2016, Regular Planning Commission hearing, at the applicant's request, to allow time to make additional changes to the plans.

M. On October 17, 2016, the Planning Commission continued the item to a date uncertain at the applicant's request to allow time to revise and resubmit architectural plans and a supplemental response letter to address concerns regarding the recommended finish floor elevation and sea level rise.

N. On October 27, 2016, the applicant submitted revised plans to the Planning Department, City Environmental Health Administrator and City Coastal Engineer for review.

O. On November 10, 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.

P. On December 5, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 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. 14-003, VAR No. 16-010, VAR No. 16-023, MM No. 15-016, and OTD No. 16-006, to construct a new 5,094 square foot, two-story, single-family beachfront residence, including an attached garage, decks, return walls, retaining walls, installation of a new AOWTS, and removal of existing timber walls, VAR No. 16-010 to site the proposed bulkhead seaward of the shoreline protection device stringline, VAR No. 16-023 for construction on slopes steeper than 2.5 to 1, MM No. 15-016 for a reduced front yard setback, and OTD No. 16-006 for a lateral access easement across the property in the Multi-Family Beachfront (MFBF) zoning district located at 25306 Malibu Road.

The project is consistent with the zoning, grading, cultural resources, water quality, and onsite wastewater treatment requirements of the LCP. With the inclusion of the proposed variances and minor modification, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. Evidence in the record demonstrates that the proposed project, with the inclusion of the variances and minor modification and as conditioned, conforms to the LCP in that it meets all of the required beachfront residential development standards of the MFBF residential zoning district.

2. Evidence in the record demonstrates that the project is not expected to interfere with the public's ability to use the beach. The property owner has voluntarily agreed to grant a lateral access easement across the property. Therefore, the project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976.

3. The proposed project consists of the demolition of the remaining unpermitted timber walls and the construction of a new single-family residence and associated development. The proposed project will provide a five foot wide view corridor on each side of the residence, running parallel to the east and west property lines. The view corridor preserves views in perpetuity, where no such view protection existed before. The project includes a variance for a seawall sited seaward of the shoreline protection device stringline to address site-specific conditions and allow adequate area outside the landslide area to accommodate the leach field. The project also includes an offer to dedicate a lateral access easement across the property. The proposed project meets the development policies of the LCP and has been determined to be the least environmentally damaging feasible alternative.

B. Variance Findings for Stringline Standards (LIP Section 13.26)

VAR No. 16-010 from LIP Section 10.4(G) will allow an adjusted shoreline protection device stringline as measured from the second downcoast property and adjacent upcoast property.

1. Due to the topography of the lot, strict application of the zoning ordinance would prevent the construction of the proposed seawall that is necessary for the protection of the leach field outside of the landslide area. The AOWTS has been sited as landward as feasible while still reducing the amount of effluent that could enter the ground water table. Given the surveyor could not locate the seawall for the upcoast property at 25308 Malibu Road, the mapped seawall stringline was measured from the second closest upcoast neighbor at 25316 Malibu Road. The seawall to the east is approximately 25 feet landward from the next adjacent neighbor (25272 Malibu Road). Due to the lack of, and varying location of the adjacent seawalls, strict application of the code would deprive the property owner of the ability to install an adequate AOWTS.

2. Evidence in the record demonstrates that granting of the variance will not be detrimental to the public's interest, safety, health or welfare.

3. The granting of the variance does not constitute a special privilege as a neighboring downcoast property at 25272 Malibu Road currently has a seawall that is approximately 65 feet from the edge of Malibu Road. The subject application is for a seawall located approximately 62 feet from the edge of Malibu Road which is more landward than the adjacent neighboring property.

4. Evidence in the record demonstrates that the granting of the variance will not be contrary to or in conflict with the general provisions and intent, nor the goals, objectives and policies of the LCP and the General Plan. Granting the variance will allow the subject property to be developed in a similar manner to properties in the vicinity, and will provide adequate space for the protection of the proposed AOWTS.

5. The proposed variance is for a deviation of shoreline protection device stringline standards. Due to the location of the seawall, which is 60 feet landward from the required 10 foot MHTL setback, the project will not impede the public's access. Therefore, the project provides the maximum feasible protection to public access.

6. The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the MFBF zoning designation. The granting of the variance will allow construction of a new single-family residence with associated development that is compatible with the surrounding built environment and permitted in the zone.

7. The project site is physically suitable for the proposed variance in that there is no feasible alternative location or configuration which would provide an environmental advantage or that would eliminate the need for the variance request.

8. Evidence in the record demonstrates that the variance complies with all requirements of state and local law.

C. Variance Findings for Construction on Slopes Steeper than 2.5 to 1 (LIP Section 13.26)

VAR No. 16-023 from LIP Section 3.6(J) will allow for construction on slopes steeper than 2.5 to 1 for the placement of three caissons sited at the most landward location feasible.

1. The proposed residence has been designed to be sited the most landward feasible in order to comply with the existing building and deck stringlines as measured from the nearest adjacent neighbors. A minimal amount of construction is proposed on steep slopes. The proposed construction on slopes includes the placement of three caissons for the foundation. Neighboring properties were constructed on similar slopes along Malibu Road. Therefore, strict application of the code would deprive the property owner of privileges enjoyed by other surrounding property owners.

2. Evidence in the record demonstrates that granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The project was reviewed by City geotechnical staff, City Coastal Engineer and City Public Works Department for consistency with all applicable regulations and policies.

3. The residence is being proposed as landward as feasible to comply with building and deck stringlines. Additionally, similar development on steep slopes exists along Malibu Road. Therefore, granting of the proposed variance will not constitute a special privilege to the applicant as the development is compatible with the existing neighborhood character.

4. Evidence in the record demonstrates that the granting of the variance will not be contrary to or in conflict with the general provisions and intent, nor the goals, objectives and policies of the LCP and the General Plan.

5. The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the MFBF zoning designation.

6. The subject site is physically suitable for the proposed variance in that there is no feasible alternative location or configuration which would be less environmentally damaging or that would eliminate the need for the variance request.

7. Evidence in the record demonstrates that the variance complies with all requirements of state and local law.

D. Minor Modification for a Reduced Front Yard Setback (LIP Section 13.27)

MM No. 15-016 from LIP Section 3.6(G) will allow a 31 percent reduction in the front yard setback creating an eight foot setback instead of the required 11 feet, 6 inch setback.

1. The project has been reviewed and analyzed for conformance with the LCP and determined to be consistent with the policies and provisions of the LCP.

2. The project is being proposed along a stretch of Malibu Road that is currently developed with single-family and multi-family residences. The front yard setbacks for the existing neighboring development vary from 2 feet to 20 feet. The project proposes an 8 foot setback, which is similar to the neighboring properties. Therefore, granting the minor modification will not adversely affect the neighborhood character.

3. Evidence in the record demonstrates that the minor modification complies with all requirements of state and local law.

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

1. Due to the lot dimensions, view corridors and setbacks, there is no feasible alternative building site location where the development would not have the potential to be visible from Malibu Road or the beach, which are public viewing areas. With the inclusion of the conditions set forth in Section 5 of this resolution, pertaining to permissible exterior colors, materials and lighting restrictions, the required view corridor pursuant to LIP Section 6.5, and conformance with LIP beachfront development standards, the project will blend in with the surrounding environment.

2. With the implementation of the conditions set forth in Section 5 of this resolution, the project, as proposed and conditioned, will not have significant adverse scenic or visual impacts.

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

4. The project has been designed to minimize any adverse or scenic impacts from the beach and adjacent structures by providing the required view corridor pursuant to LIP Section 6.5. The total view corridor provided is 10 feet to preserve views in perpetuity pursuant to LIP Section 6.5(E)(2)(a). The view corridor is split equally on both sides of the residence, with a five foot wide view corridor running parallel to the east and west property lines.

5. The location proposed for development would result in a less than significant visual impact to public views from the beach and will not impact sensitive resources. All proposed development conforms to the view corridor requirement and will be constructed landward of the required building stringline and deck stringline, and set back 60 feet from the most landward MHTL. The project, as proposed and conditioned, will result in less than significant impacts on scenic and visual resources.

F. Hazards (LIP Chapter 9)

1. Based on review of project plans, geotechnical reports and Wave Uprush Study, the project engineers concluded the project is feasible from an engineering geologic standpoint, will be free from geologic hazards such as landslides, slippage, settlement, and will not have an adverse effect upon the stability of the site or adjacent properties provided their recommendations and those of the project Geotechnical Engineer are incorporated into the plans, and implemented during construction, and the subject property and proposed structures are properly maintained.

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.

The project geotechnical engineer determined that the project is located within a landslide assessment district and in a Federal Emergency Management Agency (FEMA) identified VE Zone. The project site is subject to wave action and the entire city limits of Malibu are located within a high fire hazard area.

The project, as conditioned, will incorporate all recommendations contained in the geotechnical report and wave uprush report and conditions required by the City Coastal Engineer, City geotechnical staff, City Public Works Department and 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. Additionally, there are conditions included in Section 5 of this resolution that require the property owner to acknowledge the potential for damage or destruction from wildfire and 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.

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

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

5. No adverse impacts to sensitive resources are expected.

G. Shoreline and Bluff Development (LIP Chapter 10)

1. The proposed project includes the removal of unpermitted timber walls and the construction of a new two-story, single-family residence, and AOWTS. The proposed seawall is only for the protection of the AOWTS. The residence and all accessory development is designed with a pile foundation that does not require a shoreline protection device for the life of the project. The proposed development is sited 60 feet from the MHTL, a location as landward as feasible. The proposed project also includes an offer to dedicate a lateral access easement across the property. Due to the project design, the project is not anticipated to result in significant adverse impacts to public access, shoreline sand supply or other resources.

2. The proposed location of the AOWTS and seawall have been reviewed and conditionally approved by the City Coastal Engineer, City geotechnical staff and City Environmental Health Administrator for compliance with LIP Chapter 10. The proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

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

4. With the inclusion of the proposed offer to dedicate a lateral access easement, the proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

5. The seawall and return walls will protect the new AOWTS only. The existing shoreline protection device is located in the most landward location feasible on the project site and is in compliance with LIP Section 10.4. A condition is included in Section 5 of this resolution that

requires the property owner to acknowledge, by recordation of a deed restriction that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect the proposed septic disposal system and that any future development on the subject site landward of the shoreline protection structure including changes to the foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new structure shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 14-003, VAR Nos. 16-010 and 16-023, MM No. 15-016, and OTD No. 16-006, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

2. Approval of this application is to allow for the following:

   Demolition
   a. Two unpermitted timber retaining walls.

   Construction
   b. A new 5,094 square foot, two-story, single-family residence with attached two-car garage and decks;
   c. Roof mounted solar panels;
   d. Retractable stairs to the beach;
   e. New bulkhead with return walls, and piles;
   f. AOWTS;
   g. View corridor of 10 feet wide along the linear frontage of the lot, equally split, so that 5 foot wide view corridors run parallel to the east and west property lines.
   h. VAR No. 16-010 for the bulkhead sited seaward of the shoreline protection device stringline;
   i. VAR No. 16-023 for construction on slopes steeper than 2.5 to 1;

j. MM No. 15-016 for a reduced front yard setback; and
k. OTD No. 16-006 for a lateral access easement across the property.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, date-stamped **October 27, 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 Planning Commission agenda report for this project shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the City of Malibu Environmental Sustainability Department for plan check.

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

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

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

10. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.

11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

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

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

Demolition/Solid Waste

15. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

16. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six month period. Dust control measures must be in place if construction does not commence within 30 days.

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

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

19. 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.

Construction / Framing

20. 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.

21. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the highest roof member elevation, lowest finish floor elevation and elevation of centerline of Malibu Road. 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.

22. 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.

23. 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.

24. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time;
    b. Grading activities shall be planned during the Southern California dry season (April through October);
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination; and
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

Public Works

25. The consulting engineer shall sign the final plans prior to the issuance of permits.

Street Improvements

26. The 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 six inches of concrete over four inches of aggregate base or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

Grading and Drainage

27. 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 project plans that addresses this condition.

28. A Grading and Drainage Plan for the excavation containing the following information shall be reviewed and approved by the Public Works Department, prior to the issuance of grading permits for the project:

    a. Public Works Department general notes;
    b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking tennis courts and pool decks);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    d. The grading limits shall include the temporary cuts made for buttresses, and over-excavation for fill slopes shall be shown;
    e. Any native trees required to be protected;
    f. Any rare or endangered species as identified in the biological assessment, along with fencing of these areas if required by the City Biologist;
    g. Private storm drains, and systems greater than 12-inch diameter shall also include a plan and profile; and
    h. Public storm drain modifications shown on the grading plan shall require approval by the Public Works Department prior to the issuance of the grading permit.

29. 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.

30. All City/County storm drain inlets within 250 feet from each property line shall be labeled per the City of Malibu's standard label template. A note shall be placed on the project plans to address this condition.

Stormwater

31. 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

32. 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 WAMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

    a. Site Design BMPs;
    b. Source Control BMPs;
    c. Treatment Control BMPs that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
    d. Drainage Improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMP for the expected life of the structure;
    f. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits;
    g. The WQMP shall be submitted to the Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

Geology

33. Applicant shall provide assurances that the abandonment of the existing OWTS has been completed.

34. Two sets of final grading, retaining wall, OWTS and residence plans (approved by the Building Safety Division) incorporating the project geotechnical consultant's recommendations and building plan check review comments must be reviewed and wet stamped and manually signed by the project engineering geologist and project Geotechnical Engineer and submitted to City geotechnical staff for review and approval.

Coastal Engineering

35. The property owner shall comply with the requirements for recorded documents and deed restrictions outlined in LIP Sections 10.6(A) and 10.6(B)(1).

36. The City requires that allowances for both storm surge and sea level rise be included in the design life of new coastal developments. In addition to the allowance given for storm surge, the design Stillwater Level should include a minimum 100-year projected sea level rise, i.e., 17 inches or greater, in accordance with NRC projections which were adopted as interpretive guidelines by the California Coastal Commission in August 2015. The Consultant shall design the seawall so that it is amenable to adaptation strategies in the future, such as increasing the height of the seawall, should the maximum projected sea level rise of 66 inches occur.

37. The property owner shall record at the County of Los Angeles Recorder's office and submit a certified copy, a covenant providing constructive notice to any future purchaser for value that monitoring of the shore protection device is required according to the approved shoreline protection device monitoring plan prior to issuance of a building permit.

Environmental Health

38. Prior to final Environmental Health approval, a final AOWTS plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the Malibu Plumbing Code (MPC) and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The AOWTS plot plan shall show essential features of the AOWTS and must fit onto an 11 inch by 17 inch sheet leaving a five inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

39. A final design and system specifications shall be submitted as to all components (i.e. alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed AOWTS. For all AOWTS, final design drawings and calculations must be signed by a California registered civil engineer, a registered environmental health specialist or a professional geologist who is responsible for the design.

The 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).

40. 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. Sewage and effluent pump design calculations (as applicable);
    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 conceptual design for custom 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. 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
    e. 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.

41. 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.

42. All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in Malibu Plumbing Code Table H 1.7) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must verify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the Table H 1.7 setback is reduced.

    All proposed reductions in setback from the OWTS to buildings also must be supported by a letter from the project Architect, who must verify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building. If the building designer is not a California licensed architect, then the required Architect's verification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the wastewater system; in this case the Engineer must include in his letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setbacks(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

    The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by the City of Malibu Building Safety Division prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/waterproofing plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

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

44. 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.

45. Prior to final Environmental Health approval, a maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS after construction shall be submitted. Only original wet signature documents are acceptable and shall be submitted to the City Environmental Health Administrator.

46. Prior to final Environmental Health approval, a covenant which runs with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive, notice to any future purchaser for value that the AOWTS serving subject property is an alternative method of onsite wastewater disposal pursuant to the MPC, 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.

47. 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 successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal fields(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage dispersal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private sewage dispersal system and therefore, any buildings(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department. 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.

48. Final approval by the City of Malibu Coastal Engineer, City geotechnical staff and Geotechnical Engineer, and City Planning Department shall be submitted to the City Environmental Health Administrator.

49. A final Planning Department approval shall be submitted to the City Environmental Health Administrator.

50. In accordance with MMC Chapter 15.14, an application shall be made to the Environmental Sustainability Department 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

51. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or install 2,500 square feet or more of new landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

52. All construction equipment shall access the site from Malibu Road. No equipment shall be operated within the surf zone and no equipment or materials shall be staged anywhere on the beach.

53. 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.

54. Lighting of the shore is prohibited.

Site Specific Conditions

55. All air conditioning equipment that will be installed shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A). All rooftop equipment shall comply with the LIP Section 3.6.3 height requirements.

Colors and Materials

56. 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.

57. 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; and
    c. All windows shall be comprised of non-glare glass.

Lighting

58. 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.

59. 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.

60. 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. Lighting of the shore and up-lighting of landscaping are prohibited.

Water Service

61. Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve Letter from WD29 indicating the ability of the property to receive adequate water service.

U.S. Army Corps of Engineers

62. The applicant/property shall obtain all required permits, if any, including any necessary permits from the U.S. Army Corps of Engineers, prior to commencement of construction.

Shoreline Construction Protection

63. No stockpiling of dirt or construction materials shall occur on the beach.

64. 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, and construction equipment shall not be cleaned on the beach.

65. No machinery shall be allowed in the intertidal zone at any time unless necessary for protection of life and/or property.

66. The applicant/property owner shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.

67. The applicant/property owner shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion, and all construction debris shall be removed from the beach daily and at the completion of development.

View Corridor

68. Pursuant to LIP Section 6.5(E)(2) and in order insure the protection of scenic and visual resources, the applicant is required to maintain:

a. A view corridor a minimum of 10 feet wide across along the linear frontage of the lot, equally split, resulting in five foot wide view corridors running parallel to the east and west property lines.
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.

Deed Restrictions

69. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to Planning Department staff prior to final Planning Department approval.

70. 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 Department approval.

71. Prior to final Planning Department 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 Department approval.

72. The property owner is required to acknowledge, by the recordation of a deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Department for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect the proposed septic disposal system and that any future development on the subject site landward of the subject shoreline protection structure including changes to the

foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new residence shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor.

73. In order to implement the property owner's proposal of an offer to dedicate an easement for lateral public access and passive recreational use along the shoreline as part of this project, the property owner agrees to complete the following prior to final Planning Department approval: the property owner shall execute and record a document, in a form and content acceptable to the Planning Director and California Coastal Commission (CCC), irrevocably offering to dedicate to a public agency or private association approved by the City and CCC an easement for lateral public access and passive recreational use along the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such easement shall be located along the entire width of the property from the ambulatory mean high tide line landward to the dripline of the deck. The document shall be recorded free of prior liens which the Planning Director and/or CCC determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the People of the State of California, binding all successors and assignees, and the offer shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include a formal legal description and graphic depiction, prepared by a licensed surveyor, of both the property owner's entire parcel and the easement area.

Prior to Occupancy

74. 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.

75. 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

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

77. 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 5th day of December 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. 16-74 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 5th day of December, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

25306 MALIBU ROAD
NEW CONSTRUCTION

25306 Malibu Road
Malibu, CA 90265

CONFORMANCE REVIEW REVISED HEARING
Decmber 5, 2016

LIST OF DRAWINGS

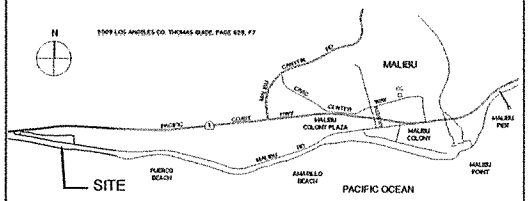
ARCHITECTURAL

G000	COVER AND PROJECT INFORMATION
G001	GeoConcepts Letter 2-8-16
	SURVEY
A100	PROPOSED SITE PLAN
A200	PROPOSED FOUNDATION PLAN
A201	PROPOSED FIRST FLOOR PLAN
A202	PROPOSED SECOND FLOOR PLAN
A203	PROPOSED ROOF PLAN
A300	PROPOSED ELEVATIONS
A301	PROPOSED ELEVATIONS
A302	PROPOSED ELEVATIONS
A303	PROPOSED ELEVATIONS
A400	PROPOSED SECTIONS
A401	PROPOSED SECTIONS

PROJECT DIRECTORY

OWNER:	CHAMBERS CREEK LLC, AN OREGON LIMITED LIABILITY COMPANY CONTACT: LUCAS RALSTON 503-913-0328
ARCHITECT:	RALPH MECHUR ARCHITECTS 3400 AIRPORT AVE., SUITE 5 SANTA MONICA, CA 90405 TEL: (310) 398-2940 FAX: (310) 398-2950
STRUCTURAL ENGINEER:	TAYLOR & SYFAN 1276 E Colorado Blvd., Suite 201 Pasadena, CA 91106 626-793-7438
CIVIL ENGINEER	PEAK ENGINEERING, INC. 2468 TOWNSGATE RD., WESTLAKE VILLAGE, CA 91361 (805) 497-0102

VICINITY MAP



ABBREVIATIONS

ABV	ABOVE	E	EAST	OC	ON CENTER (S)
AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRIC (AL)	OPG	OPENING
ACT	ACOUSTICAL TILE	EL	ELEVATION	OPP	OPPOSITE
ADD	ADDENDUM	ELEV	ELEVATOR	OD	OUTSIDE DIAMETER
ADH	ADHESIVE	EMER	EMERGENCY	OA	OVERALL
ADJ	ADJACENT	EQ	EQUAL		
A/C	AIR CONDITIONING	(E)	EXISTING	PLAM	PLASTIC LAMINATE
ALT	ALTERNATE	EXP	EXPOSED	℄	PROPERTY LINE
ALUM	ALUMINUM	EXT	EXTERIOR	PWD	PLYWOOD
AB	ANCHOR BOLT			PT	POINT
ANOD	ANODIZED	FOF	FACE OF FINISH	PTD	PAINTED
ARCH	ARCHITECT (URAL)	FOS	FACE OF STUD	PVC	POLY VINYL CHLORIDE
AD	AREA DRAIN	FIN	FINISH (ED)	PL	PROPERTY LINE
ASPH	ASPHALT	FFE	FINISHED FLOOR ELEVATION		
		FE	FIRE EXTINGUISHER	QT	QUARRY TILE
BSMT	BASEMENT	FLR	FLOOR (ING)		
BEL	BELOW	FD	FLOOR DRAIN	RAD	RADIUS
BET	BETWEEN			REF	REFERENCE
BLK	BLOCK	GA	GAGE, GAUGE	R	RISER
BLKG	BLOCKING	GV	GALVANIZED	RD	ROOF DRAIN
BD	BOARD	GL	GLASS, GLAZING	RM	ROOM
BS	BOTH SIDES	GLB	GLASS BLOCK	RO	ROUGH OPENING
BW	BOTH WAYS	GB	GRAB BAR		
BOT	BOTTOM	GD	GRADE, GRADING	SHT	SHEET
BLDG	BUILDING	GYP BD	GYPSUM BOARD	SIM	SIMILAR
				S	SOUTH
CPT	CARPET (ED)	HDW	HARDWARE	SPEC	SPECIFICATION (S)
CSMT	CASEMENT	HWD	HARDWOOD	SQ	SQUARE
CLG	CEILING	HVAC	HEATING / VENTILATION / AIR-CONDITIONING	SS	STAINLESS STEEL
CEM	CEMENT			STD	STANDARD
CM	CENTIMETER	HD	HEAVY-DUTY	STL	STEEL
CT	CERAMIC TILE	HT	HEIGHT	STR	STRUCTURAL
CIR	CIRCLE	HOR	HORIZONTAL	SYM	SYMMETRY (ICAL)
CIRC	CIRCUMFERENCE	HB	HOSE BIBB		
CLR	CLEAR (ANCE)			TEL	TELEPHONE
COL	COLUMN	INS	INSULATE (D) (ING)	TV	TELEVISION
CONC	CONCRETE	INT	INTERIOR	THK	THICK (NESS)
CMU	CONCRETE MASONRY UNIT			TOL	TOLERANCE
CONT	CONTINUOUS OR CONTINUE	LAM	LAMINATE (D)	T&G	TONGUE & GROOVE
CONTR	CONTRACT (OR)	L	LAVATORY	TOS	TOP OF SLAB
CJT	CONTROL JOINT			TW	TOP OF WALL
CORR	CORRUGATED	MFR	MANUFACTURER	T	TOILET
CTR	CENTER	MAS	MASONRY	TYP	TYPICAL
℄	CENTERLINE	MO	MASONRY OPENING		
CRS	COURSE (S)	MAX	MAXIMUM	VERT	VERTICAL
		MECH	MECHANIC (AL)	VCT	VINYL COMPOSITION TILE
DTL	DETAIL	MIN	MINIMUM		
DIAG	DIAGONAL	MISC	MISCELLANEOUS	WC	WATER CLOSET
DIAM	DIAMETER			WP	WATER PROOFING
DIM	DIMENSION	NAT	NATURAL	WWF	WELDED WIRE FABRIC
DF	DRINKING FOUNTAIN	NOM	NOMINAL	W	WEST
DS	DOWNSPOUT	N	NORTH	W	WIDTH
D	DRAIN	NIC	NOT IN CONTRACT	WIN	WINDOW
DWG	DRAWING	NTS	NOT TO SCALE	WO	WITHOUT
				WD	WOOD

ARCHITECTURAL SYMBOLS

- DETAIL
- BUILDING SECTION
- WALL SECTION
- SHOWN / NOT SHOWN INTERIOR ELEVATION
- EXTERIOR ELEVATION
- ELEVATION MARK
- NOTE
- WINDOW MARK
- DOOR MARK
- WALL TYPE
- WORK POINT
- SECURITY OPENING
- ACCESSIBLE PATH OF TRAVEL
- PAY PHONE
- TRACT FENCE
- DRINKING FOUNTAIN
- EXIT SIGN
- ALIGN FINISHES
- FLOOR MATERIAL CHANGE REFER TO FINISH SCHED.
- SMOKE DETECTOR
- FIRE EXTINGUISHER

PROJECT SCOPE

THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, DECKS, DRIVEWAY, CATEGORICAL AND BULKHEAD RETAINING WALL, RETAINING WALLS AND STAIRS TO THE BEACH. (E)XISTING TIMBER WALLS PER SURVEY TO BE REMOVED.

THE SUBJECT SITE IS A BEACHFRONT LOT WITH AN IRREGULAR SHAPE OF APPROXIMATELY +/- 7060 SF LOCATED IN THE CITY OF MALIBU. THE SITE OPENS TO THE PACIFIC OCEAN FROM MALIBU ROAD. THE BEACH FRONTAGE ROAD. THE SUBJECT SITE IS LOCATED EAST OF DAN BLOCKER BEACH NEAR THE INTERSECTION OF MALIBU ROAD AND BAYSHORE ROAD

NOTE: NO GRADING IS REQUIRED FOR THIS PROJECT PER PEAK CIVIL ENGINEERS

PROJECT INFORMATION

PROJECT ADDRESS:	25306 MALIBU ROAD MALIBU, CA 90265
APN:	4459-016-013
LEGAL DESCRIPTION:	PARCEL 1: LOT 31, TRACT NO 12939 (283 MB 29/40) PARCEL 2: LAND RELINQUISHED TO THE COUNTY BY RESOLUTION RECORDED MARCH 16, 1949 29600 O R 281 (PER DEED 2009-1034100 O R)
ZONE:	MRDF
USE:	SINGLE FAMILY RESIDENTIAL
CONST. TYPE:	TYPE V-B, SPRINKLERED PER NFPA 13R
CODE:	2013 CALIFORNIA BUILDING CODE
LOT AREA:	+/-7060 SF
PROJECT SQUARE FOOTAGE:	
GARAGE:	592 SF
ENTRY LEVEL:	1,568 SF
UPPER LEVEL:	2,514 SF
TOTAL:	4,674 SF
HEIGHT:	
CENTERLINE @ MALIBU RD	20'-11"
HT @ MALIBU RD	24'-0"
LOWEST RECC. FIN. FLR.	27'-4"
HT @ BEACH	24'-0"
STORIES:	
PROPOSED STORIES	2
ALLOWABLE STORIES	2
PARKING:	2 ENCLOSED SPACES
	2 ON SITE UNENCLOSED GUEST SPACES
SETBACK REQUIREMENTS	
FRONT	5'-0" PER MINOR MODIFICATION SEE A100 SITE PLAN FOR SETBACK CALCULATION (28+3.5+29.5)/2=14.75 FT REDUCED TO 5'-0")
REAR	NO STRUCTURES WITHIN 10'-0" OF MHTL REQUIRED AND PROVIDED
SIDE	5'-0" REQUIRED AND PROVIDED

THIS PROJECT SHALL COMPLY WITH THE TITLE 24 AND 2013 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnC) AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

COPIES OF NOTIFICATION TO AQMD SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER AQMD RULE 1403.

NOTE: NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects
3400 Airport Ave. Suite #5
Santa Monica, CA 90405
310.398.2940 v
310.398.2950 f
www.rmechurarchitects.com

REVISIONS:

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	09.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO: 01322.00
DATE: 10.03.16
SCALE:

SHEET TITLE:
Cover Sheet & Project Info

SHEET NUMBER:
G000

ATTACHMENT 2

GeoConcepts, Inc.
Geologic - Geotechnical Engineering

February 8, 2016

Project 4594

Mr. Tim Ratchon
25306 Malibu Road
Malibu, California 90265

Subject: OWTS SUPPLEMENTAL REPORT No. 1
25306 Malibu Road
Malibu, California

References:

1) Preliminary Geologic and Geotechnical Engineering report by GeoConcepts, Inc. covering the subject site, dated August 4, 2015.

Dear Mr. Ratchon

Pursuant to your request, presented herein is a review of the revised site plan by Ralph Mechur Architecture, dated January 20, 2016 and the revised OWTS plot by EPD Consultants, dated January 28, 2016. Based on the revised plans, the proposed bulkhead was moved landward. The septic system was moved landward to accommodate the new bulkhead location.

The location for the disposal system is controlled by the permeability of the underlying sediments, location of landslide deposits, depth to groundwater, wave uprush, and percolation rate (see attached Geologic Map and Cross Section A-A').

From a geologic and geotechnical engineering viewpoint, a safe and successful location for the septic disposal system was located within the proposed bulkhead on the subject site. This location will have the least potential adverse effect on future movement of the landslide and the safest effluent disposal with an acceptable percolation rate. Based on the above onsite conditions, the proposed location of the septic disposal system is the most landward position available.

Should you have any questions regarding this report, please do not hesitate to contact the undersigned at your convenience.

www.GeoConceptsInc.com
1428 Beedie Street, 3088, Van Nuys, CA 91401 • (818) 994-6095 Office • (818) 994-2819 Fax

February 8, 2016
Project 4594

Respectfully submitted
GeoConcepts, Inc.

Scott J. Walter
Project Engineer
GE 2478
MAB/SJW: 4594-6

Mark A. Barsett
Project Geologist
CEG 2068

Enclosures: Geologic Map
Cross Sections A-A' and B-B'

Distribution: (1) Addressee
(3) Jennifer Doubiet at Ralph Mechur Architects

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

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REVISIONS

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CONFORMANCE REVIEW	05.24.16
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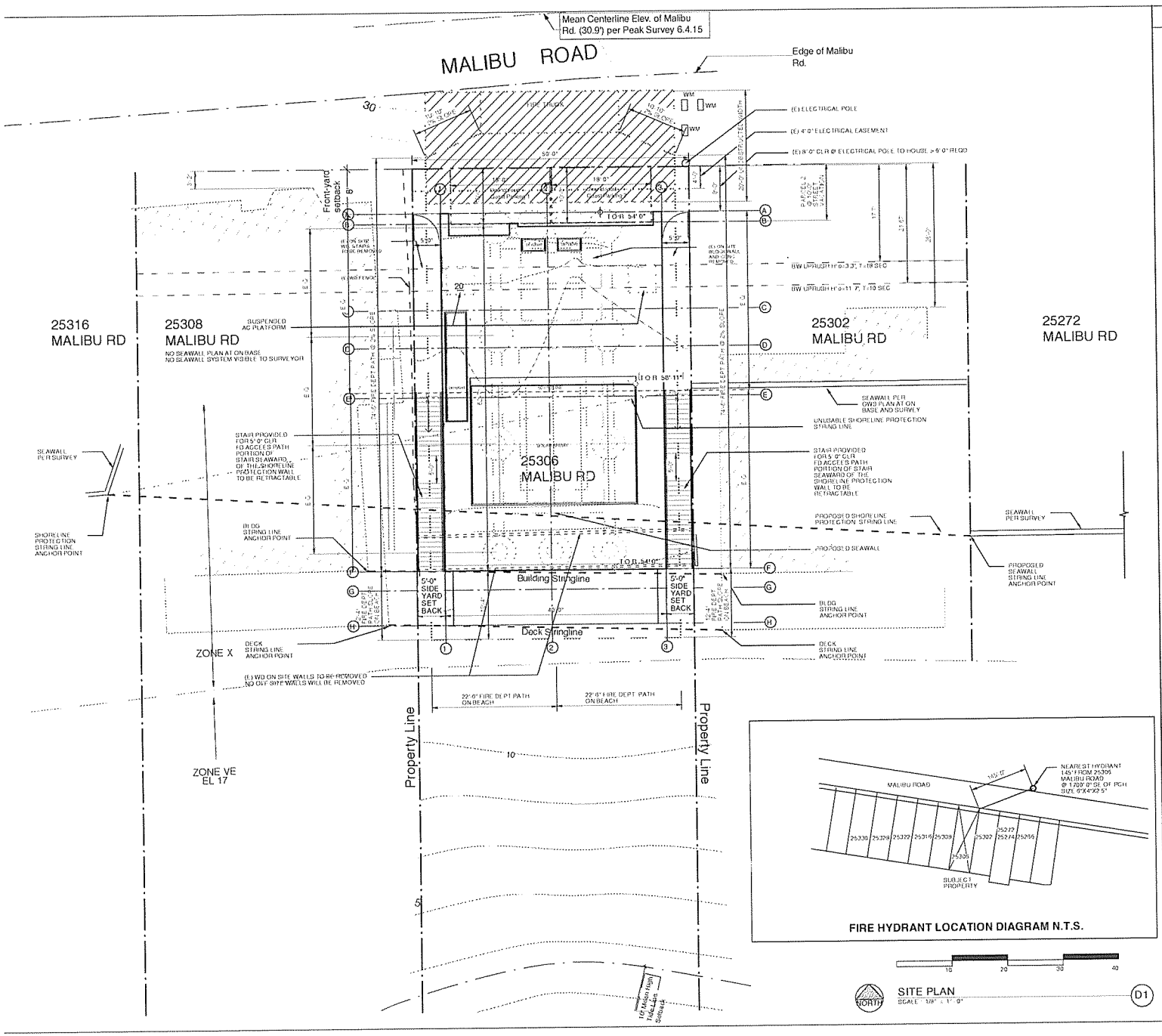
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO. 01322.00
DATE 10.03.16
SCALE

SHEET TITLE
GEO-TECH LETTER

SHEET NUMBER
G001



FIRE HYDRANT LOCATION DIAGRAM N.T.S.

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

D1

NOTES

NOTE: NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

APN: 4459-016-013

FRONT YARD SET BACK CALCULATIONS
SET BACK AT 25302 = 29'-0"
SET BACK AT 25309 = 3'-3"
AVG = 29' + 3'-3" = 29'-2"/2 = 14'-8"

MINOR MODIFICATION OF THE FRONT YARD SETBACK REQUESTED = 8'-0" <MAX 50% ALLOWANCE OF 7'-4"

NOTES ADDED 05.02.16

NO OFF SITE WALLS OR FENCES TO BE REMOVED

EDISON ENCROACHMENT LETTER ALLOWS FOR UNENCLOSED GUEST PARKING @ 4'-0" ELECTRICAL EASEMENT

GEOCONCEPTS OWTS SUPP REPORT NO 1 P. 1 STATES "PROPOSED LOCATION OF THE SEPTIC DISPERSAL SYSTEM IS THE MOST LANDWARD POSITION AVAILABLE."

FIRE DEPARTMENT NOTES

STRUCTURE TO BE SPRINKLERED

1. 20'-0" UNOBSTRUCTED WIDTH SHOWN AND DIMENSIONED ON SITE PLAN

2. MIN. 5'-0" WIDE FIREFIGHTER ACCESS ROUTES SHOWN AND DIMENSIONED ON SITE PLAN. SLOPE INDICATED THROUGHOUT.

ACCESS ROUTE DISTANCES
WEST AND EAST SIDES:
10'-10" + 74'-6" + 12'-4" + 22'-6" = 120'-2" < 150'-0"

3. REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND FIRE CODE 507.3 COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

CALCULATIONS

THE REQUIRED FIRE FLOW IS BASE ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER BLDG CODE	TYPE VB
FIRE FLOW BASED ON TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING	2000 GPM
REUCTION FOR FIRE SPRINKLERS (MAX 50%)	1000 GPM
TOTAL FIRE FLOW REQUIRED	1000 GPM

4. SIZE AND LOCATION OF ALL EXISTING FIRE HYDRANTS PER FFA AND SITE PLAN. THE HYDRANT IS LOCATED 145' FROM THE PROPERTY LINE ON MALIBU ROAD 1700 SE OF PCH WITH SIZE OF 6"X4"X2.5".

5. COMPLETED "FIRE FLOW AVAILABILITY" FORM 195/196 PROVIDED FROM WATER DIVISION 29.

6. AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED. PLANS TO BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPPROVAL PRIOR TO INSTALLATION PER RESIDENTIAL FIRE CODE 903.3.1
TYPE OF FIRE SPRINKLER SYSTEM 903.3.1.1, 903.3.1.2, 903.3.1.3

REASON: RESIDENTIAL CODE & FIRE CODE 903.1 & FIRE FLOW REDUCTION

ACCESS ROUTE, MIN 5'-0" WIDE CLEAR PATH

20'-0" WIDE ROAD HATCH

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

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REVISIONS

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CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

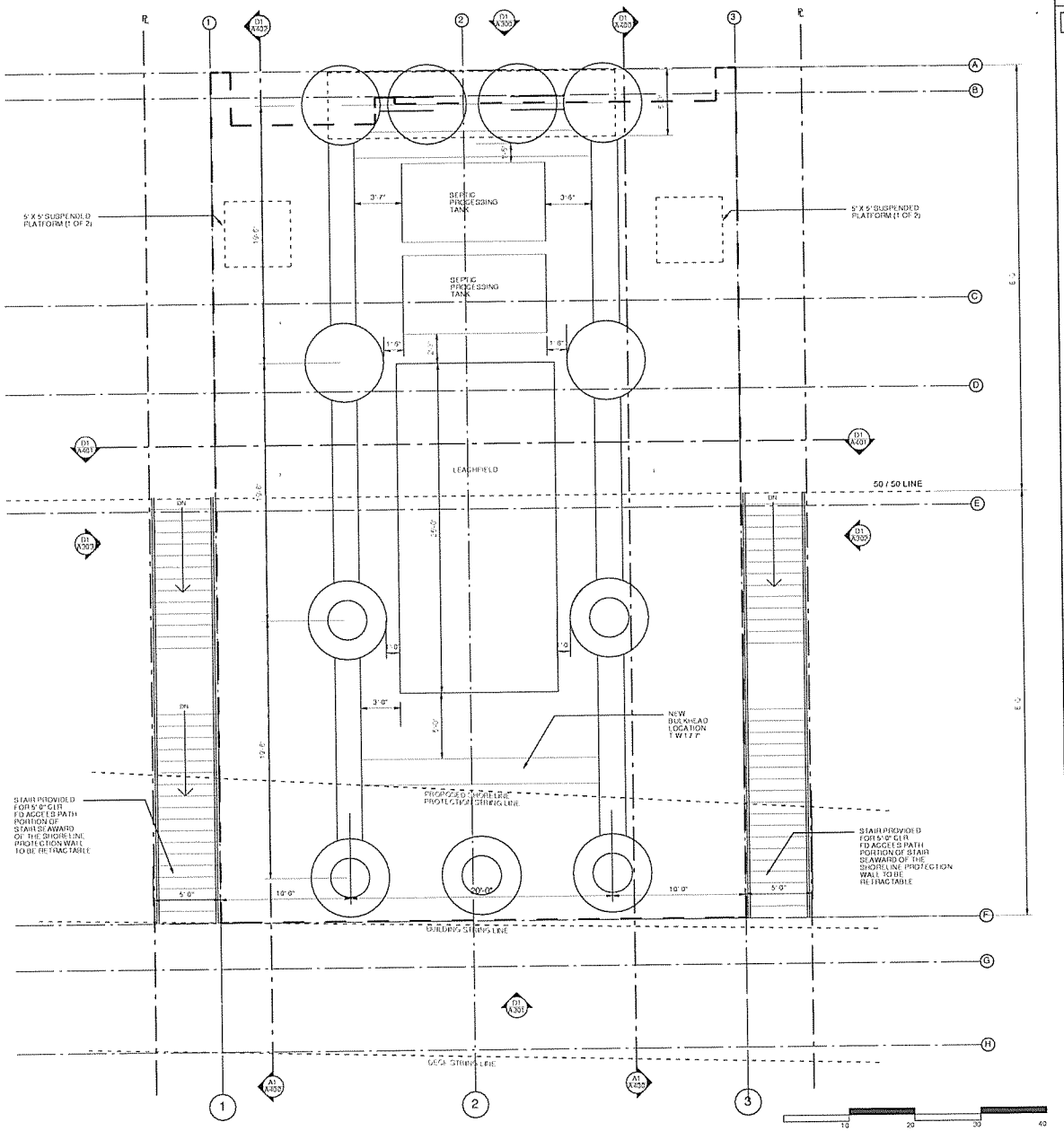
JOB NO. 01322.00

DATE 10.03.16

SCALE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A100



FOUNDATION PLAN D1
SCALE: 1/4" = 1'-0"

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

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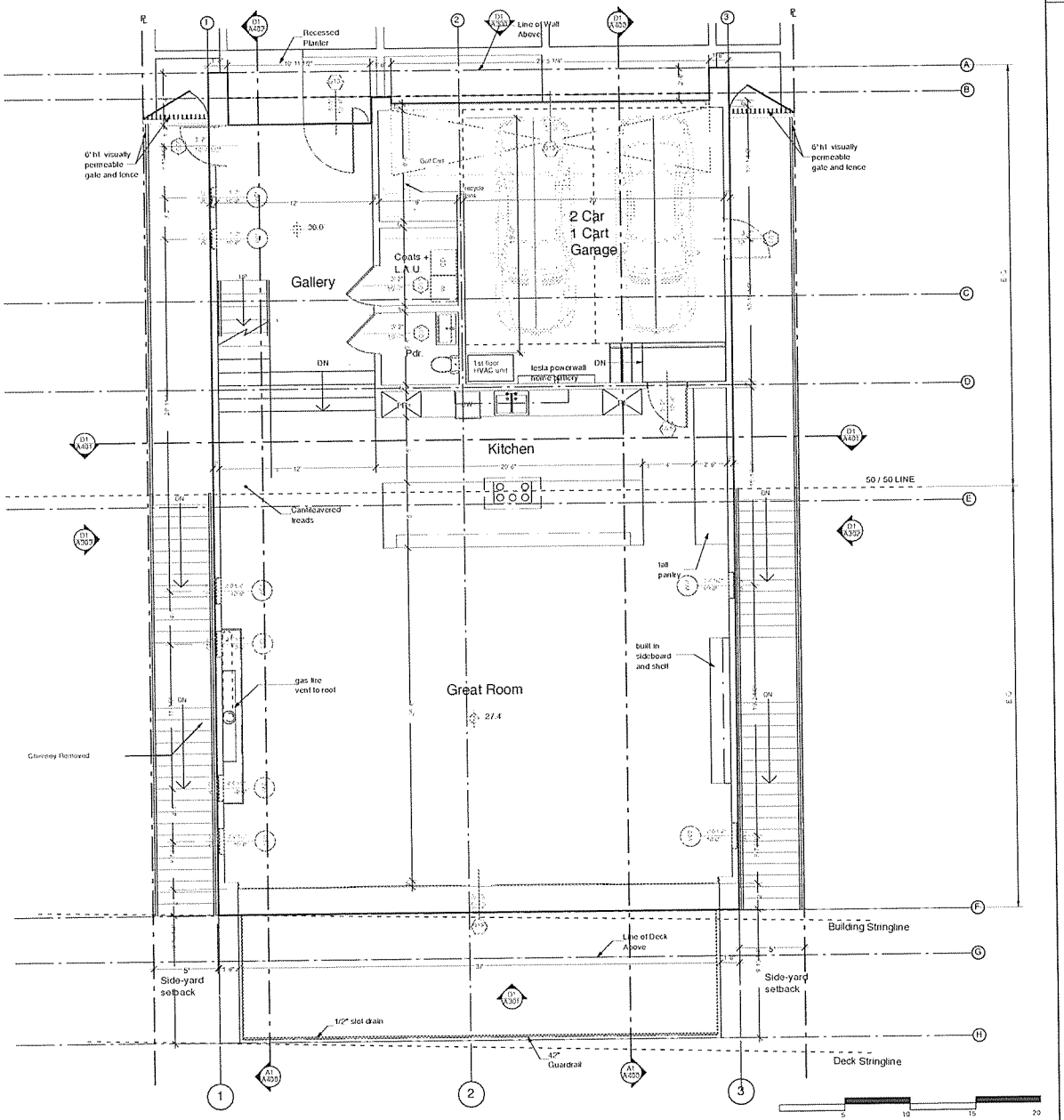
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO. 01322.00
DATE 10.03.16
SCALE
SHEET TITLE
Foundation Plan
SHEET NUMBER
A200



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

D1

NOTES

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

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REVISIONS

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FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

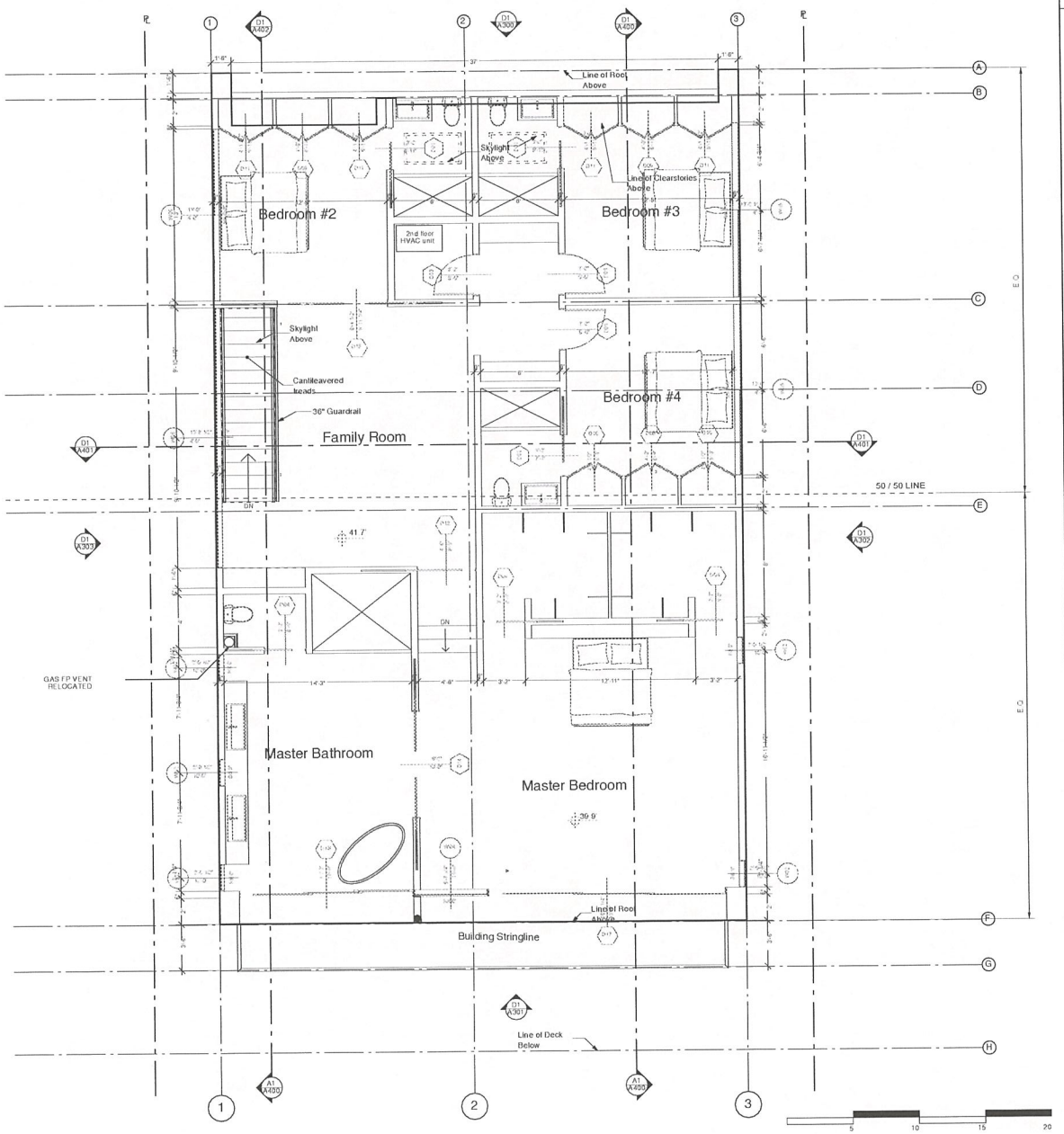
JOB NO. 01322.00

DATE 10.03.16

SCALE

SHEET TITLE
First Floor Plan

SHEET NUMBER
A201



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

NOTES

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

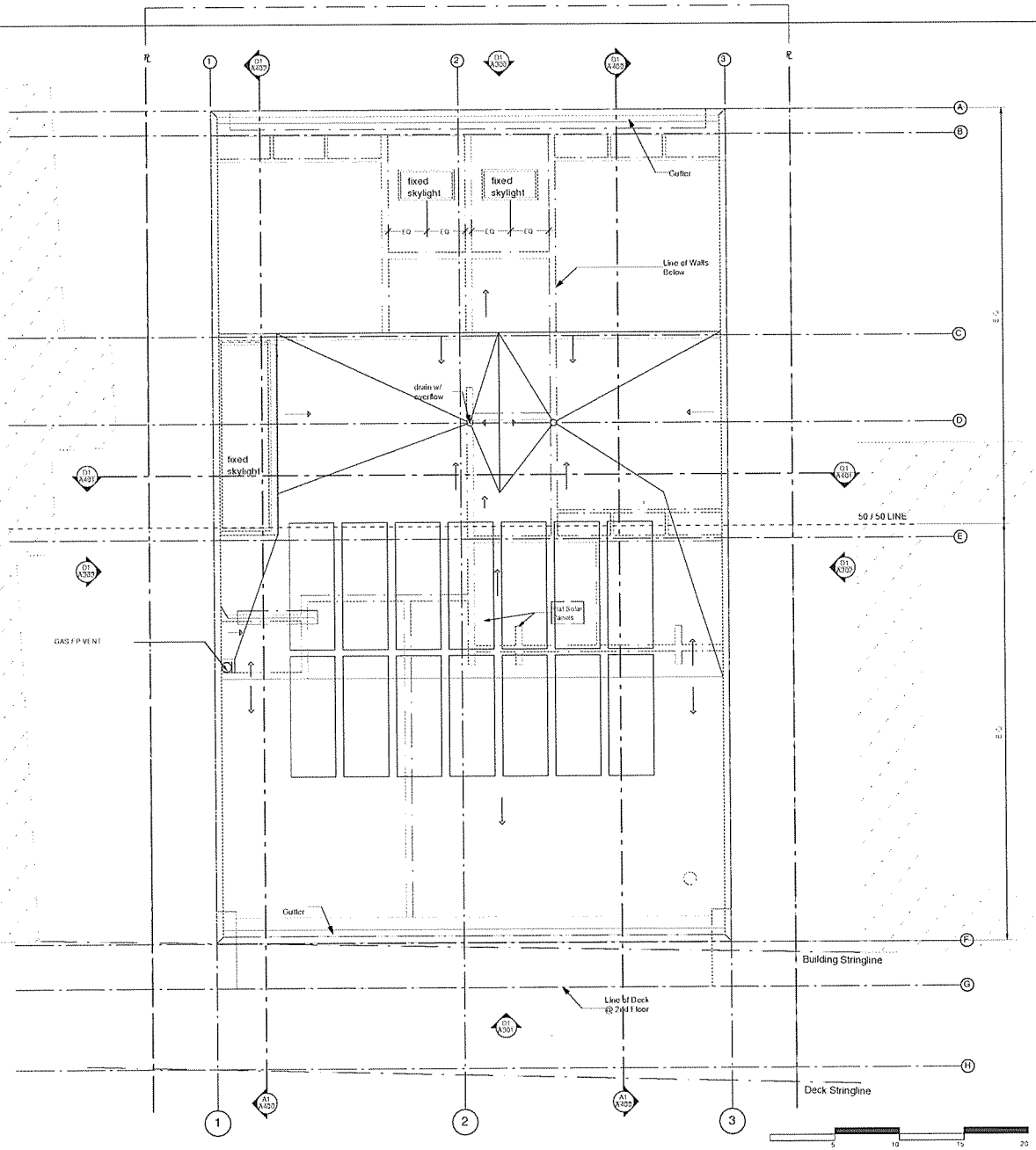
NOT FOR CONSTRUCTION

Ralph Mechur Architects
3400 Airport Ave. Suite #5
Santa Monica, CA 90405
310.398.2940 v
310.398.2950 f
www.rmechurarchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO. 01322.00
DATE 10.03.16
SCALE
SHEET TITLE 2nd Floor Plan
SHEET NUMBER A202



NORTH

ROOF PLAN D1
SCALE 1/4" = 1' 0"

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects
3409 Airport Ave. Suite #5
Santa Monica, CA 90405
310 398 2040 v
310 398 2059 f
www.mmcharchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO 01322.00

DATE 10.03.16

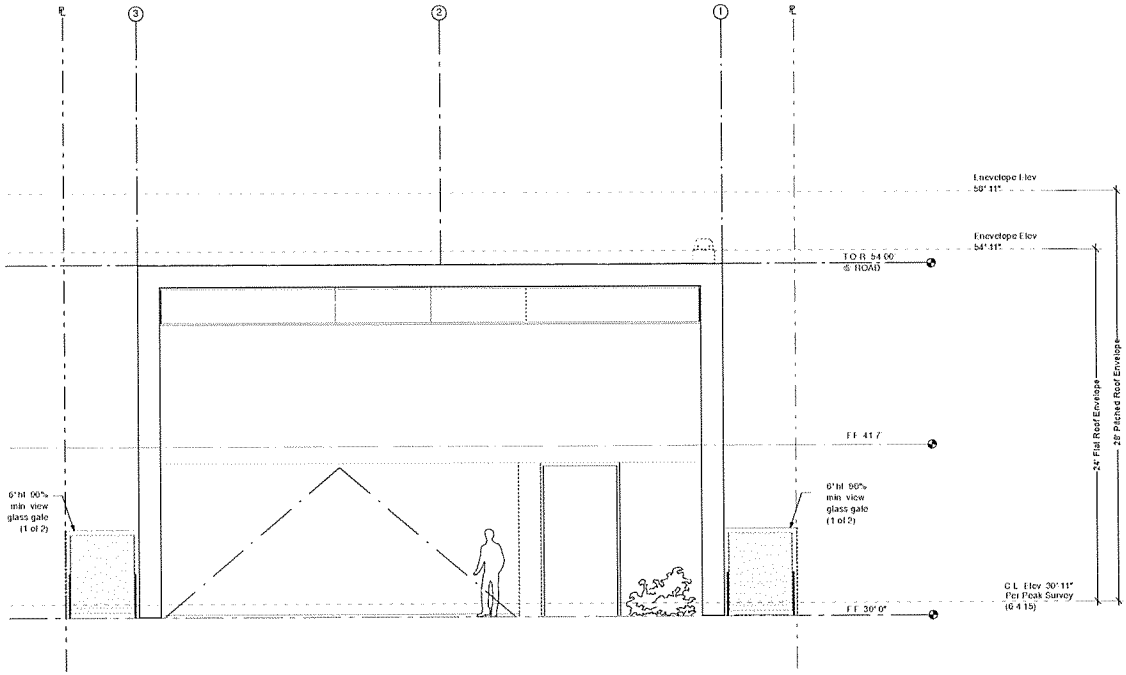
SCALE

SHEET TITLE

Roof Plan

SHEET NUMBER

A203



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

D1

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mecher Architects
3400 Airport Ave. Suite #5
Santa Monica, CA 90405
310 398 2040 v
310 398 2058 f
www.rmecherarchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO 01322.00

DATE 10.03.16

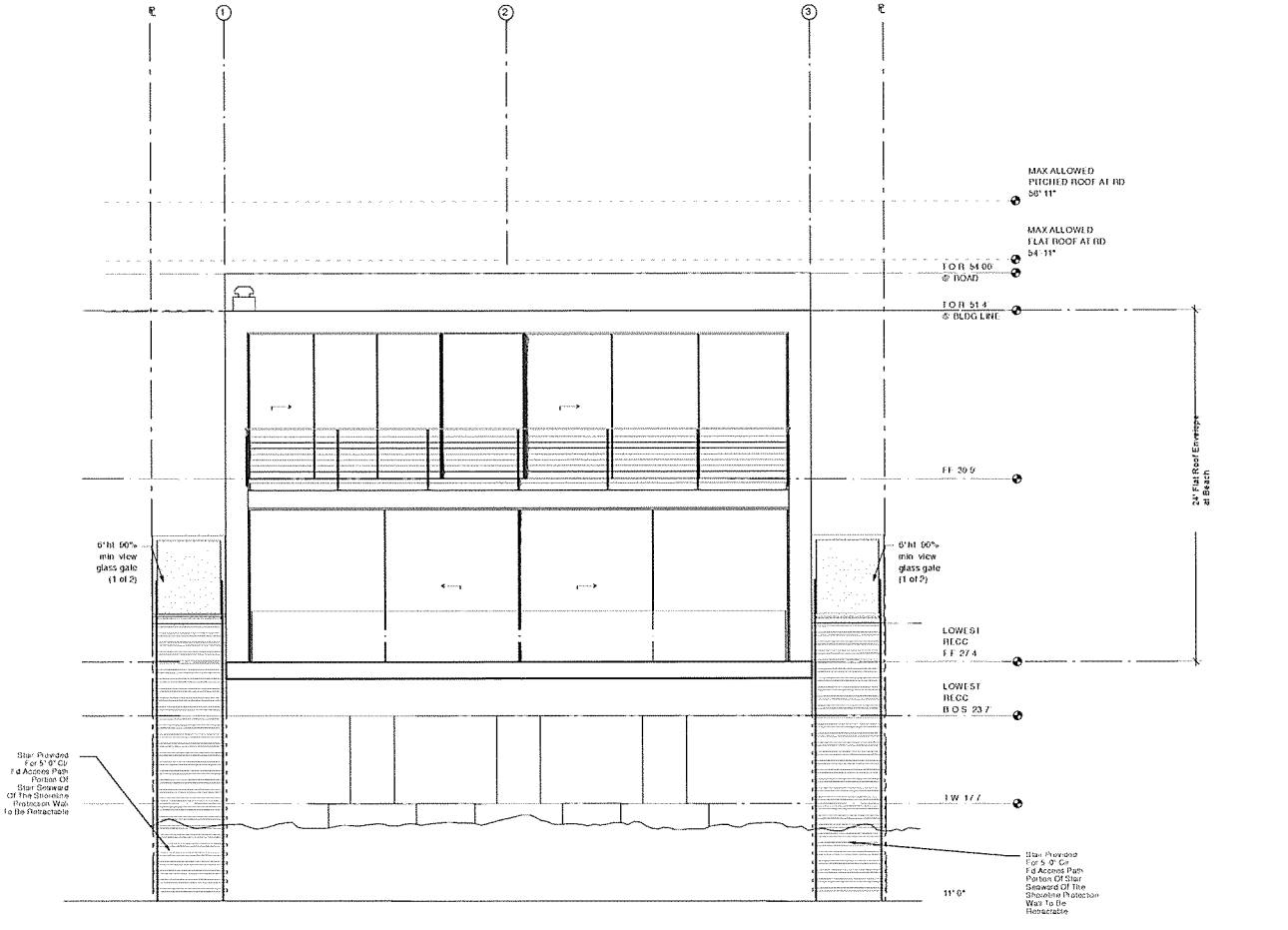
SCALE

SHEET TITLE

Elevation

SHEET NUMBER

A300



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
D1

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects
3400 Airport Ave Suite #5
Santa Monica, CA 90405
310 398 2940 V
310 398 2950 F
www.rmecharchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR. MODIFICATION	10.03.16

JOB NO. 01322.00

DATE 10.03.16

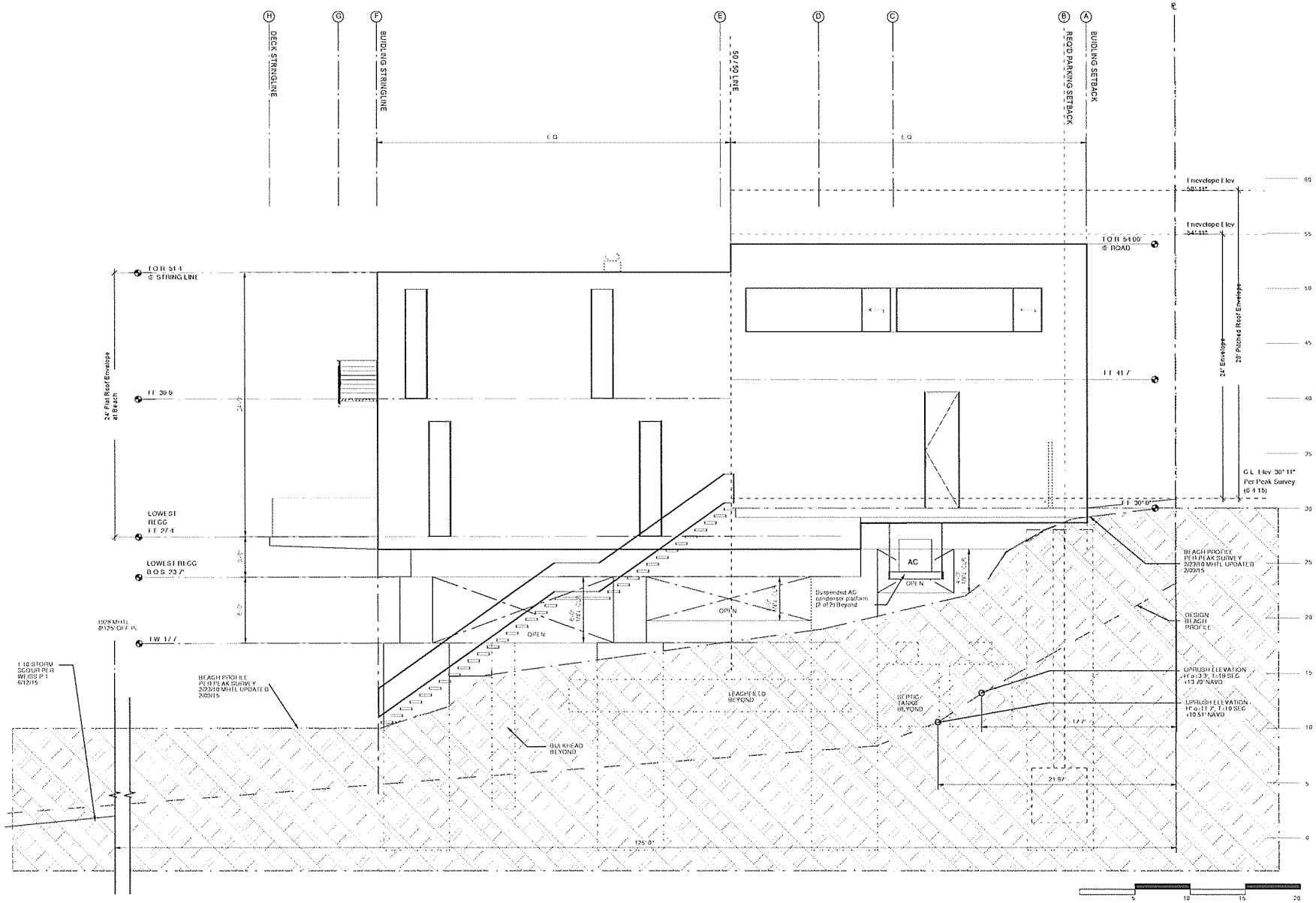
SCALE

SHEET TITLE Elevation

SHEET NUMBER A301

NOTES

NAVD 89 USED FOR ALL DOCUMENTS AND REPORTS



EAST ELEVATION

SCALE 1/4" = 1'-0"

D1

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects
3409 Airport Ave Suite #5
Santa Monica, CA 90405
310 398 2040 v
310 398 2050 f
www.rmechurarchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT	11.04.15
CONFORMANCE REVIEW	03 12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04 11.16
CONFORMANCE REVIEW	05 02.16
PROGRESS SET	05 18.16
CONFORMANCE REVIEW	05 24.16
PLANNING COMMISSION	08 04.16
ROOF MODIFICATION	08 30.16
FIN. FLR MODIFICATION	10 03.16

JOB NO 01322.00

DATE 10 03.16

SCALE

SHEET TITLE

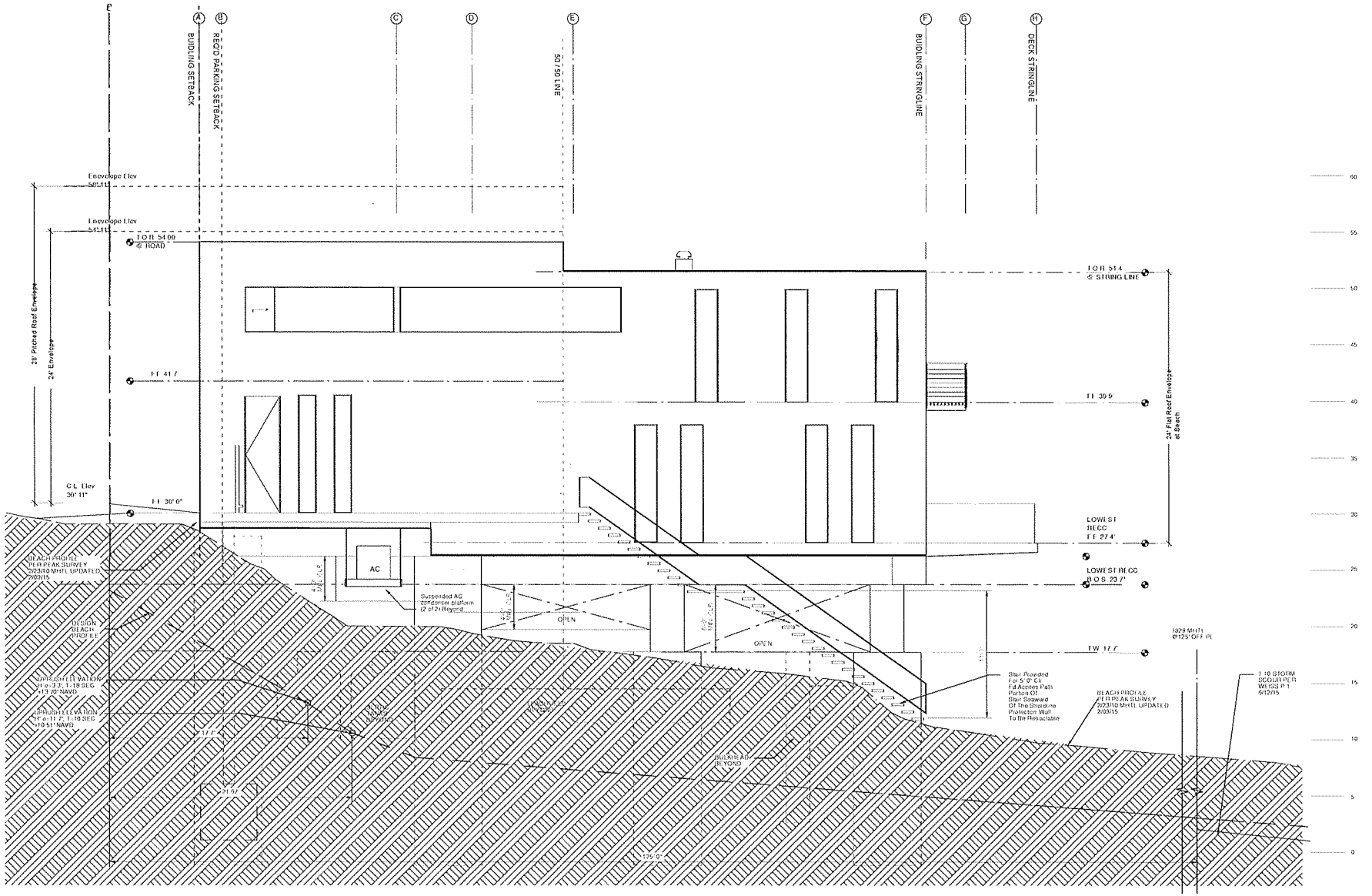
Elevation

SHEET NUMBER

A302

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS



WEST ELEVATION

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

D1

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects

3400 Airport Ave. Suite #5
Santa Monica, CA 90405

310 398 2940 v
310 398 2950 f

www.rmechurarchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

JOB NO. 01322.00

DATE 10.03.16

SCALE

SHEET TITLE

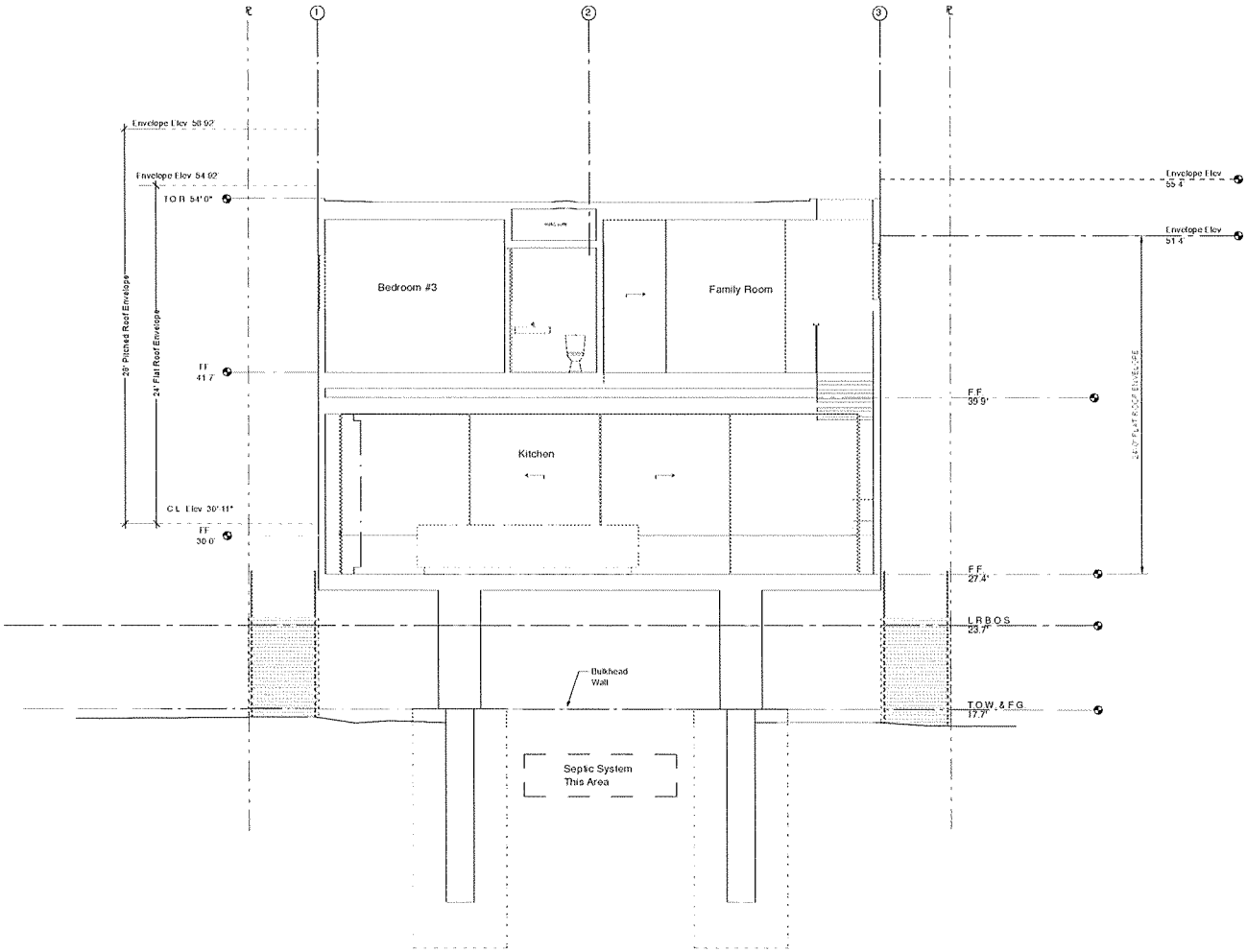
Elevation

SHEET NUMBER

A303

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS



SECTION
SCALE : 1/4" = 1'-0"
D1

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects
3400 Airport Ave. Suite #5
Santa Monica, CA 90405
310 398 2940 v
310 398 2956 f
www.rmecharchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN. FLR MODIFICATION	10.03.16

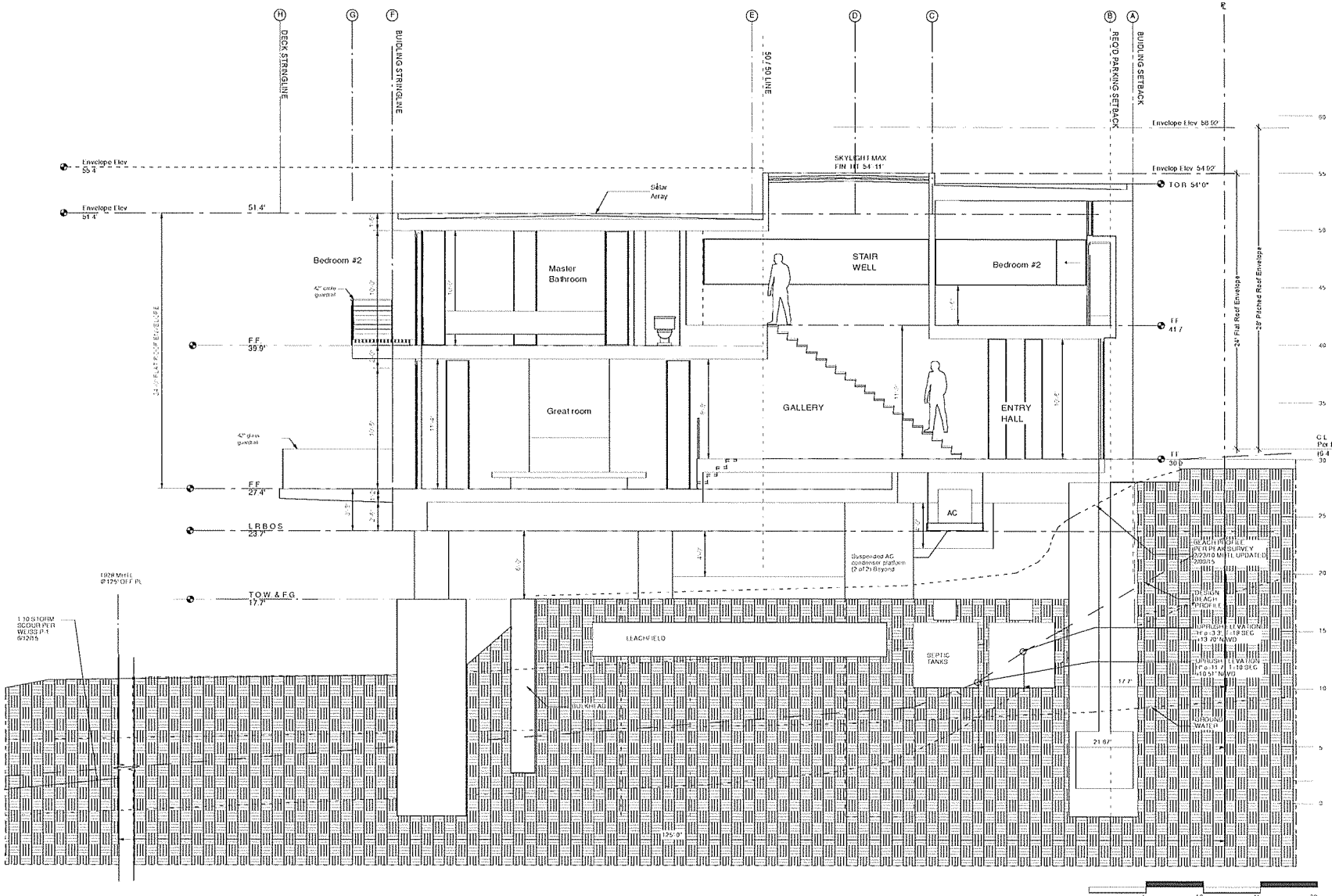
JOB NO. 01322.00
DATE 10.03.16
SCALE

SHEET TITLE
Section

SHEET NUMBER
A401

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS



25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

NOT FOR CONSTRUCTION

Ralph Mechur Architects
11400 Airport Ave Suite #5
Santa Monica, CA 90405
310.398.2040 v
310.398.2050 f
www.rmechurarchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.30.16
FIN FLR MODIFICATION	10.03.16

JOB NO 01322.00

DATE 10.03.16

SCALE

SHEET TITLE

Section

SHEET NUMBER

A402

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356

CDP 14-003

COASTAL ENGINEERING REVIEW Revised 10/17/16
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff **DATE:** 1/23/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-003

JOB ADDRESS: 25306 MALIBU RD

APPLICANT / CONTACT: Ralph Mechur, Ralph Mechur Architects

APPLICANT ADDRESS: 3400 Airport Avenue, Suite 5
Santa Monica, CA 90405

APPLICANT PHONE #: (310) 398-2940

APPLICANT FAX #: (310) 398-2950

APPLICANT EMAIL: ralph@rmechurarchitects.com

PROJECT DESCRIPTION: NSFR, OWTS, Garage, MM FY setback from 14.75 to 8' and VAR for bulkhead sited seaward of bulkhead stringline and VAR for slopes

---

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

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

___ The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.

SIGNATURE DATE 11/10/16

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 269.

* see attached Coastal Engineering Review Sheet for conditions and BPC comments.

Rev 120910

ATTACHMENT 3

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: November 10, 2016		**Review Log #:**	C385
Site Address:	25306 Malibu Road	**Lat:**	**Lon:**
Lot/Tract/PM #:	Lot 31/ Tract 12939	**Planning #:**	CDP 14-003
Applicant:	Ralph Mechur, Ralph Mechur Architects	**BPC/GPC #:**	
Phone #:	310-398-2940 **Email:** ralph@rmechurarchitects.com	**Planner:**	J. Colvard
Project Type:	NSFR, NOWTS, NSPD		

Submittal Information

Consultant(s):	David C. Weiss Structural Engineer & Associates, Inc. (DCW)
Report Date(s):	DCW: 04-14-15, 12-4-13, 02-06-16, **10-9-16, 10-24-16**; Geo-Concepts: 02-08-16, 02-09-16, 10-17-16; Taylor & Syfan: 03-17-16, **10-14-16**
Project Plan(s):	Submittals 10-14-15, 03-12-16, **10-17-16** (dated 10-3-16 Ralph Mechur Architects)
Previous Reviews:	2-6-14, 4-8-14; 11-24-15; 8-20-15 (CSLC)
FEMA SFHA:	X, VE

Review Findings

Planning Stage

☒ **APPROVED** in **PLANNING** - stage from a coastal engineering perspective, with conditions. The listed Building Plan-Check Coastal Review Comments shall be addressed prior to Building Plan-Check approval.

☐ **NOT APPROVED** in **PLANNING** - stage from a coastal engineering perspective. The listed Planning Stage Coastal Review Comments shall be addressed prior to Planning-stage approval.

Building Plan-Check Stage

☒ **AWAITING BUILDING PLAN CHECK SUBMITTAL.** The listed 'Building Plan-Check Stage Review Comments' may be deferred for Planning Stage approval but shall be addressed prior to Building Plan-Check Stage approval.

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*)
- California Coastal Commission, Sea Level Rise Policy Guidance, Adopted August 12, 2015

The proposed project will include construction of a new residence, new onsite wastewater treatment system, and new shore protection for the onsite wastewater treatment system. Existing wall structures on the property will be demolished. According to the recent survey (Peak Surveys, June 2015) the project is

located in FEMA Zone X. The proposed project is to be located landward of FEMA Zone VE in which the base flood elevation is +17 feet NAVD88. The project is located within a historically active landslide that is also part of the Malibu Road Landslide Assessment District. The project design incorporates a potential sea level rise of 1.5 feet, and the Project Coastal Engineer has indicated that project is adaptable to an additional 2.0 feet of sea level rise (3.5 feet total), should it occur.

Planning Stage Conditions of Approval:

1. The property owner shall comply with the requirements for recorded documents and deed restrictions outlined in Sections 10.6A and 10.6B.1 of the LCP/LIP.

Building Plan Check Stage Review Comments

1. The Project Coastal Engineer should submit a Shoreline Protection Device Monitoring Program, prepared in accordance with the City's requirements (see attachment).
2. A "*Covenant and Agreement Regarding Maintenance of the Shoreline Protection Device and the use and Transfer of Ownership of Property*" shall be signed and recorded by the property owner. The approved Shoreline Protection Device Monitoring Program shall be attached to the covenant and agreement as Exhibit B. A template for this document is available from the City.
3. Provide the proposed elevation of the bottom of the lowest horizontal structural member of the lowest floor, on the project structural plans.
4. The Project Coastal Engineer's recommendations, contained in the coastal engineering report, addendums, and response to this review sheet, shall be incorporated into the plans as notes and details, and referenced on the project plans. One set of plans shall be submitted for coastal engineering Building Plan Check, along with a building plan check fee of $688. Additional review comments may be raised at that time that may require a response. The Project Coastal Engineer shall review, sign and wet-stamp the final building plans.
5. After the initial plan review and corrections have been completed, provide two sets of final building plans (**APPROVED BY THE BUILDING SAFETY DIVISION**) incorporating the Project Coastal Engineering Consultant's recommendations and items in this review sheet. Plan sets must be **reviewed, stamped, and manually signed by the Project Coastal Engineering Consultant.** The review must clearly be identified as applying to the entire plan set. **Appointments for final review and approval of the plans may be made by calling or emailing City Coastal Engineering review staff.**

Reviewed by: Michael B. Phipps, PG 5748, CEG 1832
Coastal Engineering Review Consultant (x 269)
November 10, 2016
Date

Reviewed by: Ali Abdel-Haq, PE 46989, GE 2308
Coastal Engineering Review Consultant
November 10, 2016
Date

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

5C

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 Revised
REFERRAL SHEET

10/17/16

TO: City of Malibu Environmental Health Administrator **DATE:** ~~1/23/2014~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-003
JOB ADDRESS:	25306 MALIBU RD
APPLICANT / CONTACT:	Ralph Mechur, Ralph Mechur Architects
APPLICANT ADDRESS:	3400 Airport Avenue, Suite 5 Santa Monica, CA 90405
APPLICANT PHONE #:	(310) 398-2940
APPLICANT FAX #:	(310) 398-2950
APPLICANT EMAIL:	ralph@rmechurarchitects.com
PROJECT DESCRIPTION:	NSFR, OWTS, Garage, MM FY setback from 14.75 to 8' and VAR for bulkhead sited seaward of bulkhead stringline and VAR for slopes

---

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)

Matt Fanuk — Signature

OCTOBER 31, 2016 — Date

Rev 141008

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Jennifer Doublet jdoublet@rmechurarchitects.com		
Project Address:	**25306 Malibu Road** Malibu, CA 90265		
Planning Case No.:	CDP 14-003		
Project Description:	NSFR, OWTS, Garage		
Date of Review:	October 31, 2016		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Ralph Mechur Architects: Plans dated 10-14-2015, 3-12-2016, and 10-3-2016
Grading Plans:	
OWTS Plan:	EPD Consultants: Plans dated 12-23-2013, 8-24-2015, and 1-28-2016
OWTS Report:	EPD Consultants: OWTS design reports dated 8-24-2015, 2-11-2016, and 10-13-2016
Geology Report:	Land Phases: Geology report dated 8-8-2013. GeoConcepts: OWTS geology reports dated 8-4-2015, 11-4-2015, and 2-8-2016; Setback reduction letter dated 10-17-2016.
Miscellaneous:	David C. Weiss: Wave run-up reports dated 12-4-2013 and 2-6-2016; Finish floor elevation letter dated 10-9-2016; Response letter dated 10-24-2016. Ralph Mechur Architects: Summary letter dated 10-17-2016. Taylor & Syfan: Setback reduction letters dated 11-4-2015 and 10-14-2016; Structural elevations letter dated 10-14-2016.
Previous Reviews:	2-6-2014, 4-24-2014, 11-12-2015, 3-31-2016

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 (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed OWTS 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 OWTS 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. *This conformance review approval letter supersedes all previous Environmental Health conformance review approval letters.*

Conditions of Planning Conformance Review

1) **Final OWTS Plot Plan:** A final plot plan shall be submitted showing an OWTS 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 OWTS Plot Plan shall show essential features of the OWTS, 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 OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. 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 OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

   The final OWTS 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 (as applicable).

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

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

4) **Architect / Engineer Certification for Reduction in Setbacks to Buildings or Structures**:
All proposed reductions in setback from the onsite wastewater treatment system to structures (i.e., setbacks less than those shown in Malibu Plumbing Code Table H 1.7) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the onsite wastewater treatment system, and will not adversely affect the structural integrity of the structures for which the Table H 1.7 setback is reduced.

All proposed reductions in setback from the onsite wastewater treatment system to buildings (i.e., setbacks less than those shown in Table H 1.7) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the wastewater system; in this case the Engineer must include in his letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check

The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building and Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/waterproofing plans must show the location of onsite wastewater treatment system components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

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

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

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

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

9) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** A covenant running with the land shall be executed by the property owner and recorded with the Los Angeles County Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100% expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department. ***Please submit a certified copy issued by the Los Angeles County Recorder***.

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

11) **City of Malibu Coastal Engineering Approval:** City of Malibu Coastal Engineering final approval of the OWTS plan shall be submitted.

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

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

14) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an OWTS 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

25306 MALIBU RD (CDP 14-003)
MALIBU, CA 90265 SUPERSEDES ALL PRIOR APPROVALS

S.F.D.:	4 Bedroom/53 Fixture Units (N)
PRIMARY TANK:	1,500 Gallon Jensen Precast (N)
TREATMENT	SeptiTech M550UV Processor inside
UNIT:	1,500 Gallon Jensen Precast (N)
DISINFECTION:	SeptiTech Gravity UV Unit (N)
ACTIVE:	456 ft² (1.5 gpsf) incl./sidewalls (N)
FUTURE:	N/A
PERC RATE:	Sand Category
LOADING RATE:	1.5 gpsfd
DESIGNER:	EPD (Poffenbarger, RCE 69089)
DESIGN REPORT:	EPD Consultants: OWTS design reports dated 8-24-2015, 2-11-2016, 10-13-2016
GEOLOGY REPORTS:	Land Phases: Report dated 8-8-2013 GeoConcepts: Reports dated 8-4-2015, 11-4-2015, 2-8-2016 David C. Weiss reports and letters dated 12-4-2013, 2-6-2016,10-9-2016, 10-24-2016

NOTES:

1. This conformance review is for a new 4 bedroom house (53 fixture units) single family dwelling. 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
OCT 31 2016
SIGNATURE
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.

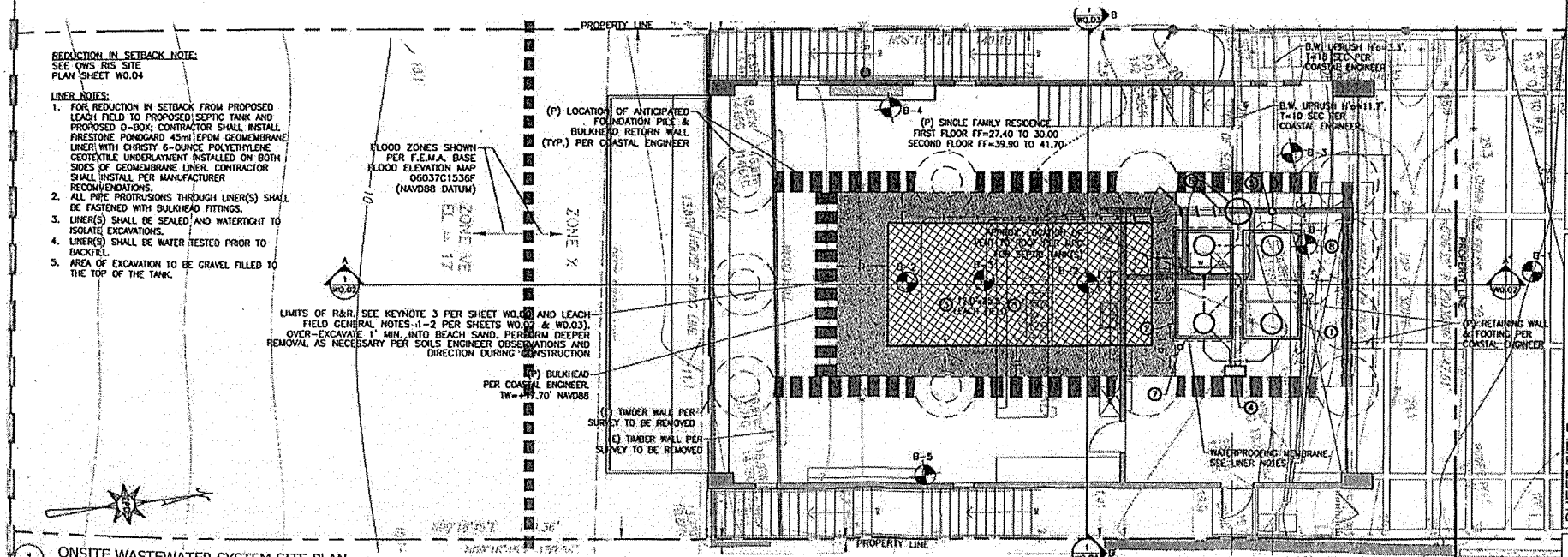
consultants
Professional Water Systems & Solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 834-6585
Fax (310) 243-3566

REGISTERED PROFESSIONAL ENGINEER KEITH C. POFFENBARGER Exp. 6-30-16 No. 69089 CIVIL STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY
1	CITY CORRECTIONS	8/24/15	CB
2	SHIFT SEAWALL	1/28/16	RL
3	UPDATE SITE PLAN	10/13/16	RL

REDUCTION IN SETBACK NOTE:
SEE OWS RIS SITE PLAN SHEET W0.04

LINER NOTES:
1. FOR REDUCTION IN SETBACK FROM PROPOSED LEACH FIELD TO PROPOSED SEPTIC TANK AND PROPOSED D-BOX; CONTRACTOR SHALL INSTALL FIRESTONE PONDGARD 45mil EPDM GEOMEMBRANE LINER WITH CHRISTY 6-OUNCE POLYETHYLENE GEOTEXTILE UNDERLAYMENT INSTALLED ON BOTH SIDES OF GEOMEMBRANE LINER. CONTRACTOR SHALL INSTALL PER MANUFACTURER RECOMMENDATIONS.
2. ALL PIPE PROTRUSIONS THROUGH LINER(S) SHALL BE FASTENED WITH BULKHEAD FITTINGS.
3. LINER(S) SHALL BE SEALED AND WATERTIGHT TO ISOLATE EXCAVATIONS.
4. LINER(S) SHALL BE WATER TESTED PRIOR TO BACKFILL.
5. AREA OF EXCAVATION TO BE GRAVEL FILLED TO THE TOP OF THE TANK.



1 ONSITE WASTEWATER SYSTEM SITE PLAN

KEY:
- PROPERTY LINE
- BULDING OUTLINE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (VENTILATION)
- (P) ELECTRICAL LINES
- (P) WATERPROOFING
- (P) LEACH FIELD
- (P) LIMITS OF LEACH FIELD R&R W/ CLEAN DOUBLE WASHED SAND
- APPROX. LOCATION OF BORING (B-X) PER MGI GEOLOGIC MAP DATED JULY 2012
- APPROX. LOCATION OF BORING (B-X) PER GCI GEOLOGIC MAP DATED AUGUST 2015

(E)	EXISTING
(P)	PROPOSED
FF	FINISHED FLOOR
FS	FINISHED SURFACE
R&R	REMOVAL AND REPLACEMENT
RIS	REDUCTION IN SETBACK
SS	SANITARY SEWER

NOTES:
1. THE OVERALL SITE PLAN PER DETAIL 1, SHEET W0.00 ENCOMPASSES THE ENTIRE SITE BOUNDARY FOR REFERENCE ONLY, NO WASTEWATER SHOWN.
2. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM REDUCTION IN SETBACKS PER DETAIL 5, SHEET W0.00 & SHEETS W0.04, W0.05, AND W0.06.
6. SYSTEM CALCULATIONS PER DETAIL 6, SHEET W0.00.

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE: ONSITE WASTEWATER SYSTEM SITE PLAN
PROJECT: 25306 MALIBU ROAD MALIBU, CA 90265

DATE	SCALE	DRAWN BY
12/23/13	AS SHOWN	CB

PROJECT NO. Q168
DRAWING NO. W0.01
SHEET 2 OF 7 SHEETS

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	April 12, 2016	**Review Log #:**	3574
Site Address:	25306 Malibu Road		
Lot/Tract/PM #:		**Planning #:**	CDP 14-003
Applicant/Contact:	Jennifer Doublet, jdoublet@rmechurarchitects.com	**BPC/GPC #:**	
Contact Phone #:	310-398-2940 **Fax#:** 310-398-2950	**Planner:**	Chris Deleau
Project Type:	New single-family residential development; new onsite wastewater treatment system (OWTS)		

Submittal Information

Consultant(s) / Report Date(s):
(Current submittal(s) in Bold.)

GeoConcepts, Inc. (Barrett, CEG 2088; Walter, GE 2476): **3-15-16, 2-9-16, 2-8-16**, 12-29-15, 11-24-15, 8-24-15, 8-4-15
EPD Consultants (Poffenbarger, RCE 69089): **2-11-16**, 8-24-15

Building plans prepared by Ralph Mechur Architects dated March 12, 2016.
OWTS Plan prepared by EPD Consultants dated 1-28-16.

Previous Reviews:

Environmental Health Review Sheet dated 3-31-16, 2-10-16, 12-14-15, Environmental Health Review Sheet dated 1-12-15, 10-23-15, 2-12-14, Geotechnical Review Referral Sheet dated 1-27-14

Review Findings

Coastal Development Permit Review

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

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

Building/Grading Plan-Check Stage Review

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

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

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

Remarks

The referenced supplemental report, OWTS reports, and building plans were reviewed by the City from a geotechnical perspective. The project includes constructing a new 5,094 square foot two-story single-family residence and attached garage, decking, a new bulkhead, driveway, retaining walls, and a new onsite

wastewater treatment system (OWTS) that consists of a treatment tank system and 456 square foot gravity-fed leach field in 4 zones. Treated effluent will be dispersed to the new gravity leach field at a peak loading rate of 1.64 gpd/sf and an average loading rate of 0.88 gpd/sf. The proposed leach field rock shall be installed in beach sand deposits. During construction, the contractor shall remove all artificial fill and non-beach sand category soils as detailed in the proposed leach field dispersal area, and replace with clean double washed sand per the plans and specifications.

The site lies within historically active and ancient landslide complexes and will require stabilization to achieve long-term stability of the building site.

Building Plan-Check Stage Review Comments:

1. In accordance with Section 7.1.2 of the City's Geotechnical Guidelines, the structural engineer shall provide the anticipated lateral deflections of the laterally loaded piles. The calculations shall be submitted to the City for review.
2. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier be a minimum thickness of 15 mils and conform to ASTM E1745 Class A requirements. Building plans shall reflect the Consultant's recommendation.
3. Please provide assurance that abandonment of the existing onsite wastewater treatment system has been completed.
4. 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 and soldier pile stabilization system 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 below the critical plane, and a map depicting the locations of the piles*".
5. Two sets of final grading, retaining wall, seawall, soldier pile, bentonite walls along the property lines, OWTS, and residence plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/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:

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

Date 4/12/16

Geotechnical Engineering Review by:

Kenneth Clements, G. E. # 2010, Exp. 6-30-16
Geotechnical Engineering Reviewer (805-963-4450)
Email: kclements@fugro.com

April 12, 2016
Date

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, seawall, soldier pile, residence, and OWTS 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 and Grading Plans.
3. Include the following note on the Foundation Plans: *"All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel."*
4. The Foundation Plans for the improvements shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
5. Show the onsite wastewater treatment system on the Site Plan.
6. 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 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.

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:** 1/23/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 14-003

JOB ADDRESS: 25306 MALIBU RD

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: NSFR, OWTS, Garage

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 3/27/14

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: 25306 Malibu Road
Applicant/Phone: Lester Tobias/ 310.317.0507
Project Type: NSFR, OWTS, garage
Project Number: CDP 14-003
Project Planner: Amanda Lafond

REFERENCES: Site Plans

DISCUSSION:

1. Pursuant to Section 9.22.030 of City of Malibu Ordinance No. 343 (Landscape Water Conservation Ordinance), the proposed project is not subject to the Landscape Water Conservation Ordinance as it is a beach front property with no proposed landscaping.

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or install 2,500 sq.ft. or more of new landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. Grading should be scheduled only during the dry season from F 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.

   C. All construction equipment shall access the site from Malibu Road. No equipment shall be operated within the surf zone and no equipment or materials shall be staged anywhere on the beach.

   D. 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.

E. Lighting of the shore is prohibited.

Reviewed By: _____ Date: 3/27/14

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.

AL

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: 1/23/2014

FROM: City of Malibu Planning Department

PROJECT NUMBER:	CDP 14-003
JOB ADDRESS:	25306 MALIBU RD
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:	NSFR, OWTS, Garage

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

SIGNATURE 7/14/14 DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava Assist. Civil Engineer

Date: July 14, 2014

Re: Proposed Conditions of Approval for 25306 Malibu Road CDP 14-003

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

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

GRADING AND DRAINAGE

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

3. A Grading and Drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
   - Public Works Department General Notes
   - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).

Recycled Paper

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

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

5. 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

6. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include, but not limited to:

    - Designated areas for the storage of construction materials that do not disrupt drainage patterns or subject the material to erosion by site runoff.
    - Designated area for the construction portable toilets that separates them from storm water runoff and limits the potential for upset.
    - Designated areas for disposal and recycling facilities for solid waste separated from the site drainage system to prevent the discharge of runoff through the waste.
    - Specific BMP's to prevent erosion and BMPs for Sediment control prior to discharge from the property.
    - 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

7. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
   - Site Design Best Management Practices (BMP's)
   - Source Control BMP's
   - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
   - Drainage Improvements
   - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
   - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
   - The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original 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

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

9. 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.

Story Pole Photographs

ATTACHMENT 4

Jessica Colvard

From: Jun Fujita [redacted]
Sent: Thursday, September 8, 2016 12:27 PM
To: Jessica Colvard
Cc: Tony Canzoneri
Subject: Re: 25306 Malibu Road correspondence and letter of support attached

Thank you!

Jun

On Thu, Sep 8, 2016 at 12:21 PM, Jessica Colvard <JColvard@malibucity.org> wrote:

Thank you Jun,

I will attach this as correspondence.

Regards,

Jessica Colvard

Associate Planner

City of Malibu

Phone: (310) 456-2489 ext. 234

Email: jcolvard@malibucity.org

From: Jun Fujita [redacted]
Sent: Thursday, September 8, 2016 12:16 PM
To: Jessica Colvard <JColvard@malibucity.org>
Cc: Tony Canzoner[redacted]
Subject: Re: 25306 Malibu Road correspondence and letter of support attached

Hello Jessica,

ATTACHMENT 5

Please find attached my correspondence and letter of support for 25306 Malibu Road.

Thank you for all your help in this matter.

Jun

On Wed, Aug 31, 2016 at 12:36 PM, Jun Fujita <[redacted]> wrote:

Thank you Jessica.

We will prepare a package for the files.

Jun

On Wed, Aug 31, 2016 at 12:23 PM, Jessica Colvard <JColvard@malibucity.org> wrote:

Hi Jun,

Yes, I have received the updated plans showing the height lowered to 24 feet (HVAC units relocated to under the structure) and the clear glass gates at the front. I have updated these changes in the staff report and will report the changes during the presentation when I discuss "correspondence". Your correspondence (letter of support and any email discussions) will also be included as correspondence in the packet for the Commissioners and general public.

A signed agreement between neighbors and property owners is a civil agreement that the City does not typically get involved with; however, the revised plans and conditions of approval will restrict the developers from verging from the agreed upon design. It is also helpful for the City to track correspondence for potential future development.

It is helpful to have the correspondence submitted prior to the packet being released (September 8th for the September 19th hearing).

Thank you for working with the developer on the resolution of the issues.

Jessica Colvard

Associate Planner

City of Malibu

Phone: (310) 456-2489 ext. 234

Email: jcolvard@malibucity.org

From: Jun Fujita [redacted]
Sent: Wednesday, August 31, 2016 12:04 PM
To: Jessica Colvard <JColvard@malibucity.org>
Cc: Tony Canzoneri [redacted]

Subject: Re: 25306 Malibu Road

Hi Jessica,

We would like to prepare a letter of support for the project that would say that in discussions with the architect, the owner and the purchaser in escrow, they have agreed to remove the attic space and move the hvac to under the deck, structure height will be limited to 24 feet, change the gates to glass, and I will include a statement supporting the project. We would like for this to be filed as part of the permanent record for the project file with the City.

Have you received the new drawings? The description of the change is in an email below.

Is it typical for the Owners to sign such a letter also?

Could the staff report state that the height is limited to 24 feet and clear glass gates as a condition of approval? How will the staff report address this change?

Here is a draft of what we are preparing for the letter of support:

> In discussions with the Architect, Developer and Owner of 25306 Malibu Rd, Chambers Creek, LLC(Developer and Owner) and ____new owner_____have agreed to eliminate the attic space, maintain a flat roof at 24 feet and hang the

hvac units off the deck. The drawings have been revised and have been resubmitted to the City. Chambers Creek, LLC and _____new owner_____ have also agreed to use clear glass at the gates on either side of the house as part of the view corridor. The owners agree not to alter or modify the plan in the future to build above the 24 feet or further obscure the view through the gates. We have also obtained concurrence from the future owner in escrow, -- name_____.

I am now in support this project. Please file this letter as part of the permanent record for the project in the project file at the City.

Please let us know what is typical for the City and by when we need to send the Letter of Support to you for your record.

Thanks,

Jun

Begin forwarded message:

From: Ralph Mechur <ralph@rmechurarchitects.com>
Date: August 29, 2016 at 12:59:59 PM PDT
To: Tony Canzoneri [redacted]
Subject: Re: 25306 Malibu Road

Tony, Here are the modified plans for Jun To review. Please let us know if these resolve the issues discussed.

- removed roof mechanical housing and showing FAU's in side

- hanging AC condensors from the deck, behind and above the FEMA line

- changing sideyard gates to glass

If you have any questions, please contact us.

Sincerely,

Ralph Mechur
Ralph Mechur Architects
3400 Airport Avenue, Suite 5
Santa Monica, CA 90405
t: 310-398-2940
c: 310-721-1254

On Fri, Aug 12, 2016 at 4:24 PM, Tony Canzoneri [redacted] wrote:

Thanks Jessica - Jun is copied above and she will send u her contact info.

Appreciate your time today - have a great weekend!

Tony Canzoneri

[redacted]

Strategic Solutions for Business and Government

Sent from my iPhone

On Aug 12, 2016, at 3:55 PM, Jessica Colvard <JColvard@malibucity.org> wrote:

Hi Tony,

I was mistaken, it does not look like I have June's email, could you please forward this information to her as well?

The packet for the September 6th Planning Commission is due out on August 25th.

Please let me know if you have any additional questions.

Regards,

Jessica Colvard

Associate Planner

City of Malibu

Phone: (310) 456-2489 ext. 234

Email: jcolvard@malibucity.org

Letter of Support for 25306 Malibu Rd.

On August 9, 2016, a request was made to the Architects(Ralph Mechur) of 25306 Malibu Rd to have the architect show and explain the drawings for the new house. The architect asked that the developers be contacted and they give their approval for the architect to spend time to do this.

The developers were originally contacted on August 9, and there was no response to requests.

A Land Use Attorney, Tony Canzoneri was retained to assist with communications and concerns.

A meeting with Jessica Colvard, Planner with the City of Malibu took place on August 11 to view drawings.

The primary concern was the viewshed particularly for the public.

Tony Canzoneri contacted the Architect who contacted the developers, Chambers Creek LLC, and the buyer in escrow. The request was made to change the metal gates to have thinner pickets for views from the pedestrian viewpoint as well as eliminating the attic. This concern came from recent new construction on Malibu Road having gates with deep pickets, allowing views only from straight on in elevation and not from an angle for the pedestrian. Eliminating the attic also reduces the roof height to 24 feet and allows for more view to the West.

The Architect, Ralph Mechur, proposed the following on August 29 (email correspondence is attached)

Tony, Here are the modified plans for Jun To review. Please let us know if these resolve the issues discussed.

- removed roof mechanical housing and showing FAU's in side
- hanging AC condensors from the deck, behind and above the FEMA line
- changing sideyard gates to glass

If you have any questions, please contact us.

Sincerely,

Ralph Mechur
Ralph Mechur Architects
3400 Airport Avenue, Suite 5
Santa Monica, CA 90405
t: 310-398-2940
c: 310-721-1254

The drawings sent are attached.

In discussions with the Architect, who represented Developer and Owner of 25306 Malibu Rd, Chambers Creek, LLC(Developer and Owner) and buyer in escrow have agreed to eliminate the attic space, maintain a flat roof at 24 feet and hang the hvac units off the deck. In addition, the side gates were changed from metal picket gates to glass to increase visibility. The drawings have been revised and have been resubmitted to the City. Chambers Creek, LLC and buyer in escrow have also agreed to use clear glass at the gates on either side of the house as part of the view corridor. The owners agree not to alter

or modify the plan in the future to build above the 24 feet or further obscure the view through the gates. The architect also obtained concurrence from the buyer in escrow.

The architect confirmed the revisions addressing the concerns in the email below.

On Aug 24, 2016, at 4:20 PM, Ralph Mechur <ralph@rmechurarchitects.com> wrote:

Tony,

Seems like all are in general agreement and the City has been notified. I will try to send you Friday updated drawings to review.
We need to submit updated plans to City staff Tuesday to keep the Sept. 19 hearing date.

Ralph Mechur
Ralph Mechur Architects
3400 Airport Avenue, Suite 5
Santa Monica, CA 90405
t: 310-398-2940
c: 310-721-1254

I am now in support of this project provided that the project is built as a 24 foot height structure with clear glass gates on either side. Please file this letter as part of the permanent record for the project in the project file at the City. Correspondence is attached.

Jun Fujita Hall
[redacted]

On Aug 29, 2016, at 12:59 PM, Ralph Mechur <ralph@rmechurarchitects.com> wrote:

Tony, Here are the modified plans for Jun To review. Please let us know if these resolve the issues discussed.

- removed roof mechanical housing and showing FAU's in side
- hanging AC condensors from the deck, behind and above the FEMA line
- changing sideyard gates to glass

If you have any questions, please contact us.

Sincerely,

Ralph Mechur
Ralph Mechur Architects
3400 Airport Avenue, Suite 5
Santa Monica, CA 90405
t: 310-398-2940
c: 310-721-1254

<25306 A100 SITE PLAN.pdf>
<25306 A200 FOUNDATION PLAN.pdf>
<25306 A201 FIRST FLOOR PLAN.pdf>
<25306 A202 SECOND FLOOR PLAN.pdf>
<25306 A203 ROOF PLAN.pdf>
<25306 A300 NORTH ELEVATION.pdf>
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<25306 A302 EAST ELEVATION.pdf>
<25306 A303 WEST ELEVATION.pdf>
<25306 A400 SECTION B1.pdf>
<25306 A401R SECTION D1.pdf>

On Aug 24, 2016, at 8:21 PM, Tony Canzoneri [redacted] wrote:

Thanks Ralph - will have Jun look at the plans as soon as email them over to me.

Tony Canzoneri
Canzoneri Gottheim Law LLP
Strategic Solutions for Business and Government
[redacted]

Privilege and Confidentiality Statement
This email and any files transmitted with it may contain privileged, confidential and/or trade secret information . It is intended solely for the use of the intended addressee. If you are not the intended addressee, or a person responsible for delivering it to that person, you are hereby notified that any disclosure, copying, dissemination, distribution, or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you are not the intended addressee, please notify the sender by replying to this message and then delete it from your system. Thank you.

On Aug 24, 2016, at 4:20 PM, Ralph Mechur <ralph@rmechurarchitects.com> wrote:

Tony,

Seems like all are in general agreement and the City has been notified. I will try to send youFriday updated drawings to review.
We need to submit updated plans to City staff Tuesday to keep the Sept. 19 hearing date.

Ralph Mechur
Ralph Mechur Architects
3400 Airport Avenue, Suite 5
Santa Monica, CA 90405
t: 310-398-2940
c: 310-721-1254

On Aug 24, 2016, at 10:52 AM, Ralph Mechur <ralph@rmechurarchitects.com> wrote:

Tony,

Per our conversation, we have agreement from the interested parties to remove the HVAC units from the roof and to restrict the sideyard gates.

The forced-air units will be located in closets and/or the garage inside the house and the AC condensing units will be hung below the structural deck.

The sideyard gates will either be metal conforming to the City's requirements for transparency with no fins or all glass.

If this is acceptable to your client we will modify the appropriate drawings for her review and then provide to the City for the Planning Commission hearing.

Sincerely,

Ralph Mechur
Ralph Mechur Architects
3400 Airport Avenue, Suite 5
Santa Monica, CA 90405
t: 310-398-2940
c: 310-721-1254

September 7, 2016

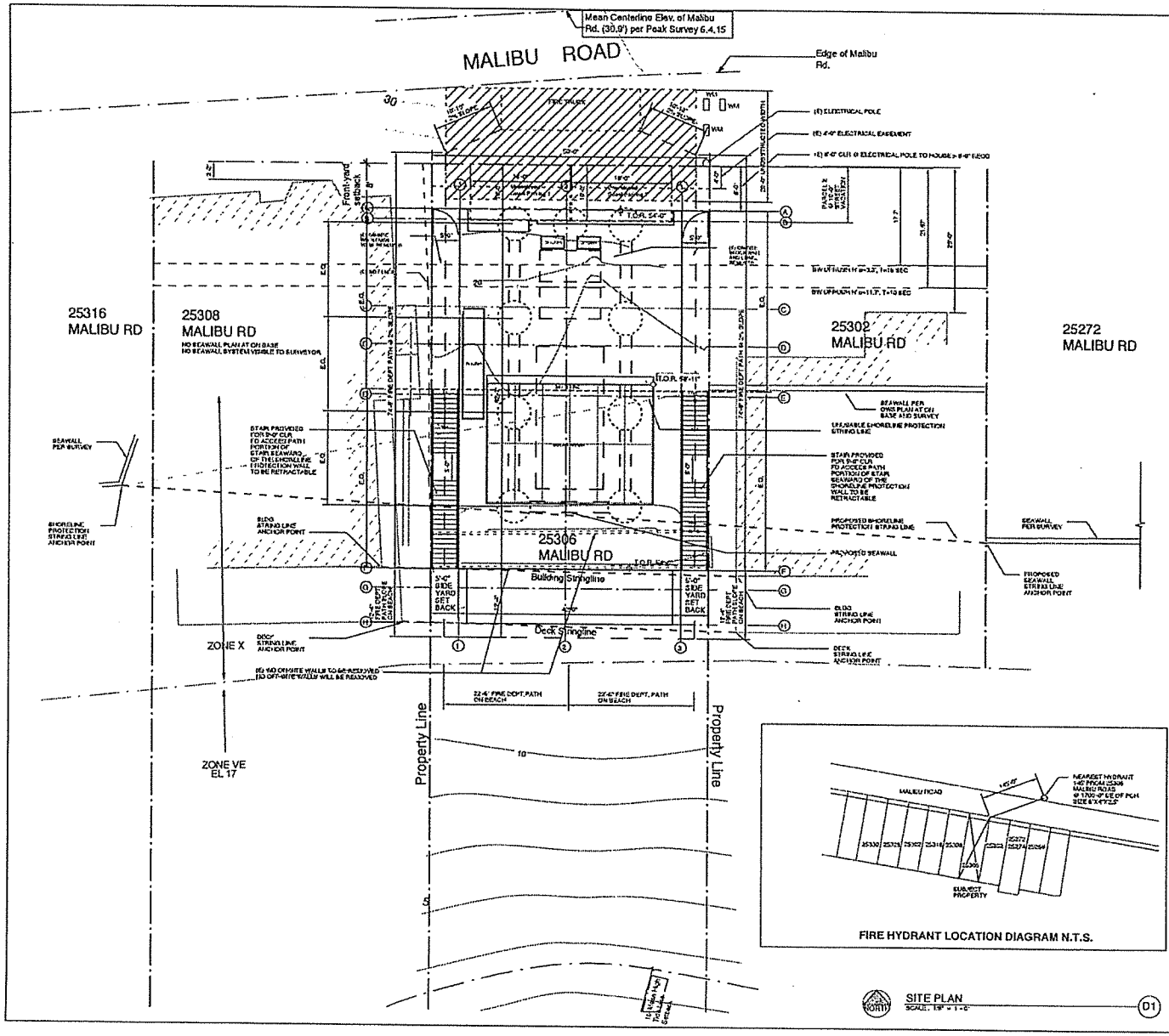
Lucas Ralston
Chambers Creek LLC
[redacted]

To Whom It May Concern:

As the Owner of 25306 Malibu Rd, Chambers Creek, LLC (Owner/Developer), I Lucas Ralston agree to eliminate the attic space, maintain a flat roof at 24 feet and hang the hvac units off the deck. The drawings have been revised and have been resubmitted to the City. Further, Chambers Creek, LLC also agrees to use clear glass at the gates on either side of the house as part of the view corridor and not to alter or modify the plan in the future to build above the 24 feet or to further obscure the view through the gates.

Sincerely,

Lucas Ralston
Chambers Creek LLC



NOTES

NOTE: HAVO IS USED FOR ALL DOCUMENTS AND REPORTS

APN 4453-016-013

FRONT YARD SET BACK CALCULATIONS
SETBACK AT 25302 = 20'-0"
SETBACK AT 25308 = 2'-0"
AVG = 20 + 2'-0" = 22'-0" / 2 = 14'-6"

MINOR MODIFICATION OF THE FRONT YARD SETBACK REQUESTED = 8'-6" < MAX 50% FLOWPANCE OF 7'-4"

NOTES ADDED 05.02.16

NO OFF-SITE WALLS OR FENCES TO BE REMOVED

EROSION ENCROACHMENT LETTER ALLOWS FOR ENCLOSED GUEST PARKING @ 4'-0" ELECTRICAL EASEMENT

GEOSCIENCE PN OWTS SUPP REPORT NO.1 P. 1 STATES "PROPOSED LOCATION OF THE LEACH DISPERSAL SYSTEM IS THE MOST LANDWARD POSITION AVAILABLE"

FIRE DEPARTMENT NOTES

STRUCTURE TO BE SPRINKLERED

1. 20'-0" UNOBSTRUCTED WIDTH SHOWN AND DIMENSIONED ON SITE PLAN

2. MIN. 5'-0" WIDE FIREFIGHTER ACCESS ROUTES SHOWN AND DIMENSIONED ON SITE PLAN, SLOPE INDICATED THROUGHOUT.

ACCESS ROUTE DISTANCES
WEST AND EAST SIDES:
10'-10" + 74'-6" + 12'-4" + 22'-6" = 120'-0" < 150'-0"

3. REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

CALCULATIONS

THE REQUIRED FIRE FLOW IS BASE ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER BLDG CODE: TYPE VB

FIRE FLOW BASED ON TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING 2000 GPM

REUCTION FOR FIRE SPRINKLERS (MAX 50%) 1000 GPM

TOTAL FIRE FLOW REQUIRED 1000 GPM

4. SIZE AND LOCATION OF ALL EXISTING FIRE HYDRANTS PER FFA AND SITE PLAN. THE HYDRANT IS LOCATED 145' FROM THE PROPERTY LINE ON MALIBU ROAD 1700 SE OF PCH WITH SIZE OF 6"X4"X2.5".

5. COMPLETED "FIRE FLOW AVAILABILITY" FORM 195/196 PROVIDED FROM WATER DIVISION 29.

6. AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED. PLANS TO BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPPROVAL PRIOR TO INSTALLATION PER RESIDENTIAL FIRE CODE 903.2.1
TYPE OF FIRE SPRINKLER SYSTEM 903.3.1.1, 903.3.1.2, 903.3.1.3

REASON: RESIDENTIAL CODE & FIRE CODE 903.1 & FIRE FLOW REDUCTION

ACCESS ROUTE: MIN 5'-0" WIDE CLEAR PATH

20'-0" WIDE ROAD HATCH

25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

Ralph Meckel Architects
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www.meckelarchitects.com

REVISIONS

CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.16.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.26.16

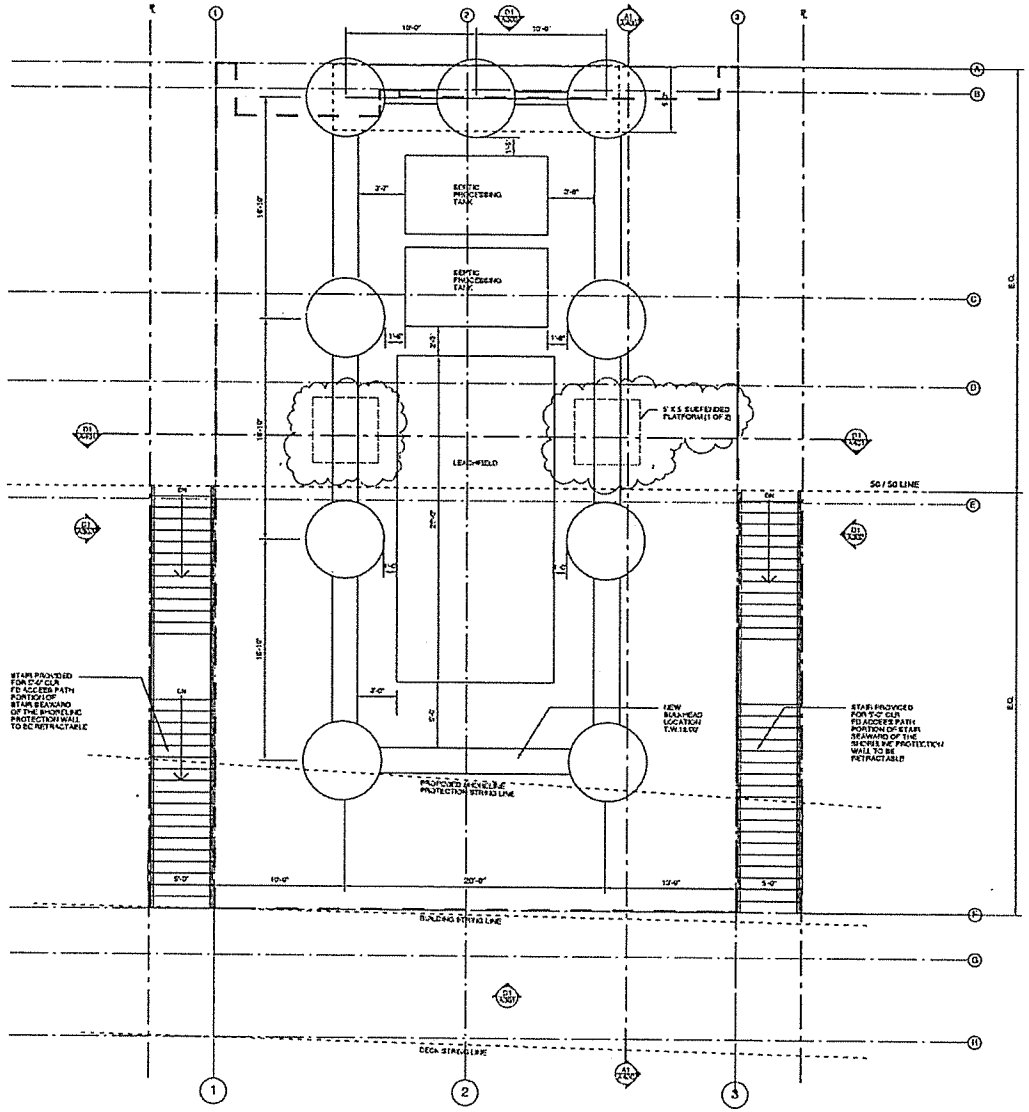
JOB NO. 01322.00

DATE 08.26.16

SCALE

SHEET TITLE: SITE PLAN

SHEET NUMBER A100



NOTES

TIAVO 68 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

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REVISIONS:	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
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CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	06.04.16
ROOF MODIFICATION	06.20.16

JOB NO. 01322.08

DATE 06.20.16

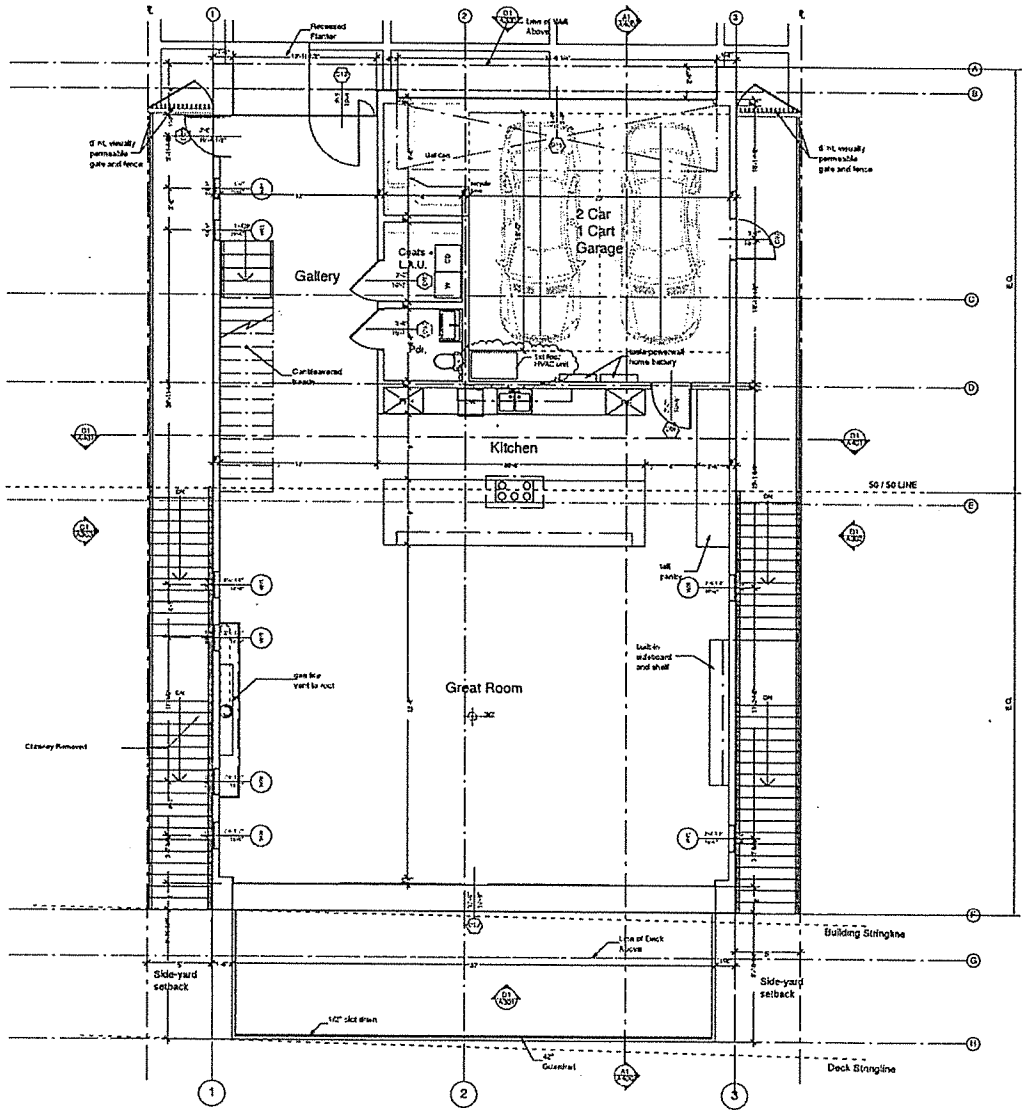
SCALE:

SHEET TITLE:

Foundation Plan

SHEET NUMBER:

A200



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
D1

NOTES

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

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REVISIONS	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	06.04.16
ROOF MODIFICATION	08.26.16

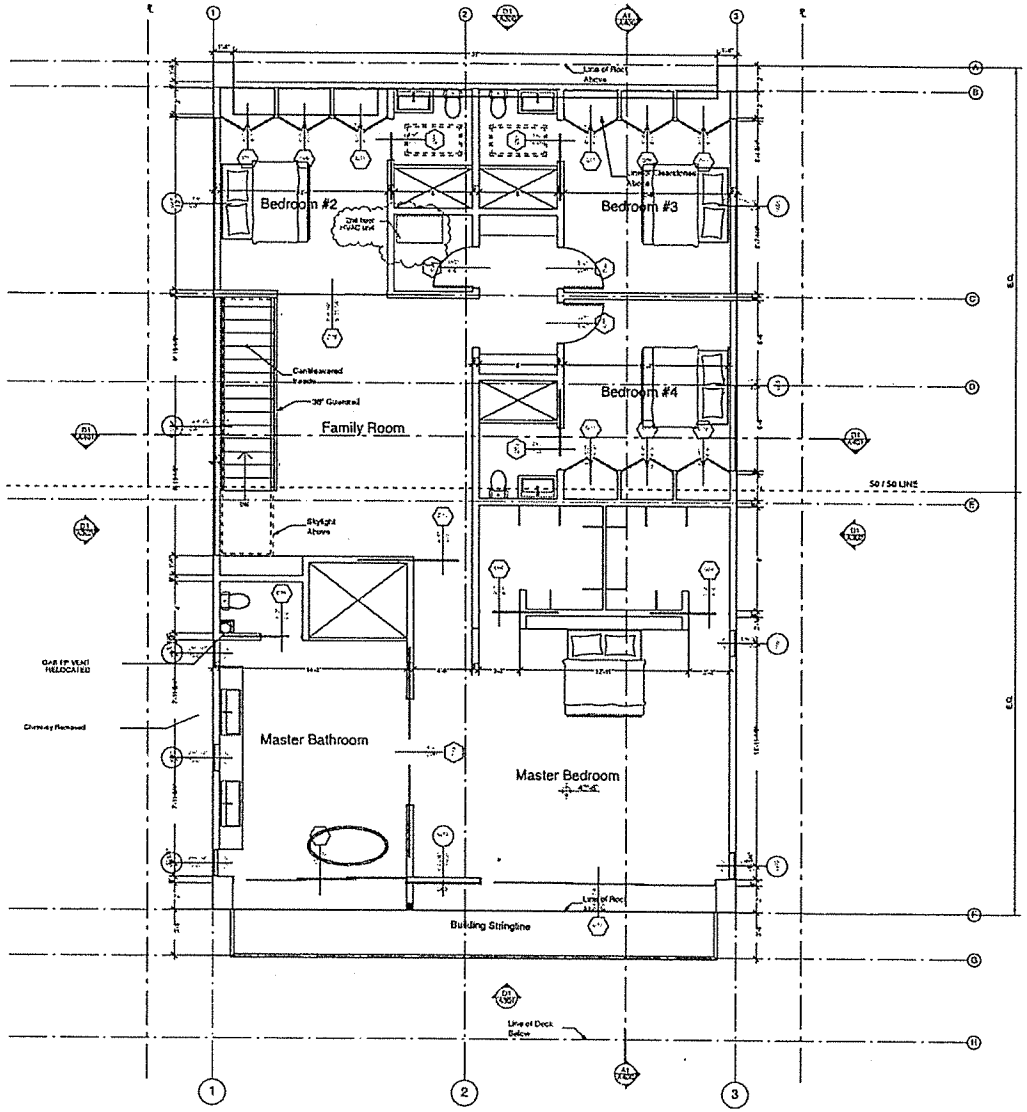
JOB NO. 01322.00

DATE 08.23.16

SCALE

SHEET TITLE
First Floor Plan

SHEET NUMBER
A201



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

D1

NOTES

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
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MALIBU, CA

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REVISIONS	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	06.04.16
ROOF MODIFICATION	06.26.16

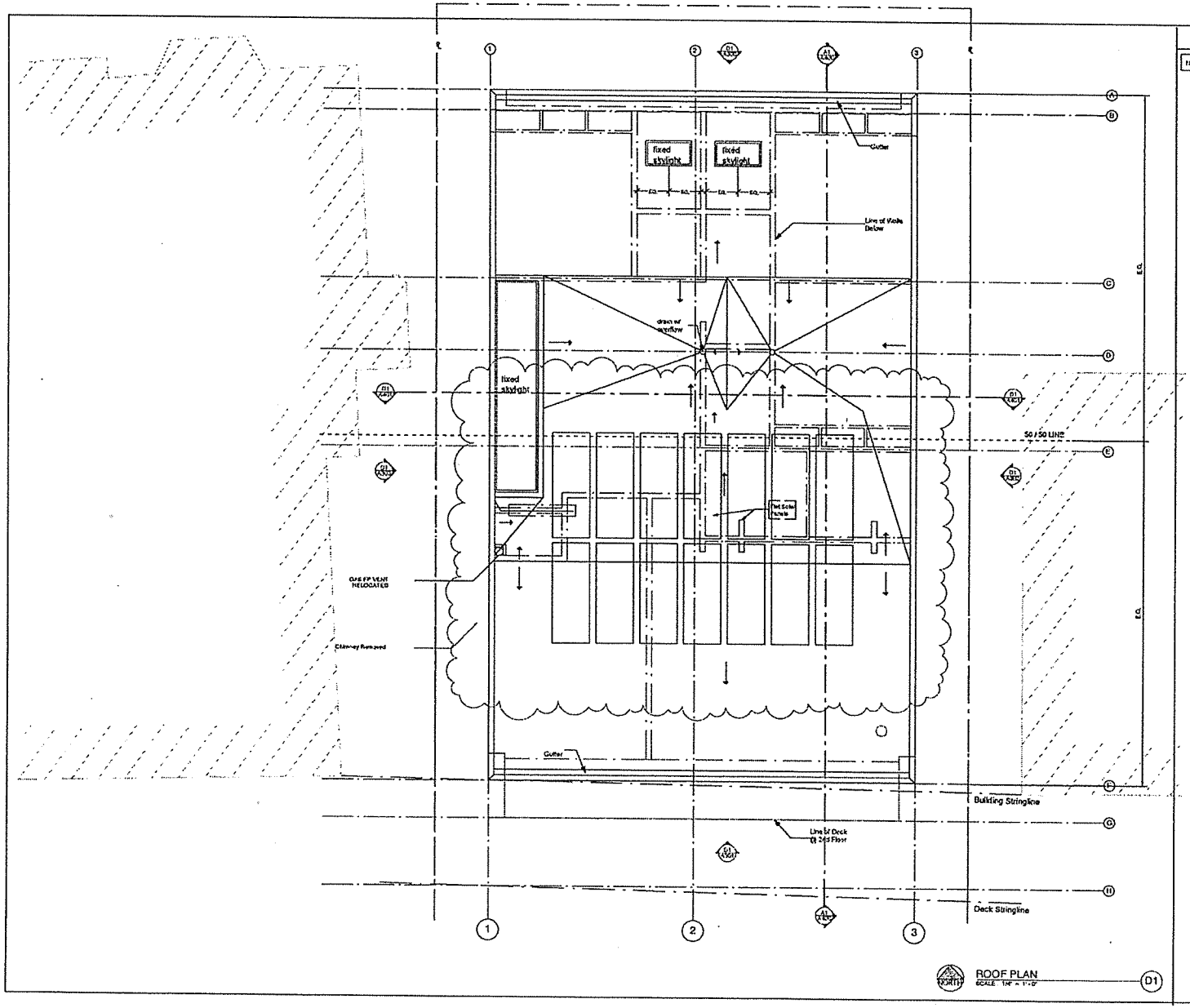
JOB NO. 01322.00

DATE 06.26.16

SCALE

SHEET TITLE:
2nd Floor Plan

SHEET NUMBER:
A202



ROOF PLAN
SCALE: 1/4" = 1'-0"
D1

NOTES

HAVE BE USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

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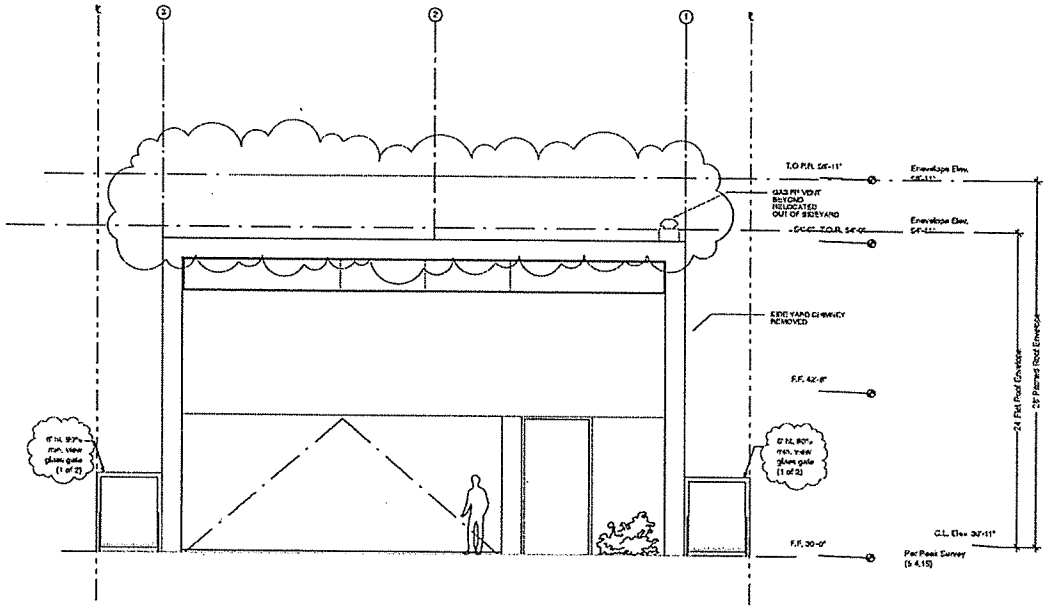
REVISIONS:	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA/FD SUBMITTAL	03.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.05.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	09.01.16
ROOF MODIFICATION	08.26.16

JOB NO: 01322.00
DATE: 09.20.16
SCALE:

SHEET TITLE:
Roof Plan

SHEET NUMBER:
A203



NORTH ELEVATION (D1)
SCALE 1/4" = 1'-0"

NOTES

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25306 MALIBU ROAD MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
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REVISIONS

CONFORMANCE REVIEW	10.14.15
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CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
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CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.26.16

JOB NO. 01327.00

DATE 08.26.16

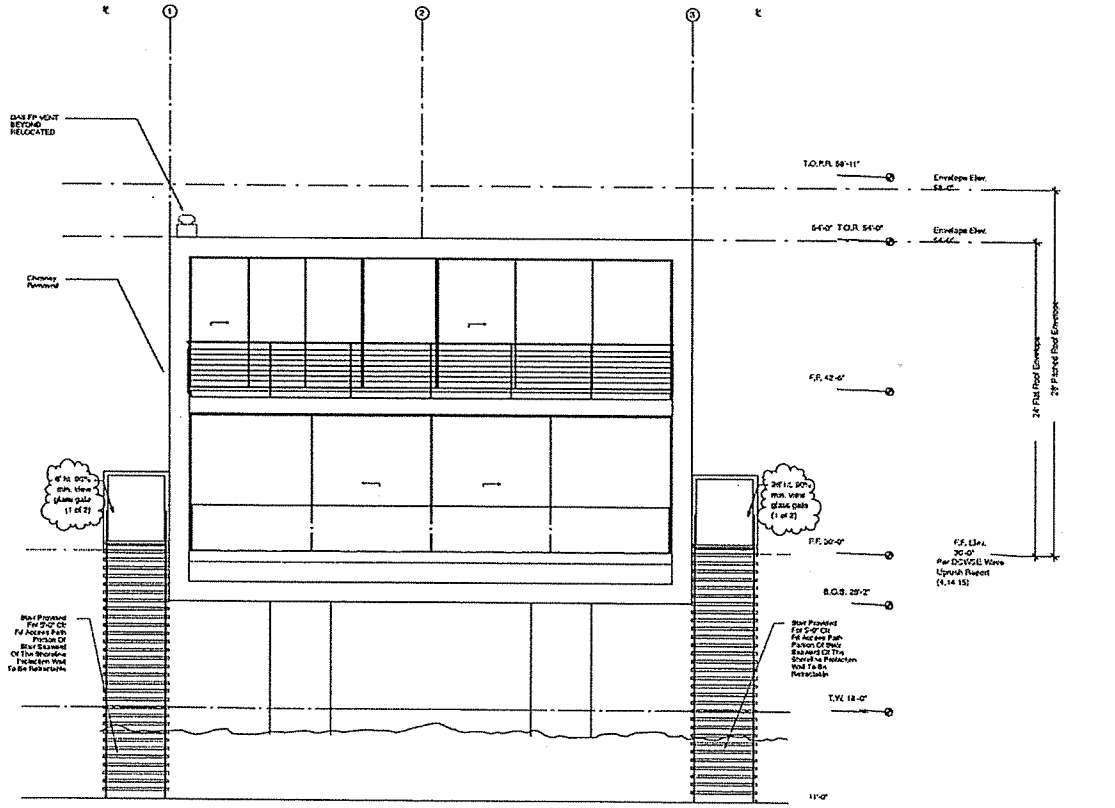
SCALE

SHEET TITLE

Elevation

SHEET NUMBER

A300



SOUTH ELEVATION
SCALE 1/4" = 1'-0"
D1

NOTES

NAVD 88 USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
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310.390.0950
www.ralphmechurarchitects.com

REVISIONS	
CONFORMANCE REVIEW	10.14.15
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CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
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CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.16.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.20.16

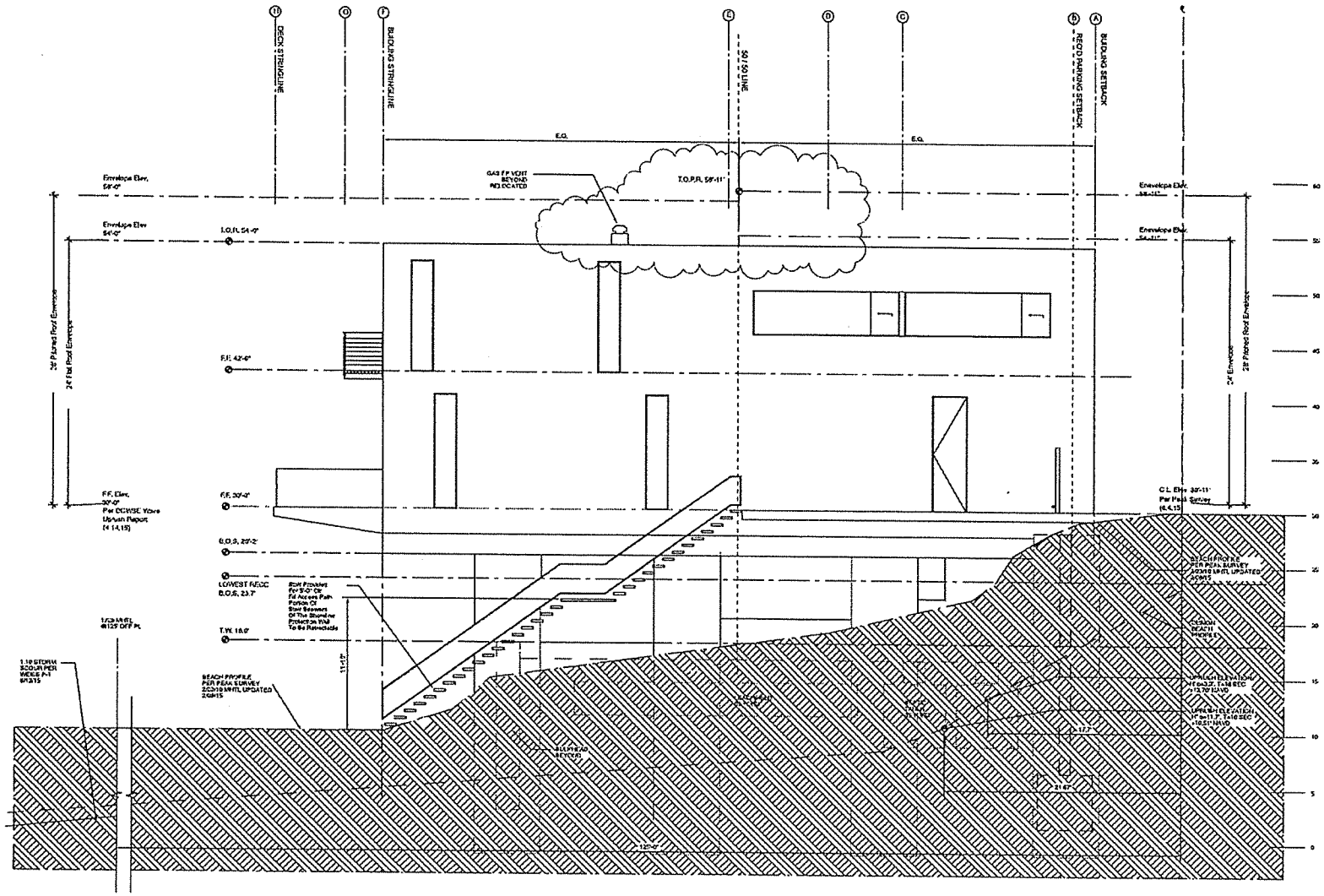
JOB NO. 01322.00

DATE 08.20.16

SCALE

SHEET TITLE
Elevation

SHEET NUMBER
A301



EAST ELEVATION
SCALE: 1/4" = 1'-0"
D1

NOTES

FAVIC AS USED FOR ALL DOCUMENTS AND REPORTS

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

Ralph Mechur Architects
3401 Airport Ave, Suite 6
Santa Monica CA 90405
310.396.2040 T
310.396.2050 F
www.ralphmechurarchitects.com

REVISIONS:	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.16.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	08.04.16
ROOF MODIFICATION	08.24.16

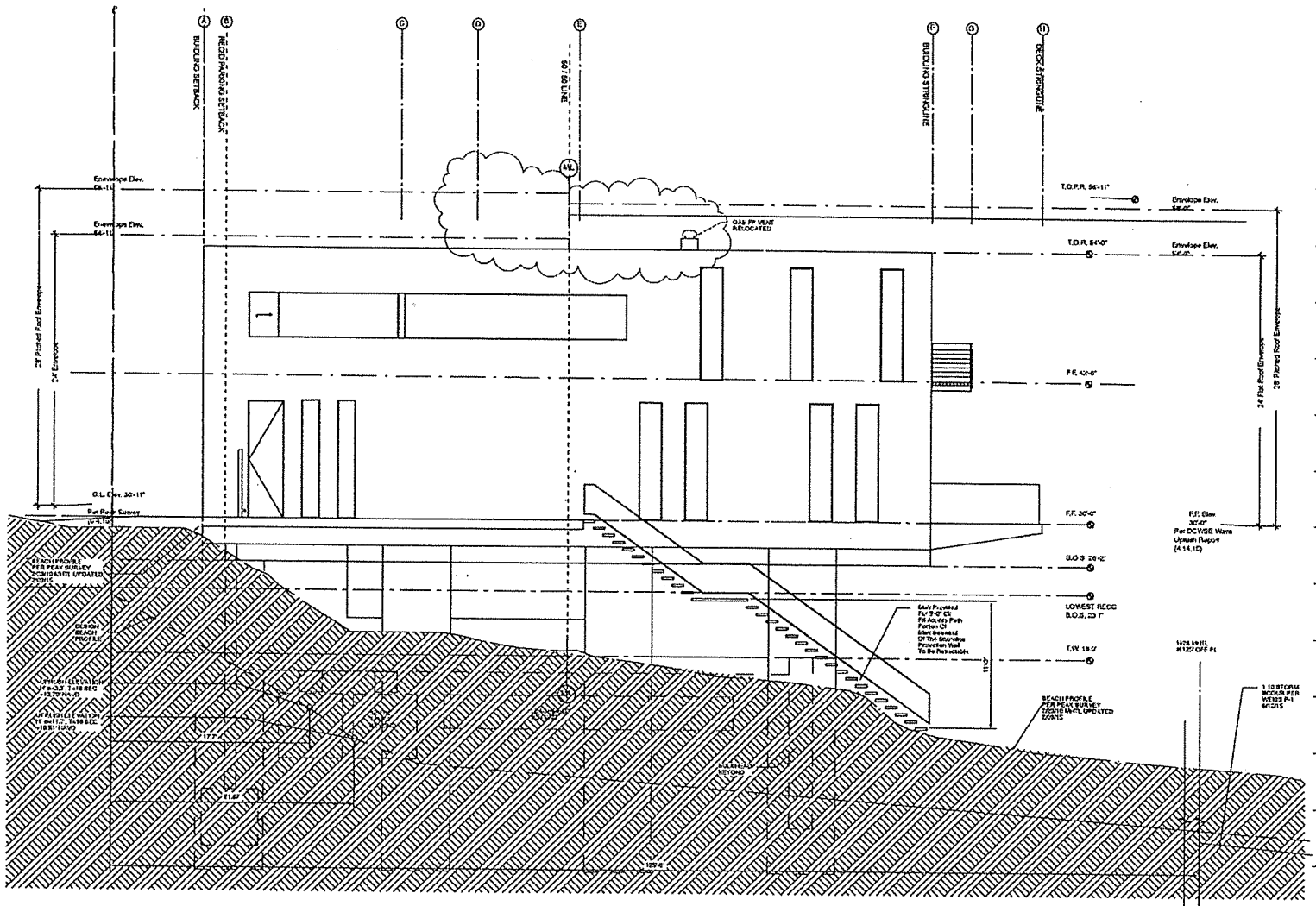
JOB NO. 01322.00

DATE 08.26.16

SCALE

SHEET TITLE
Elevation

SHEET NUMBER
A302



25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS:
25306 MALIBU ROAD
MALIBU, CA

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REVISION	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.17.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	06.04.16
ROOF MODIFICATION	09.26.16

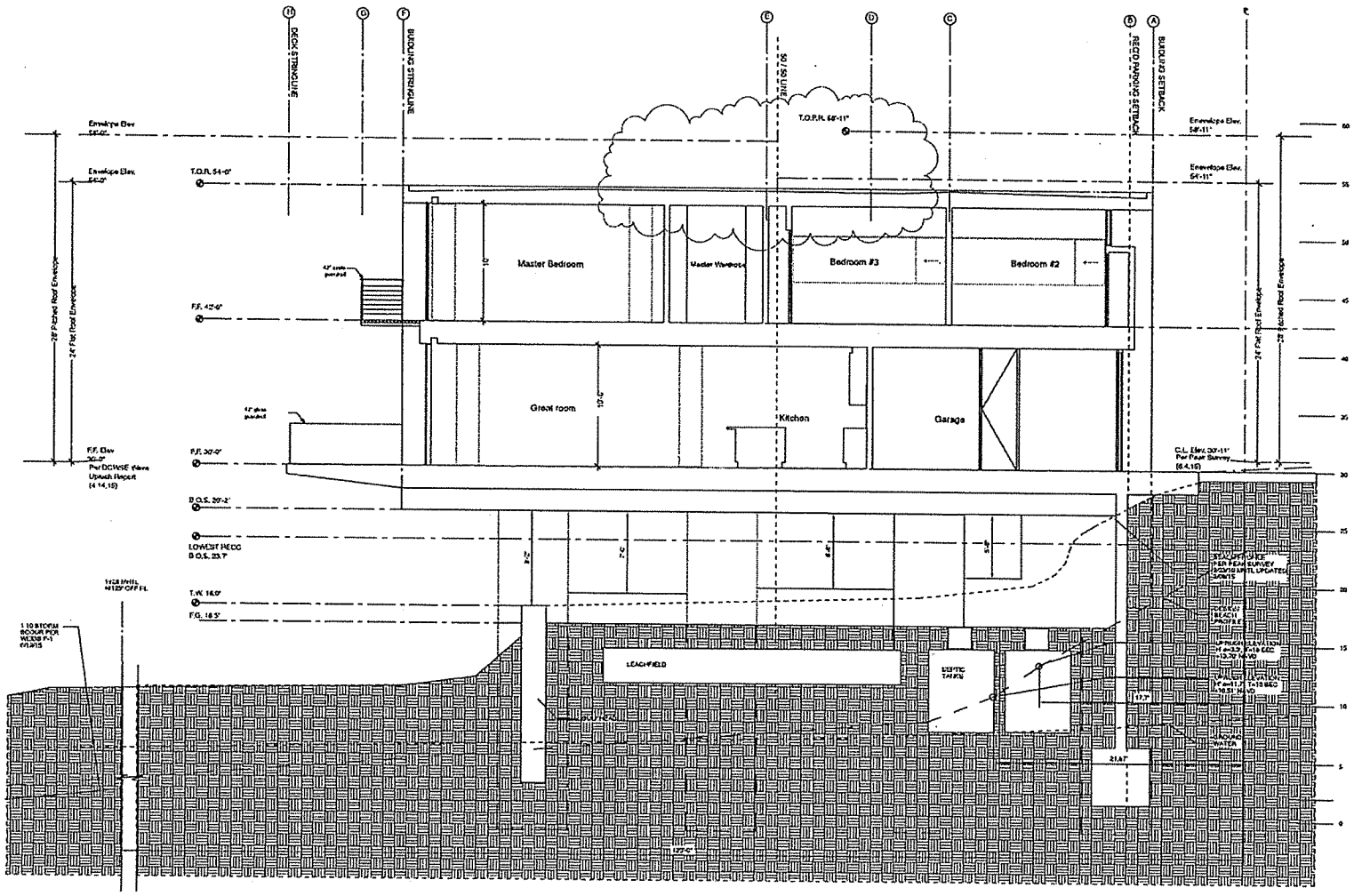
JOB NO 01322.00

DATE 09.26.16

SCALE

SHEET TITLE
Elevation

SHEET NUMBER
A303



25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
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REVISIONS	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.17.16
FFA/FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	06.06.16
ROOF MODIFICATION	08.26.16

Job No. 01322.00

DATE 08.26.16

SCALE

SHEET TITLE

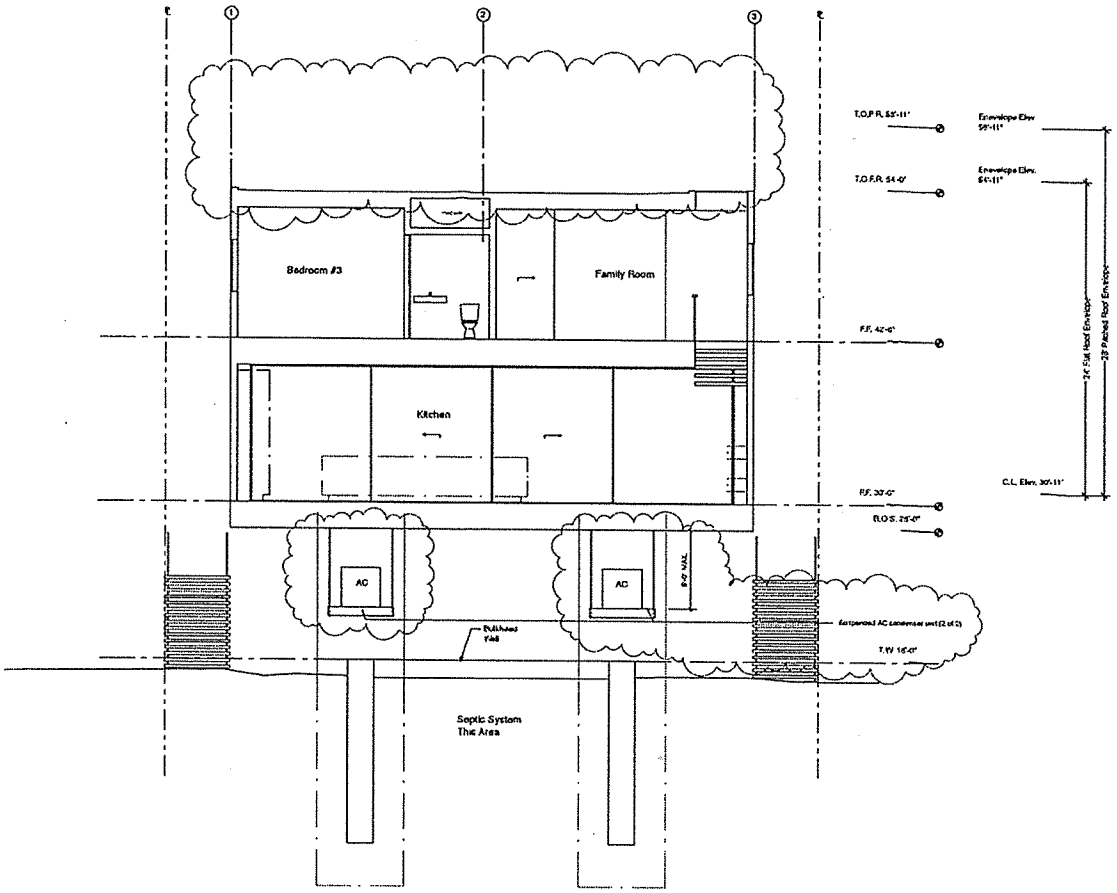
SECTION

SHEET NUMBER

A400

NOTES

HAND AS USED FOR ALL DOCUMENTS AND REPORTS



SECTION
SCALE 1/4" = 1'-0"
D1

25306 MALIBU ROAD
MALIBU, CA

PROJECT ADDRESS
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REVISION	
CONFORMANCE REVIEW	10.14.15
FIRE DEPT.	11.04.15
CONFORMANCE REVIEW	03.12.16
FFA / FD SUBMITTAL	04.04.16
FD SUBMITTAL	04.11.16
CONFORMANCE REVIEW	05.02.16
PROGRESS SET	05.18.16
CONFORMANCE REVIEW	05.24.16
PLANNING COMMISSION	06.04.16
ROOF MODIFICATION	08.26.16

JOB NO 01322.00

DATE 08.26.16

SCALE

SHEET TITLE
Section

SHEET NUMBER
A401

09/08/2016 02:52

09/08/2016 02:52

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 **Jessica Colvard, Associate Planner, at (310) 456-2489, extension 234.**

Date: November 10, 2016

Bonnie Blue, Planning Director

ATTACHMENT 6

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, December 5, 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. 14-003, VARIANCE NOS. 16-010 AND 16-023, MINOR MODIFICATION NO. 15-016, AND OFFER TO DEDICATE NO. 16-006 – An application to construct a new 5,094 square foot, two-story, single-family residence with attached garage, decks, new alternative onsite wastewater treatment system, return wall, retaining walls, removal of existing timber walls, including a variance for the installation of a new bulkhead sited seaward of the seawall stringline, a variance for construction on slopes steeper than 2.5 to 1, a minor modification for a reduced front yard setback, and an offer to dedicate a lateral access easement across the property

LOCATION:	25306 Malibu Road, within the appealable coastal zone
APN:	4459-016-013
ZONING:	Multi-Family Beachfront (MFBF)
APPLICANT:	Ralph Mechur Architects
OWNER:	Chambers Creek, LLC
APPLICATION FILED:	January 24, 2014
CASE PLANNER:	Jessica Colvard Associate Planner (310) 456-2489, ext. 234 jcolvard@malibucity.org

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

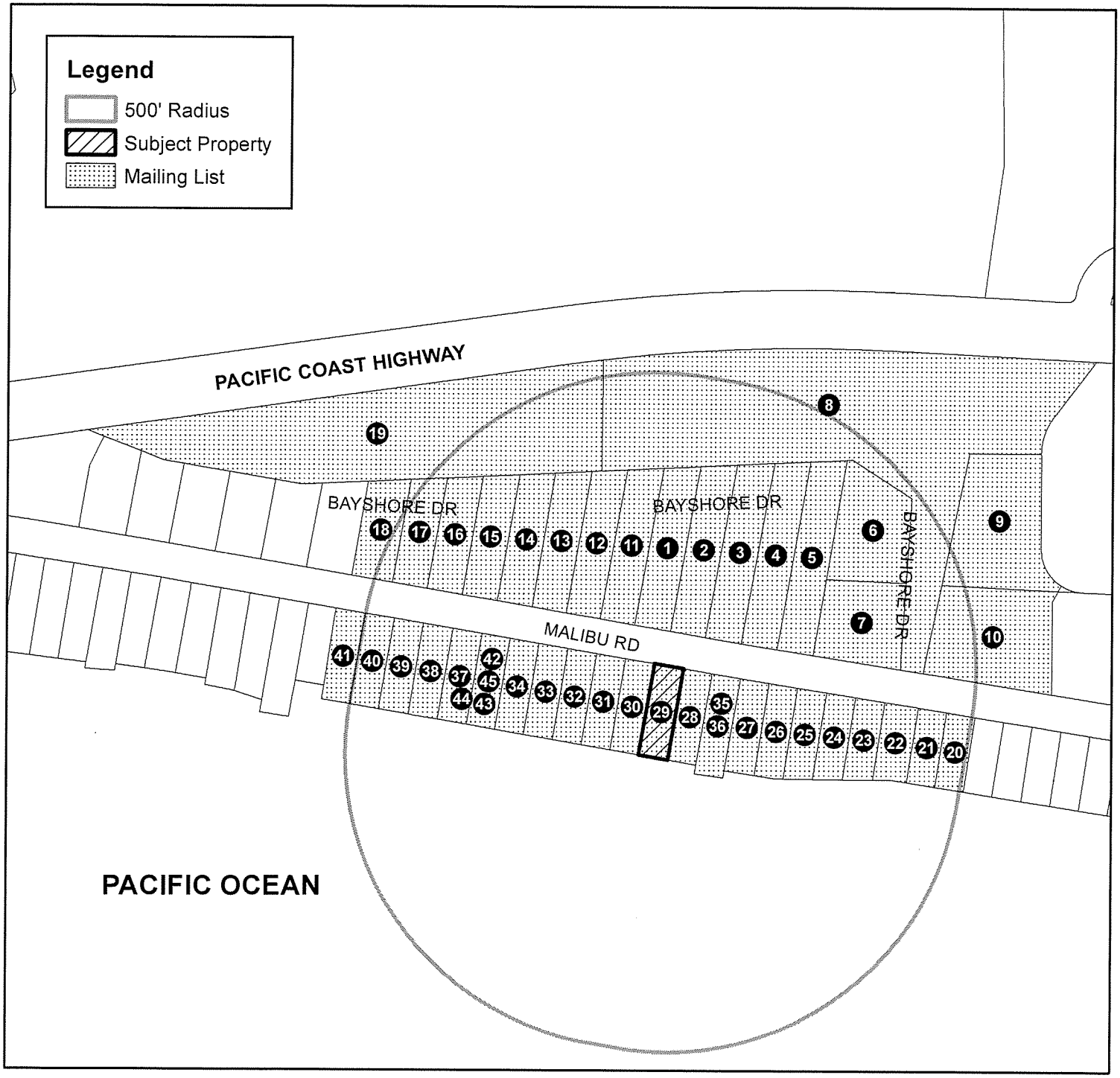
Radius Map - 500'

Map Date: 06/10/2016

Data Source:
Los Angeles County Geographic Information System
Base Parcel Database
June 2016 Extraction Date
City of Malibu Area

SUBJECT PROPERTY

ADDRESS: 25306 MALIBU RD., MALIBU, CA 90265
APN: (LAC) 4459-016-013



Notes:
Latest equalized assessment rolls obtained from the Los Angeles County Assessor's Office through ParcelQuest, a vendor service.
Extraction Date: 06/10/2016
Map created with ArcGIS 10

0 125 250 500 Feet

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www.radiusmaps4less.com | (909) 997-9357

Planning Commission Meeting
12-05-16
Item 5.B.

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: November 22, 2016 Meeting Date: December 5, 2016

Subject: Administrative Plan Review No. 12-021, Site Plan Review No. 16-042, Variance No. 14-017 and Demolition Permit No. 16-023 – An application for partial demolition and improvements to an existing single-family residence with attached garage, and associated development

Location: 6943 Grasswood Avenue
APN: 4466-015-003
Owners: Geoff and Sue Walsh

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-89 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Administrative Plan Review No. 12-021, Site Plan Review No. 16-042, Variance No. 14-017 and Demolition Permit No. 16-023 for an interior and exterior remodel of an existing single-family residence, including a partial demolition and construction of a 17 foot high, 707 square foot addition with a 958 square foot basement, and modification of the northern roofline raising the height to a maximum of 17 feet, demolition and reconstruction of a reconfigured swimming pool, driveway improvements, grading, retaining walls and hardscape, in the Rural Residential–One Acre zoning district located at 6943 Grasswood Avenue (Walsh).

DISCUSSION: This agenda report provides an overview of the project including a 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 Municipal Code (MMC) and CEQA.

Project Overview

The approximate 1.1 acre parcel is located in the Point Dume neighborhood on the west side of Grasswood Avenue, south of Grayfox Street, and is zoned Rural Residential–One Acre (RR-1) (Figure 1). Access to the property is via Grasswood Avenue. Topographically, the property consists of a pad created by cut and fill grading with steep ascending slopes to the west and a generally flat area beyond, and steep descending slopes to the east towards Grasswood Avenue (Attachment 2 – Site Photos).

The property is currently developed with a single-family residence with attached one-car garage, swimming pool, driveway, and landscaping, constructed in 1954 according to Los Angeles County Assessor's data. The original construction took place prior to the City's incorporation in 1991. As a result, the structures were developed under a different set of regulations, and do not conform to the current design and development standards of the MMC. The non-conformities include: encroachment into the required northerly side yard setback, and less than the required enclosed parking. The property's zoning conformance is discussed in detail below.

Figure 1 – Aerial Photograph of the Site

Source: City of Malibu GIS

The applicant is proposing to demolish and reconstruct the swimming pool in the same general location, demolish a portion of the existing single-family residence and modify that portion of the roofline to raise the height to 17 feet, construct an addition 17 feet in height with a basement, construct driveway improvements, including widening of the driveway and construction of a hammerhead turnaround to meet Los Angeles County Fire Department (LACFD) emergency vehicle access requirements, grading and retaining walls, and hardscape (Attachment 3 – Project Plans). No landscaping is proposed.

The applicant has included two discretionary requests to allow the development of the addition and driveway improvements as proposed:

- First, a site plan review (SPR) requesting a 20 percent reduction (2.53 feet) of the required 12.53 feet side yard setback from the northern property line, to the proposed 10 feet to accommodate the addition[1]; and

- Second, a variance (VAR) requesting approval to construct retaining walls on steep slopes, 2.5 to 1, and steeper than 3 to 1, to accommodate the driveway widening and hammerhead turnaround required by LACFD.

Normally, review and approval of an APR is completed by the Planning Director; however, since the subject application includes a variance request, it has been referred to the Planning Commission for a public hearing pursuant to MMC Section 17.72.060. The discussion and analysis demonstrate the project, as proposed and conditioned is consistent with the MMC, inclusive of the requested SPR and VAR.

Surrounding Land Uses and Project Setting

The property is located in a residential neighborhood, zoned RR-1, and developed with one and two-story single-family residences, with accessory development. Adjacent properties to the north and south have been developed with single-family residences. Table 1 provides a summary of the neighboring surrounding land uses.

Table 1 – Surrounding Land Uses

Direction	Address	Parcel Size (acres)	Building Area (sq.ft.)	Year Built	Zoning	Land Use
North	6935 Grasswood Ave	1.11	3,108	1958	RR-1	Residential
South	6995 Grasswood Ave	1.26	6,879	1983	RR-1	Residential
East	6950 Dume Drive	1.03	5,338	2008	RR-1	Residential
West	6938 Grasswood Ave	1.05	4,991	1956	RR-1	Residential

[1] For coastal development permit applications, the requested setback reduction would be processed as a minor modification, pursuant to the LCP.

Additionally, the project site is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the Malibu Local Coastal Program (LCP) ESHA and Marine Resources Map, and the property does not contain canyon slopes that are part of a stream corridor, so LCP Land Use Plan (LUP) Policy 3.35 and LCP Local Implementation Plan (LIP) Section 4.6.1(A) relating to Stream Protection do not apply and the Stream/Riparian buffer requirement to avoid encroachment on slopes of 25 percent grade or steeper does not apply.

Project Background and Description

In 2012, the applicant originally submitted for a two-story addition to the existing residence, which included a site plan review requesting an allowance for a height over 18 feet. After story poles were installed in 2013, it was determined that the primary view of the neighbor to the north at 6935 Grasswood Avenue was impacted by the proposed project. This prompted the applicant to redesign the project. The revised project maintains a single-story configuration, under 18 feet in height, and the site plan review request for height was withdrawn by the applicant. The proposed maximum height is 17 feet. In response to the redesign, the neighbor to the north at 6935 Grasswood Avenue submitted a letter to staff supporting the latest plan, which includes a side yard setback reduction from the shared property line and an overall height of not more than 17 feet (Attachment 4 – Supporting Letter).

The proposed scope of work is as follows:

a. Interior and exterior remodel of the existing single-family residence;
b. Demolition of 46.4 percent of exterior walls;
c. 707 square foot addition with a flat roof and pitched roof sections, with a maximum height of 17 feet;
d. Modification to section of existing flat roofline, ranging from 13-15 feet in height, to a flat roof with pitched roof sections, with a maximum height of 17 feet;
e. 958 square foot basement;
f. Hardscape;
g. Demolition and reconstruction of reconfigured swimming pool in same general area;
h. Driveway improvements, including driveway widening and construction of a hammerhead turnaround to meet LACFD emergency vehicle access requirements,
i. 212 cubic yards of non-exempt grading and retaining walls; and
j. Additional discretionary requests:
    i. VAR No. 14-017 for construction of retaining walls on slopes steeper than 2.5 to 1 and 3 to 1.
    ii. SPR No. 16-042 for 20 percent reduction of the required side yard setback from the northern property line; and

Coastal Development Permit Exemption

The proposed project is exempt from the requirement to obtain a coastal development permit (CDP). LCP Local Implementation Plan (LIP) Section 13.4 provides a coastal development permit exemption for certain projects which do not involve a risk of adverse environmental impact. Specifically, the proposed project is consistent with LIP Section 13.4.1, "Improvements to Existing Single-family Residences." Additionally, the proposed development is not listed among the classes of development in LIP Section 13.4.1(B) for which a coastal development permit exemption does not apply.

MMC Consistency Analysis (MMC Title 17)

The proposed development has been reviewed for conformance with the development, and design standards, and demolition permit requirements of MMC Title 17. The proposed project was also reviewed by City geotechnical staff, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29) and the LACFD and was determined to be consistent with all applicable City goals and policies (Attachment 5 – Department Review Sheets).

Zoning

Table 2 provides a summary of the lot dimensions and the lot area of the subject parcel.

Table 2 – Property Data	
Lot Depth	378 feet
Lot Width	125.28 feet
Gross Lot Area	50,367 square feet
Net Lot Area*	46,361 square feet

*Net lot area equals gross lot area minus the area of public and private street easements and 1:1 slopes

Table 3 provides a summary of non-beachfront residential development standards and demonstrates that the proposed project, as conditioned, conforms to the property development and design standards of MMC Chapter 17.40 and 17.60, inclusive of the SPR and VAR.

Table 3 - MMC Residential Conformance					
Development Requirement	**Allowed/ Required**	**Existing**	**Proposed**	**Totals and Changes**	**Comments**
SETBACKS (ft.)					
Front Yard	65	115.25	99.41	-15.84	Complies
Rear Yard	56.69	160.16	no change		Complies
Side Yard (Minimum 10%)	***12.53***	***7.58 (legal non-conforming)***	***10***	***+2.42***	***SPR No. 16-042 20% reduction (-2.53)***
Side Yard	18.79	29.25	no change		Complies
Total Side Yard	31.32	36.83	39.25	+2.42	Complies
PARKING SPACES (18" x 10")					
Enclosed	2	1	no change		Legal Non-Conforming
Unenclosed	2	2	no change		Complies
Total Development Square Footage [TDSF] (sq.ft.)	7,173.11	4,057	707	4,764	Complies
Residence		4,057	707	+707	
Basement (1,000 sq.ft. excluded from TDSF)	1,000	none	958	+958	Complies
HEIGHT	18	14	17	+3	Complies
IMPERMEABLE COVERAGE	13,908.30	11,815	2,093.30	13,908.30	Complies
NON-EXEMPT GRADING (Cu.yd.)	1,000		738	+738	Complies
CONSTRUCTION ON SLOPES	***3 to 1 and flatter***		***2.5 to 1 and steeper; 3:1 and steeper***	***2.5 to 1 and steeper; 3:1 and steeper***	***VAR No.14-017***
RETAINING WALLS	6 ft. max. 12 ft. cum		6 ft. max. 12 ft. cum.	6 ft. max. 12 ft. cum.	Complies

Property owners submit development applications for remodels to existing structures with some level of non-conformity. LIP Section 13.5(C) provides that demolition and/or reconstruction that results in replacement of more than 50 percent of non-conforming structures is not permitted unless such structures are brought into conformance with the policies and standards of the LCP. The proposed project involves the replacement of less than 50 percent of existing exterior walls consistent with the guidelines to be processed as a remodel pursuant to an APR; and, is eligible to maintain the existing legal non-conformities. The only remaining non-conformity on the property relates to enclosed parking. The residence only provides one enclosed parking space, when MMC Chapter 17.48 requires two enclosed spaces.

Pursuant to MMC Section 17.60.020, additions to nonconforming structures are required to comply with current MMC development standards and requirements. The existing side yard setback of the residence from the northern property line does not comply with the MMC and is legal non-conforming. The project proposes the demolition of the northern portion of the residence and a new addition is proposed in its place. The proposed addition is setback to comply with current MMC requirements, with the inclusion of the SPR for the 20 percent reduction of the required side yard setback. The demolition and new addition, remediates the existing legal non-conforming side yard setback.

Pursuant to MMC Section 17.40.040 structure height shall not exceed 18 feet in height as measured from finished or natural grade, whichever is lower. The proposed project includes an addition and a roofline alteration that removes the 12 to 14 foot high flat roof on the northern wing of the house, and creates a new flat roof with a pitched roof section, having a maximum height of 17 feet. The proposed roof height conforms to the maximum allowable height of 18 feet. No discretionary request is required for the roof height.

Grading

MMC Section 17.40.040(A)(9) ensures that new development minimizes the visual 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 proposed grading is 5,416 cubic yards, as provided in the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The total amount of proposed non-exempt grading is 212 cubic yards, which is less than the maximum allowable. The remaining grading is 407 cubic yards of exempt understructure, 187 cubic yards of exempt safety grading, and 4,610 cubic yards of exempt removal and recompaction. The project complies with grading requirements of the MMC.

Archaeological / Cultural Resources

MMC Chapter 17.54 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Study was prepared by Robert J. Wlodarski of HEART, Inc. for the subject property in July 2012. No indication of prehistoric or historic archaeological were yielded in the project area. Staff determined that any proposed improvements within the project area will have no adverse impact on known cultural resources. In addition, the lot has been graded and landscaped in the past to create the current setting.

Nevertheless, conditions of approval are included in the resolution which state 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

The City Public Works Department reviewed and approved the project for conformance with water quality protection pursuant to MMC Chapter 13.04. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, and best management practices. With the implementation of these conditions, the project conforms to the water quality protection standards of the MMC.

B. Site Plan Review Request from MMC Section 17.40.040(A)(6) for 20 Percent Reduction of Side Yard Setback

Pursuant to MMC Section 17.40.040(A)(6), structures may be constructed outside of the required side yard setback, which in no event shall be less than ten percent of the width of the lot or five feet, whichever is greater. Pursuant to MMC Section 17.62.040(A)(8), the applicant is requesting SPR No. 16-042 for a 20 percent reduction of the side yard setback from the northern property line. The MMC requires 10 percent, or 12.53 feet. Ten feet is proposed. The 2.53 foot reduction constitutes a 20 percent reduction. MMC Section 17.62.040(D) requires that the Planning Commission make eight findings in the consideration and approval of a site plan review for the reduction of the required side yard setback. Two of these findings, pertaining to remedial grading and shoreline protective devices, are not applicable to this project. Based on the evidence contained in the record, the required findings for SPR No. 16-042 are made as follows:

B1. The project is compatible with other development in the adjacent area in relation to size, bulk and height.

The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed with one- and two-story residences in the same size and height range, and with similar design orientation toward the Pacific Ocean. The project is compatible in terms of siting, massing and scale to surrounding development, is not located within the primary view of neighboring properties, and remediates the current non-conforming situation.

The proposed demolition and addition will bring the side yard setback from the northern property line into conformance with the MMC by increasing the setback. The project increases the existing 7.58 foot side yard setback to 10 feet. The proposed project cures the current non-conforming situation, inclusive of the requested SPR. Additionally, placing the structure closer to the northern property line minimizes the visible mass of the structure by allowing the structure to remain as one-story, and avoids development of the residence on steep slopes. 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 modified side yard setback is expected be compatible with the neighborhood character.

B2. The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.

The proposed addition will be located within the approved developed area and is not located in or adjacent to any designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. There are no significant adverse impacts on natural resources and based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the MMC in that it meets all applicable residential development standards, inclusive of the requested SPR and VAR, and results in the least environmentally damaging feasible alternative.

B3. Remedial Grading (if applicable) exceeding five thousand (5,000) cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California Licensed Geologist and reviewed and approved by the City Geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.

There is no remedial grading associated with this project; therefore, this finding does not apply.

B4. The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines in the main viewing area of any affected principal residence.

The proposed maximum height of the addition and roofline modification to the existing single-family residence is 17 feet, which does not exceed the maximum height of 18 feet allowed by MMC 17.40.040(A)(5)(a). The primary views of adjacent properties are oriented to the south, towards the Pacific Ocean and the proposed residence is not expected to obstruct primary views. The residence is visible to the adjacent neighbor to the north at 6935 Grasswood Avenue; however, the neighboring residence is located at a higher elevation and overlooks the proposed project. The northern neighbor at 6935 Grasswood submitted correspondence offering support for the project with the reduced side yard setback and an overall height of not more than 17 feet. Based on site visits, aerial photographs obtained through the City Geographic Information System (GIS), staff determined that the proposed design will not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys, or ravines from the main viewing area of any affected principal residence as defined in M.M.C. Section 17.40.040(A)(17).

B5. The project does not affect solar access, as defined by staff.

The proposed project does not affect solar access for neighboring lots because the proposed addition will be located within the previously approved building pad and the residence to the north is located at a higher elevation and overlooks the proposed project.

B6. The project is consistent with the City's General Plan, local coastal program, municipal code and city standards.

The project has been reviewed for conformance 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 MMC and LCP, inclusive of the requested SPR and VAR. The development has been situated closer to the northern property line to integrate the project into the existing development area, minimize the visible mass of the structure, and avoid encroachment on steeper slopes to the east and west of the building pad. Further, this project is listed among the classes of development exempt from requiring a CDP pursuant to LIP Section 13.4.1, and conforms to the MMC development standards listed in MMC Sections 17.40.030 and 17.40.040.

B7. 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. The use and development of this property conforms to the RR-1 zoning district and therefore, is consistent with the land use goals, policies and objectives of the General Plan, LCP, MMC and city standards. The SPR is also consistent with the MMC, which allows for a 20 percent reduction of the side yard setback pursuant to Section 17.62.040(A)(8). Construction of the proposed improvements will comply with all building code requirements and will incorporate all recommendations from applicable City agencies and project consultants.

B8. A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the city's coastal engineer.

There is no shoreline protective device associated with this project; therefore, this finding does not apply.

C. Variance from MMC Section 17.40.040(A)(13) for Construction on Steep Slopes

Pursuant to MMC Section 17.40.040(A)(13) structures may not be constructed on slopes steeper than 3 to 1. The driveway widening to serve the requirements of LACFD emergency vehicle access requires the construction of two retaining walls. One of the retaining walls spans slopes steeper than 3 to 1, but not steeper than 2.5 to 1, which could otherwise be approved with a site plan review pursuant to MMC Section 17.62.030. The other retaining wall is located on slopes steeper than 2.5 to 1, which requires a variance Given that the two retaining walls are integral to the same scope of work a variance was applied to capture the construction of both retaining walls on steep slopes.

The applicant is requesting VAR No. 14-017, pursuant to MMC Chapter 17.72 for construction of two retaining walls on steep slopes. MMC Section 17.72.060 requires that the Planning Commission make eight findings in consideration and approval of a variance. Based on evidence in the record, the required findings for VAR No. 14-017 are made as follows:

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

Due to the site's topography with intervening steep slopes, and given the existing site development, the constraints of the subject parcel are such that strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other similarly situated properties in the identical zoning classification. The existing driveway does not meet current LACFD emergency vehicle access requirements. The proposed residence is consistent with existing uses permitted on neighboring properties, and improvements to the residence cannot be made without providing approved emergency vehicle access to meet LACFD standards. Development on steep slopes cannot be avoided to provide emergency vehicle access meeting LACFD requirements. Denial of the proposed variance would deprive the property owner of developing the property in a similar manner and being served by fire code compliant emergency vehicle access.

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

The granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The proposed project includes the construction of retaining walls to provide LACFD code compliant emergency vehicle access where none currently exists. The project site currently only provides a 15 foot wide driveway and a hammerhead turnaround is not provided. The City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare

regulations and policies. The result will be improved emergency accessibility which is beneficial to the public interest and properties in the vicinity.

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

Granting the proposed variance does not constitute a special privilege to the property owner. As previously discussed in Finding C1, the emergency vehicle access improvements are required by LACFD to permit the proposed residential improvements and they cannot be constructed without developing on steep slopes. The proposed residence is consistent with existing uses permitted on neighboring properties in the applicable zoning designation and the strict application of the code would deprive the property owner from developing the subject parcel similar to other properties in the vicinity.

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

The granting of the variance will not be contrary to or conflict with the general purposes and intent, nor the goals, objectives and policies of the LCP and General Plan. The development on the property is non-conforming since it was constructed prior to the City's incorporation. The single-family residence is already existing and was constructed with a driveway that is only 15 feet wide. Under current LACFD standards, a 20 foot driveway and hammerhead turnaround are required to provide emergency vehicular access. A section of the driveway widening, and the hammerhead turnaround, require grading and the construction of retaining walls on steep slopes. The proposed project and access improvements cannot occur without impacting steep slopes. The result will be improved emergency accessibility. The City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and found it consistent with applicable LCP goals and policies.

Finding C5. The variance or modification request is consistent with the purpose and intent of the zone(s) in which the site is located.

The subject property is located in the RR-1 zoning district which supports large lot single-family residential development which includes accessory structures. The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the RR-1 zoning designation. The proposed variance is consistent with the purpose of the zone.

Finding C6. The subject site is physically suitable for the proposed variance or modification.

The existing natural slope has been altered by the existing development. The widening of the driveway requires limited landform alteration that would not adversely affect scenic views, because the development is occurring within the existing disturbed area. The LACFD approved emergency vehicle access to serve the residence and new residential improvements cannot be constructed without encroaching on to steep slopes because the existing development is bounded by steep slopes. The project has been reviewed and approved by applicable agencies. Prior to the issuance of a building permit, the project will be reviewed and approved for structural integrity and stability. All final recommendations of the applicant's structural engineer, as well as those recommendations of the City Environmental Sustainability Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD, will be incorporated into the project.

Finding C7. The variance or modification permit complies with all requirements of state and local law.

As previously discussed, the proposed project complies with all requirements of state and local law with respect to building permits and planning approvals.

Finding C8. All or any necessary conditions have been imposed on the variance or modification as are reasonable to assure that the variance will not be detrimental to the health, safety and welfare of the city.

The granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare regulations and policies. The granting of the variance will allow construction of improved emergency vehicle access to serve an existing single-family residence and a new addition that is code compliant and compatible with the surrounding built environment.

D. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The proposed project proposes partial demolition that results in removal of 46.4 percent of the exterior walls of an existing residence. Less than 50 percent of the existing exterior walls of the residence may be removed under this approval. The findings for DP No. 16-023 are made as follows:

Finding D1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval, including the recycling of demolished materials have been included to ensure that the proposed project will not create significant adverse environmental impacts. The issuance of a grading and/or building permit is conditioned upon the submittal an executed Major Remodel Agreement stipulating that less than 50 percent of the exterior walls will be demolished unless a coastal development permit is approved for a replacement structure (Attachment 6 – Major Remodel Agreement).

Finding D2. A development plan has been approved or the requirement waived by the city.

This APR application is being processed concurrently with DP No. 16-023. Therefore, approval of the demolition permit is subject to the approval of APR No. 12-021.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301(a) and (e) – Existing Facilities and 15303(e) – New Construction or Conversion of Small 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: Staff received correspondence from the neighbor to the north at 6935 Grasswood Avenue supporting the proposed project, which includes a side yard setback reduction from the shared property line and an overall height of not more than 17 feet (Attachment 4).

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on November 10, 2016 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property.

SUMMARY: The required findings can be made that the project complies with the MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 16-89. The project has been reviewed and conditionally approved for conformance with the MMC by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-89
2. Site Photos
3. Project Plans
4. Supporting Letter from northern neighbor at 6935 Grasswood
5. Department Review Sheets
6. Major Remodel Agreement Form
7. Public Hearing Notice

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

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-89

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING ADMINISTRATIVE PLAN REVIEW NO. 12-021, SITE PLAN REVIEW NO. 16-042, VARIANCE NO. 14-017 AND DEMOLITION PERMIT NO. 16-023 FOR AN INTERIOR AND EXTERIOR REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE, INCLUDING A PARTIAL DEMOLITION AND CONSTRUCTION OF A 17 FOOT HIGH, 707 SQUARE FOOT ADDITION WITH A 958 SQUARE FOOT BASEMENT, MODIFICATION OF THE EXISTING ROOFLINE TO RAISE THE HEIGHT OF THE SINGLE-FAMILY RESIDENCE TO A MAXIMUM OF 17 FEET IN HEIGHT, DEMOLITION AND RECONSTRUCTION OF A RECONFIGURED SWIMMING POOL, DRIVEWAY IMPROVEMENTS, GRADING, RETAINING WALLS AND HARDSCAPE, IN THE RURAL RESIDENTIAL–ONE ACRE ZONING DISTRICT LOCATED AT 6943 GRASSWOOD AVENUE (WALSH)

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

SECTION 1. Recitals.

A. On April 17, 2012, an application for Administrative Plan Review (APR) No. 12-021 and Site Plan Review (SPR) No. 12-028 for structure height over 18 feet was submitted to the Planning Department by the applicant, Nicholas/Budd Architects, on behalf of the owners, Geoff and Sue Walsh. The application was routed to the City geotechnical staff, City Environmental Health Administrator, City Biologist, the City Public Works Department, Los Angeles County Fire Department (LACFD), and Los Angeles County Waterworks District 29 (WD29) for review.

B. On September 13, 2012, story poles were installed on the project site to illustrate the height and mass of the structure. It was determined that the primary views of the residence at 6935 Grasswood Avenue were affected. The project was placed on hold pending a redesign.

C. On September 11, 2103, the applicant advised staff that the project was being redesigned to be entirely single-story in response to the primary view determination for 6935 Grasswood, and that an agreement had been reached with the neighboring property owner at 6935 Grasswood Avenue that they would accept a reduced side yard setback from the shared property line if the height was reduced to a maximum of 17 feet.

D. On November 25, 2013, staff received correspondence from the owner of the property at 6935 Grasswood Avenue in support of the project with a reduced setback from the shared property line and with an overall height of not more than 17 feet.

E. On April 15, 2014, the applicant submitted revised plans maintaining the entire project at a maximum height of 17 feet, and SPR No. 12-028 was withdrawn. Variance (VAR) No. 14-017 and SPR No. 16-042 were subsequently added to the application. The application was rerouted to City geotechnical staff, City Environmental Health Administrator, City Biologist, the City Public Works Department, LACFD and WD29 for review.

F. On May 29, 2014, Planning Department staff conducted a site visit to document site conditions, the property and surrounding area.

G. On July 22, 2016, the APR application was deemed complete for processing.

H. On November 10, 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 December 5, 2016, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(a) and (e) - Existing Facilities 15303(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. Findings of Fact.

Based on substantial evidence contained within the record and pursuant to MMC Title 17, the Planning Commission adopts the analysis in the agenda report, incorporated herein, and the findings of fact below for APR No. 12-021, SPR No. 16-042, VAR No. 14-017, and DP No. 16-023 for an interior and exterior remodel of an existing single-family residence, including a partial demolition and construction of a 17 foot high, 707 square foot addition with a 958 square foot basement, modification of the existing roofline to raise the height of the single-family residence to a maximum of 17 feet in height, demolition and reconstruction of a reconfigured swimming pool, driveway improvements, grading, retaining walls and hardscape, including SPR No. 16-042 for a 20 percent reduction of the northern side yard setback, and VAR No. 14-017 for development on slopes steeper than 3 to 1 and 2.5 to 1, in the RR-1 zoning district located at 6943 Grasswood Avenue. The required findings for approval APR No. 12-021, SPR No. 16-042, VAR No. 14-017, and DP No. 16-023 are made herein.

A. Administrative Plan Review (Title 17)

The project has been reviewed for conformance with the MMC by the Planning Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29 and the LACFD. The proposed project, as conditioned, is consistent with the zoning, grading, cultural resources, and Title 17 requirements of the MMC and meets all applicable residential development standards of the RR-1 residential zoning district.

B. Site Plan Review Findings for 20 Percent Side Yard Setback Reduction (MMC Section 17.62.040(D))

SPR No. 16-042 allows for a 20 percent reduction to the northern side yard setback, from the required 12.53 feet as required by MMC Section 17.40.040(A)(6) to the proposed 10 feet.

B1. The project is compatible with other development in the adjacent area in that the neighborhood is residentially developed with one- and two-story residences in the same size and height range, and with similar design orientation toward the Pacific Ocean. The project is compatible in terms of siting, massing and scale to surrounding development, is not located within the primary view of neighboring properties, and remediates the current non-conforming situation.

B2. The proposed addition will be located within the approved developed area and is not located in or adjacent to any designated environmentally sensitive habitat area (ESHA) or ESHA. There are no significant adverse impacts on natural resources and based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the MMC in that it meets all applicable residential development standards, inclusive of the requested SPR and VAR, and results in the least environmentally damaging feasible alternative.

B3. The project is not expected obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines in the main viewing area of any affected principal residence. The proposed maximum height of the addition and roofline modification to the existing single-family residence is 17 feet, which does not exceed the maximum height of 18 feet allowed by MMC Section 17.40.040(A)(5)(a). The primary views of adjacent properties are oriented to the south, towards the Pacific Ocean and the proposed residence is not expected to obstruct primary views. The residence is visible to the adjacent neighbor to the north at 6935 Grasswood Avenue; however, the neighboring residence is located at a higher elevation and overlooks the proposed project. The northern neighbor at 6935 Grasswood submitted correspondence offering support for the project with the reduced side yard setback and an overall height of not more than 17 feet.

B4. The proposed project does not affect solar access for neighboring lots because the proposed addition will be located within the previously approved building pad and the residence to the north is located at a higher elevation and overlooks the proposed project.

B5. The project has been reviewed for conformance 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 MMC and LCP, inclusive of the requested SPR and VAR. The development has been situated closer to the northern property line to integrate the project into the existing development area, minimize the visible mass of the structure, and avoid encroachment on steeper slopes to the east and west of the building pad. Further, this project is listed among the classes of development exempt from requiring a CDP pursuant to LIP Section 13.4.1, and conforms to the MMC development standards listed in MMC Sections 17.40.030 and 17.40.040.

B6. The project complies with all applicable requirements of State and local law. The use and development of this property conforms to the RR-1 zoning district and therefore, is consistent with the land use goals, policies and objectives of the General Plan, LCP, MMC and city standards. The SPR is also consistent with the MMC, which allows for a 20 percent reduction of the

side yard setback pursuant to Section 17.62.040(A)(8). 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. Variance Findings to Allow for Construction on Slopes Equal to or Steeper Than 3 to 1 and 2.5 to 1 (MMC Section 17.72.060)

VAR No. 14-017 allows for development of structures on slopes steeper than 3 to 1 and 2.5 to 1, when 3 to 1 and flatter is required by MMC Section 17.40.040(A)(13).

C1. There are special circumstances and characteristic applicable to the subject property. Due to the site's topography with intervening steep slopes, and given the existing site development, the constraints of the subject parcel are such that strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other similarly situated properties in the identical zoning classification. The existing driveway does not meet current LACFD emergency vehicle access requirements. The proposed residence is consistent with existing uses permitted on neighboring properties, and improvements to the residence cannot be made without providing approved emergency vehicle access to meet LACFD standards. Development on steep slopes cannot be avoided to provide emergency vehicle access meeting LACFD requirements. Denial of the proposed variance would deprive the property owner of developing the property in a similar manner and being served by fire code compliant emergency vehicle access.

C2. The granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The proposed project includes the construction of retaining walls to provide LACFD code compliant emergency vehicle access where none currently exists. The project site currently only provides a 15 foot wide driveway and a hammerhead turnaround is not provided. The City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare regulations and policies. The result will be improved emergency accessibility which is beneficial to the public interest and properties in the vicinity.

C3. The granting of the variance will not constitute a special privilege to the applicant or property owner because the emergency vehicle access cannot be constructed without developing on steep slopes. The proposed residence is consistent with existing uses permitted on neighboring properties in the applicable zoning designation and the strict application of the code would deprive the property owner from developing the subject parcel similar to other properties in the vicinity. The access improvements are required by LACFD to permit the proposed residential improvements.

C4. The granting of the variance will not be contrary to or conflict with the general purposes and intent, nor the goals, objectives and policies of the LCP and General Plan. The development on the property is non-conforming since it was constructed prior to the City's incorporation. The single-family residence is already existing and was constructed with a driveway that is only 15 feet wide. Under current LACFD standards, a 20 foot driveway and hammerhead turnaround are required to provide emergency vehicular access. A section of the driveway widening, and the hammerhead turnaround, require grading and the construction of retaining walls on steep slopes. The proposed project and access improvements cannot occur without impacting steep slopes. The result will be improved emergency accessibility. The City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and found it consistent with applicable LCP goals and policies.

C5. The subject property is located in the RR-1 zoning district which supports large lot single-family residential development which includes accessory structures. The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the RR-1 zoning designation. The proposed variance is consistent with the purpose of the zone.

C6. The subject site is physically suitable for the proposed variance or modification. The existing natural slope has been altered by the existing development. The widening of the driveway requires limited landform alteration that would not adversely affect scenic views, because the development is occurring within the existing disturbed area. The LACFD approved emergency vehicle access to serve the residence and new residential improvements cannot be constructed without encroaching on to steep slopes because the existing development is bounded by steep slopes. The project has been reviewed and approved by applicable agencies. Prior to the issuance of a building permit, the project will be reviewed and approved for structural integrity and stability. All final recommendations of the applicant's structural engineer, as well as those recommendations of the City Environmental Sustainability Department, the City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical staff, WD29, and LACFD, will be incorporated into the project.

C7. The proposed variance request complies with all requirements of state and local law with respect to building permits and planning approvals.

C8. The granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The City Biologist, City Environmental Health Administrator, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare regulations and policies. The granting of the variance will allow construction of improved emergency vehicle access to serve an existing single-family residence and a new addition that is code compliant and compatible with the surrounding built environment.

D. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The proposed project proposes partial demolition that results in removal of 46.4 percent of the exterior walls of an existing residence. Less than 50 percent of the existing exterior walls of the residence may be removed under this approval. The findings for DP No. 16-023 are made as follows:

D1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts. Conditions of approval, including the recycling of demolished materials have been included to ensure that the proposed project will not create significant adverse environmental impacts. Submittal of an executed Major Remodel Agreement stipulating that less than 50 percent of the exterior walls will be demolished unless a coastal development permit is approved for a replacement structure is also included as a condition of approval.

D2. This APR application is being processed concurrently with DP No. 16-023. Therefore, approval of the demolition permit is subject to the approval of APR No. 12-021.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves APR No. 12-021, SPR No. 16-042, VAR No. 14-017, and DP No. 16-023, 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 will permit the interior and exterior remodel to the existing, legal non-conforming, single-story, single-family residence, including:

    a. Demolition of 46.4 percent of exterior walls;
    b. 707 square foot addition with a flat roof and pitched roof sections, with a maximum height of 17 feet;
    c. 958 square foot basement;
    d. Modification to existing flat roofline, ranging from 13-15 feet in height, to a flat roof with pitched roof sections, with a maximum height of 17 feet;
    e. Hardscape;
    f. Demolition and reconstruction of reconfigured swimming pool in same general area;
    g. Construct driveway improvements, including widening of the driveway and construction of a hammerhead turnaround to meet LACFD emergency vehicle access requirements,
    h. 212 cubic yards of non-exempt grading and retaining walls; and
    i. Additional discretionary requests:
        i. Site plan review for 20 percent reduction of the required side yard setback to remediate the existing legal non-conforming side yard setback; and
        ii. Variance for grading and construction of retaining walls on slopes steeper than 2.5 to 1 to construct emergency vehicle access improvements.

3. The permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the **Acceptance of Conditions Affidavit** accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 30 days of this decision and/or prior to issuance of building permits.

4. The Notice of Decision (including the signed and notarized Acceptance of Conditions Affidavit and all Departmental Review Sheets) shall be copied in its entirety and placed directly onto a separate plan sheet(s) to be included in the development plans prior to submitting for a building permit from the City of Malibu Environmental Sustainability Department.

5. The applicant shall submit three complete sets of plans, including the items requested in Condition No. 4, to the Planning Department for consistency review and approval prior plan check submittal and again prior to the issuance of any development permits.

6. The approved administrative plan review shall expire three years from the date of approval, **December 5, 2019**, unless a time extension has been granted, or work has commenced and substantial progress made (as determined by the Building Official) and the work is continuing under a valid building permit. If no building permit is required, the administrative plan review approval shall expire after three years from the date of final planning approval if construction is not completed. The expiration date shall be suspended until an appeal and/or litigation regarding the subject permit is resolved.

7. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the plans date-stamped **May 19, 2016** and on file with the Planning Department. In the event the project plans conflict with any condition of approval, the condition shall control.

8. The Planning Director is authorized to make minor changes to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

9. The Planning Director may grant up to four one-year extensions of the expiration of an administrative plan review approval, if the Planning Director finds that the conditions, including but not limited to changes in the zoning ordinance, under which the administrative plan review approval was issued have not significantly changed.

10. Prior to construction, the applicant shall receive Planning Department approval for compliance with conditions of approval.

Cultural Resources

11. 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.

12. 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

13. 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

14. 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.

15. 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.

16. 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

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

18. 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 applicant's agreement to divert at least 50 percent of all construction generated by the project

Public Works

19. 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

20. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department. 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.

Grading and Drainage

21. 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. If required by the City Biologist, any rare or endangered species as identified in the biological assessment, along with fencing of these areas;
    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

22. 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

23. 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.

24. 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

25. 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.

26. Final plans approved by the City geotechnical staff shall be in substantial conformance with the approved APR relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a new APR.

Environmental Health

27. Final floor plans must not exceed 4 bedrooms/53 fixture units.

28. A new or modified onsite wastewater treatment system is NOT authorized under this approval.

29. Prior to final Environmental Health approval, all final project plans approved by the Building Safety Division shall be submitted to Environmental Health for review and approval.

30. Final approval by the City geotechnical staff and Geotechnical Engineer, shall be submitted to the City Environmental Health Administrator.

Biology/Landscaping

31. No new landscaping is proposed with this project; therefore, none is approved. A detailed landscaping plan shall be submitted for review and approval prior to any planting of any new vegetation with a potential to exceed six feet in height or an area of 2,500 square feet or more.

32. 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 the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

Site Specific Conditions

Remodel Agreement

33. Fifty percent or more of exterior walls must remain in place during construction. Pursuant to LCP LIP Section 13.4.2, the replacement of 50 percent or more of a single-family residence is not repair and maintenance, but instead constitutes a replacement structure requiring a coastal development permit. A major remodel agreement acknowledging this shall be required and submitted to the Planning Department prior to issuance of building or grading permits for the project. Contact Planning Department staff to discuss options PRIOR TO DEMOLITION of more than 50 percent of the existing exterior walls, should any questions or issues concerning exterior wall demolition come up during construction.

Swimming Pool / Spa / Water Feature/ Mechanical Equipment

34. On-site noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC. Chapter 8.24 (Noise).

35. Pool 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 MMC Section 17.40.040 and no pool equipment shall be located closer than three feet to the property line.

36. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

37. 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 (POTW) facility for discharge.

38. The discharge of chlorinated and non-chlorinated pool / spa water into streets, storm drains, creeks, canyons, drainage channels, or other locations where it could enter receiving waters is prohibited.

39. 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.

40. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Prior to Occupancy

41. The applicant shall request final Planning Department inspection prior to final inspection by the City of Malibu Environmental Sustainability Department. A Certificate of Occupancy shall not be issued until the Planning Department has determined the project complies with this APR. A temporary Certificate of Occupancy may be granted at the Planning Director's discretion provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

42. 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

43. This administrative plan review runs with the land and bind all future owners of the property.

44. 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 5th day of December, 2016.

JOHN MAZZA, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-89 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 5th day of December, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

KATHLEEN STECKO, Recording Secretary

ATTACHMENT 2

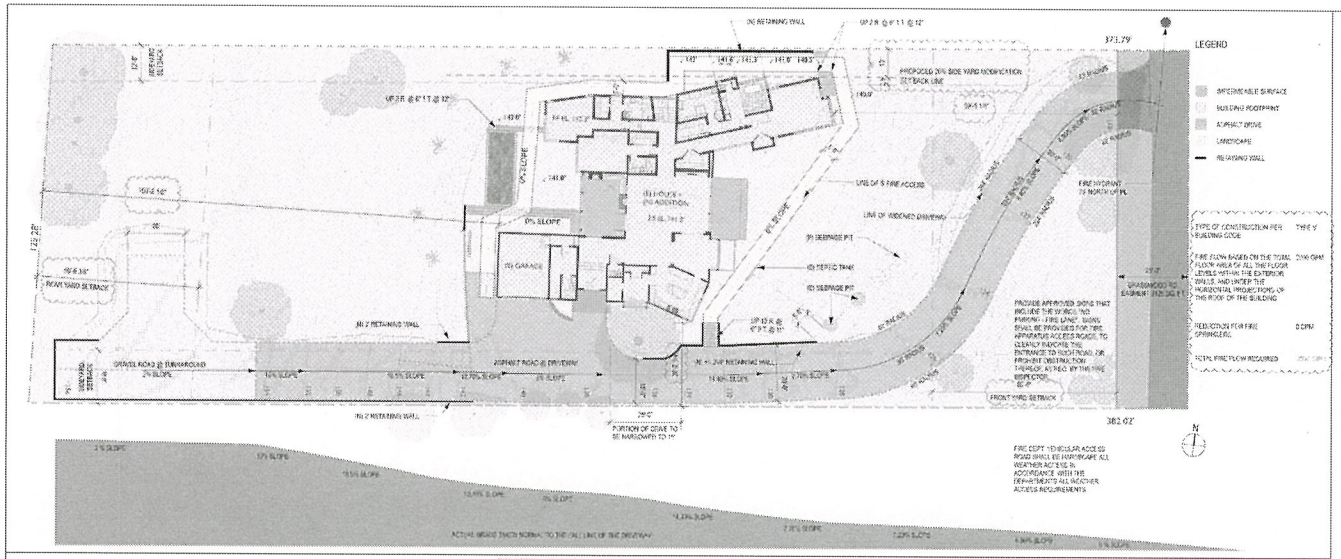
Area Proposed for Demolition and Addition

Area Proposed for Hammerhead Turnaround

Photo looking south from subject property

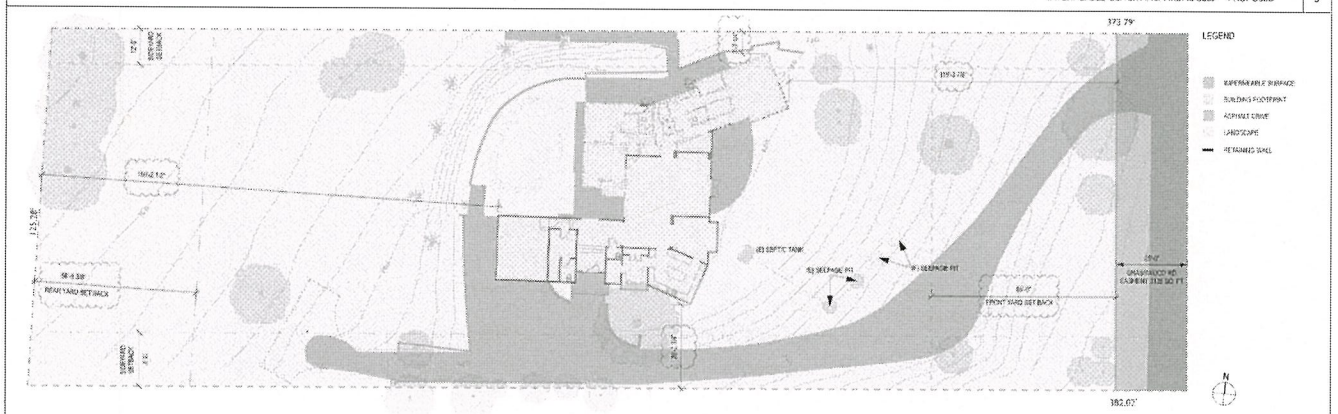
Photo taken from 6935 Grasswood looking south over subject property

RECEIVED
MAY 1 9 2016
PLANNING DEPT.



SCALE: 1" = 20'

IMPERMEABLE COVER AND FIRE ACCESS PROPOSED | 5



SCALE: 1" = 20'

IMPERMEABLE COVER EXISTING | 4

PROJECT ADDRESS	6943 GRASSWOOD AVE. MALIBU, CA 90265
PROJECT A.P.N.	4466-015-003
PROJECT LOT	LOT 29 OF RECORD SURVEY IN BOOK 57, PAGES 47-50
PROJECT BLOCK	N/A
ZONING	R1-1
GENERAL PLAN LAND USE DESIGNATION	R1-1
LOT DEPTH AND WIDTH	LOT DEPTH: 377'-11 5/8" LOT WIDTH: 125.28'
GROSS LOT AREA	50,367 SQ. FT. (1.16 ACRES)
NET LOT AREA	GROSS LOT AREA MINUS ALL PUBLIC AND PRIVATE EASEMENTS AND ALL SLOPES GREATER OR EQUAL TO 1:1 50,367 - 3,125 (EASEMENT) - 861 (SLOPE GREATER OR EQUAL TO 1:1) = 46,381 SQ. FT. (1.07 ACRES)
ALLOWABLE T.D.S.F.	7,217 SQ. FT.
EXISTING T.D.S.F.	BUILDING = 4057 SQ. FT. TOTAL = 4057 SQ. FT.
PROPOSED T.D.S.F.	BUILDING = 4764 SQ. FT. BASEMENT = 958 SQ. FT. (NOT INCLUDED IN TOTAL) PERGOLA = 399 SQ. FT. (NOT INCLUDED IN TOTAL) TOTAL = 4764 SQ. FT.
MAXIMUM IMPERMEABLE COVERAGE	14,173 SQ. FT.
PROPOSED IMPERMEABLE COVERAGE	4,788 SQ. FT. BUILDING + GARAGE FOOTPRINT 1,261 SQ. FT. PATIO, POOL COPING, WALKWAYS 7,859 SQ. FT. DRIVE **13,908 SQ. FT. TOTAL IMPERMEABLE COVERAGE**
EXISTING IMPERMEABLE COVERAGE	4057 SQ. FT. BUILDING + GARAGE FOOTPRINT 7758 SQ. FT. PATIO, POOL COPING, WALKWAYS, DRIVE **11,815 SQ. FT. TOTAL IMPERMEABLE COVERAGE**
EXISTING SIDE YARD	18'-9" SOUTH YARD 12'-6" NORTH YARD
PROPOSED SIDE YARD	18'-9" SOUTH YARD 10'-0" NORTH YARD
EXISTING HEIGHT	153.9' (137'-11 5/8" ABOVE REFERENCE GRADE)
PROPOSED HEIGHT	156.5' (17'-0" ABOVE REFERENCE GRADE)
COMPLIANCE WITH 17.40.040 (13) (B)	N/A
BUILDING CONSTRUCTION	TYPE V
APPLICABLE CODES	The City of Malibu has adopted the 2013 California Building Codes as amended by County of Los Angeles as amended by the City 2013 CALIFORNIA BUILDING CODE (VOLUME 1 & 2) 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA ELECTRICAL CODE (2008 NEC) 2013 MECHANICAL CODE 2013 PLUMBING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT DATA | 2

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4466-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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LICENSED ARCHITECT
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t+ (310) 399-7371

Revisions:

05/16/16 APR CORRECTIONS SET

Scale:	Date:
AS NOTED	05 18 2016

Title:
PROJECT DATA

Dwg.No.
G-1.1

TOTAL LINEAR FEET OF EXISTING EXTERIOR WALL:	393.25' 100%
(E) WALL TO REMAIN	210.63' 53.6%
(E) WALL TO BE REMOVED	182.62' 46.4%

PERCENTAGE OF DEMOLISHED WALLS TO EXISTING | 7

PROJECT DESCRIPTION | 6

PROJECT DESCRIPTION: THE PROPOSED RENOVATION AND ADDITION TO 6943 GRASSWOOD AVE. IS COMPRISED OF A REDOWNFIGURATION OF THE EXISTING NORTH WING OF THE HOUSE AND A NEW HAMMERHEAD TURN AROUND PER LA COUNTY FIRE REQ.

THE PROPOSE TO MODIFY THE NORTH WING OF THE HOUSE, AND THE ROOF (SCOPE 2) THE SOUTH WING OF THE HOUSE, TO CREATE A MORE VISUALLY UNIFIED BUILDING. IN THE COURSE OF THIS PROPOSED WORK, WE WILL BRING THE BUILDING'S ENERGY PERFORMANCE UP TO CURRENT BEST STANDARDS, INCORPORATE GREEN BUILDING MATERIALS WHEREVER POSSIBLE.

THE NUMBER OF BEDROOMS AS WELL AS THE PLUMBING FIXTURE COUNT REMAINS UNCHANGED

LIST OF DISCRETIONARY REQUESTS: A 20% SIDE YARD REDUCTION

A VARIANCE FOR RETAINING WALLS ALLOWING FOR FIRE DEPARTMENT ACCESS

DRAWING INDEX | 3

G 1.1	COVER SHEET / PROJECT DATA / SITE PLAN
A 1.0	PARTIAL SITE PLAN
A 2.0	EXISTING / DEMO PLAN
A 2.1	PROPOSED BASEMENT PLAN & PRELIMINARY BASEMENT FOUNDATION PLAN
A 2.2	PROPOSED 1ST FL. PLAN
A 2.3	PROPOSED ROOF PLAN
A 2.4	PRELIMINARY FOUNDATION PLAN
A 3.1	NORTH ELEVATION, EXISTING & PROPOSED
A 3.2	EAST ELEVATION, EXISTING & PROPOSED
A 3.3	SOUTH ELEVATION, EXISTING & PROPOSED
A 3.4	WEST ELEVATION, EXISTING & PROPOSED
A 4.1	PROPOSED SECTIONS
A 4.2	PROPOSED SECTIONS
1 - 3	CIVIL DRAWINGS ARCHITECTURAL SURVEY SLOPE BAND ANALYSIS

PROJECT TEAM | 1

OWNER:
SUE ST. SURE & GEOFF WALSH
6943 GRASSWOOD AVE.
MALIBU, CA 90265

ARCHITECT:
NICHOLAS BUDD ARCHITECTS
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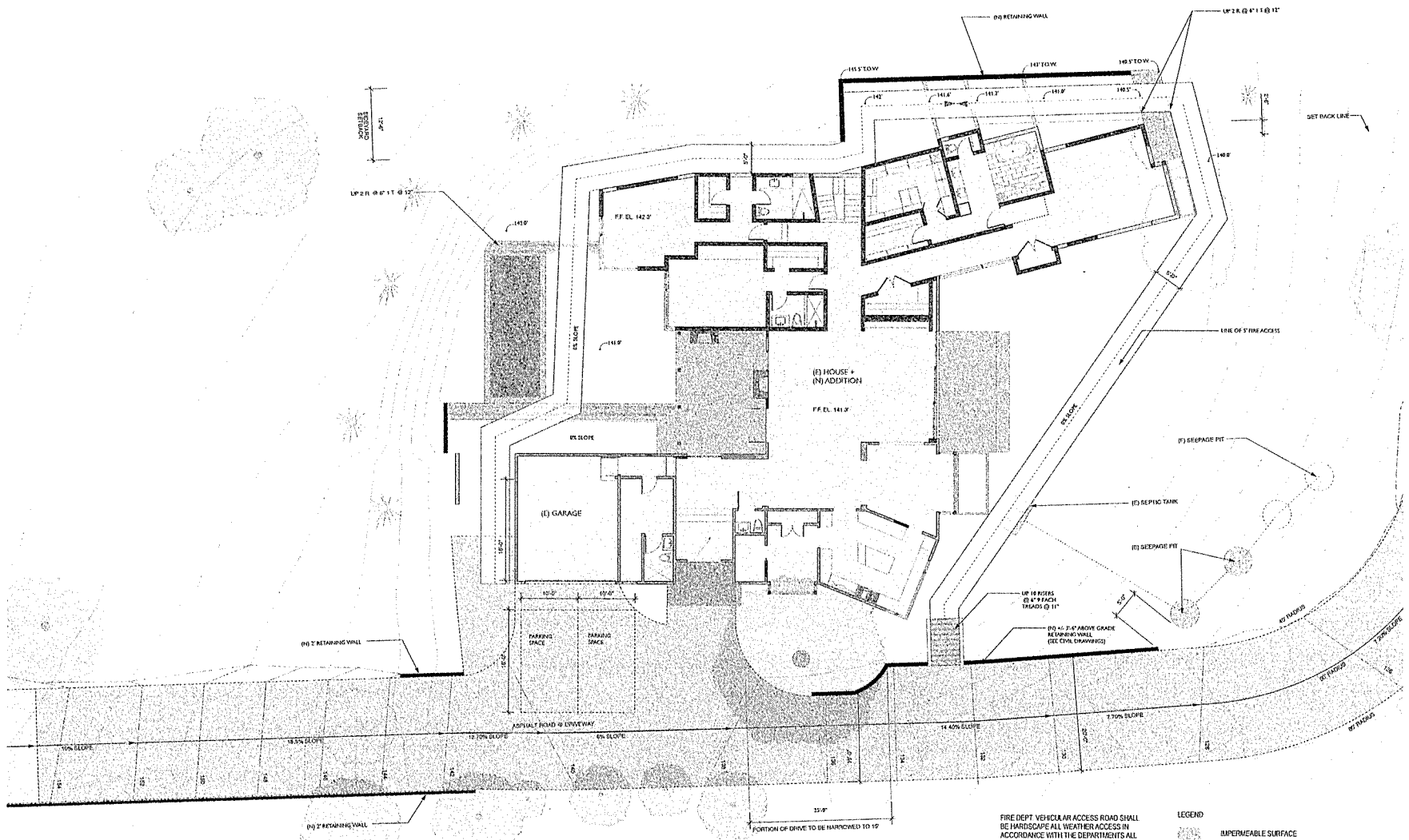
GEOTECHNICAL ENGINEER:
ROBERT SCUSA
PRINCIPAL GEOLOGIST
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
PH. (818) 994-8895 EXT. #105

STRUCTURAL ENGINEER:
C.W. HOWE & ASSOCIATES
3347 MOTOR AVE., SUITE 200
LOS ANGELES, CA 90034
T+(310) 838 0383
F+(310) 838 5380

CIVIL ENGINEER:
STEPHEN R. SMITH, P.E
P.C.C.E. INC
23801 CALABASAS ROAD #1020
CALABASAS CA 91302
(O) 818-565-5251 (F) 818-591-8639

ATTACHMENT 3

REFER TO SHEET G1.10, IMPERMEABLE COVER AND FIRE ACCESS PROPOSED PLAN, FOR:
-PROPERTY BOUNDARIES, LOT DEPTH AND WIDTH, AND ALL PROPOSED STRUCTURES
-REQUIRED AND PROPOSED FRONT, SIDE AND REAR YARD SETBACKS
-FIRE DEPARTMENT ACCESSWAYS, DRIVEWAY AND TURNAROUND



FIRE DEPT. VEHICULAR ACCESS ROAD SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENTS ALL WEATHER ACCESS REQUIREMENTS.

PROVIDE APPROVED SIGNS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT OBSTRUCTION THEREOF, AS REQ. BY THE FIRE INSPECTOR.

LEGEND

- IMPERMEABLE SURFACE
- BUILDING FOOTPRINT
- ASPHALT DRIVE
- LANDSCAPE
- RETAINING WALL

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

PARTIAL SITE PLAN | 1

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4406-015-003

PROPERTY OWNER:
SUE ST SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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Revisions:

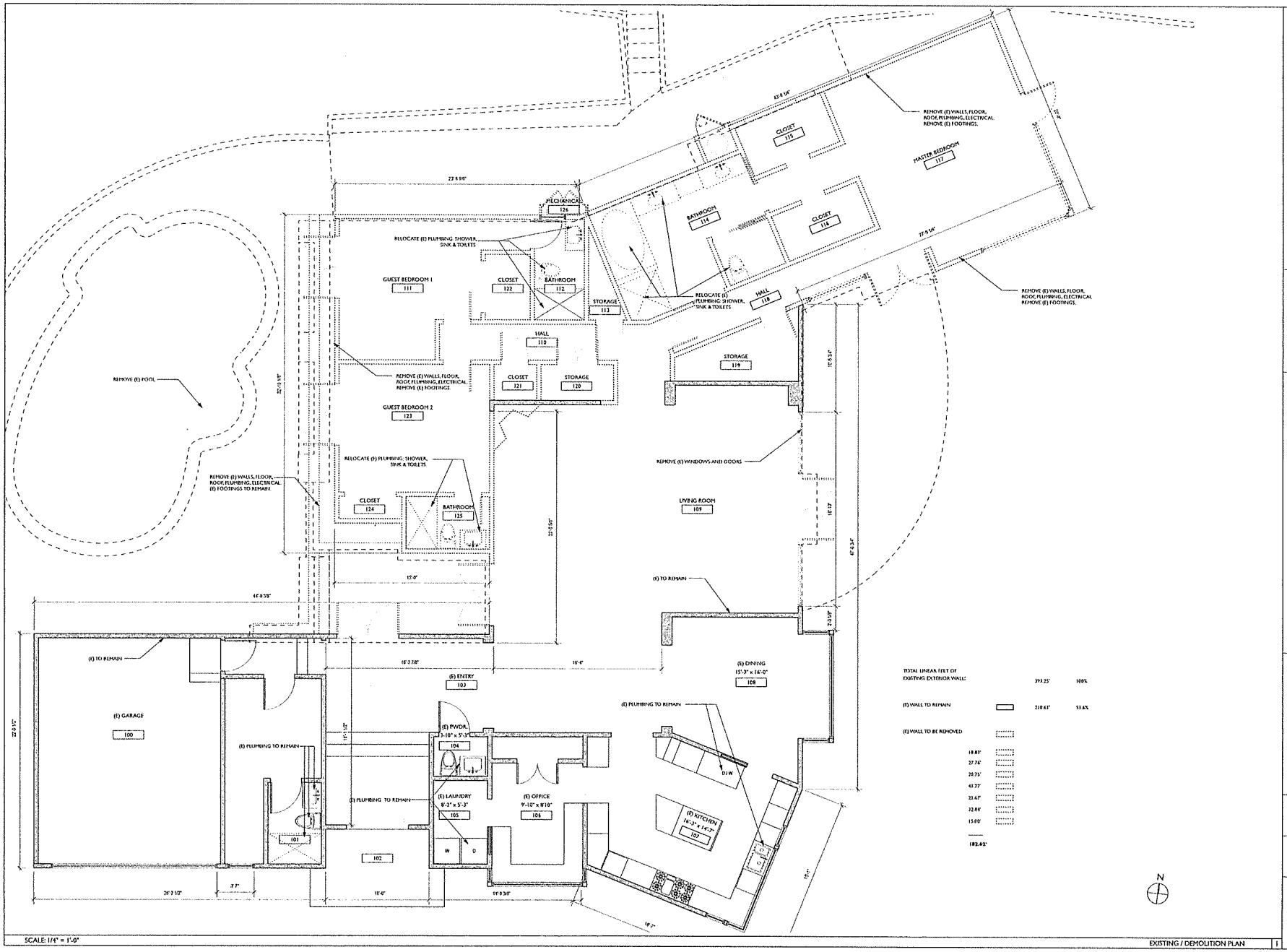
1 05/18/16 APR CORRECTIONS SET

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

Date: 05 18 2016

Title: PARTIAL SITE PLAN

Dwg. No. A-1.0



TOTAL LINEAR FEET OF EXISTING EXTERIOR WALL:		393.25'	100%
(E) WALL TO REMAIN		210.63'	53.6%
(E) WALL TO BE REMOVED			
18.83'			
27.76'			
20.75'			
41.77'			
23.67'			
32.86'			
15.00'			
182.42'			

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

EXISTING / DEMOLITION PLAN

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4459-015-003

PROPERTY OWNER:
SUE ST SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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Revisions:

1 05/18/16 APPL CORRECTIONS SET

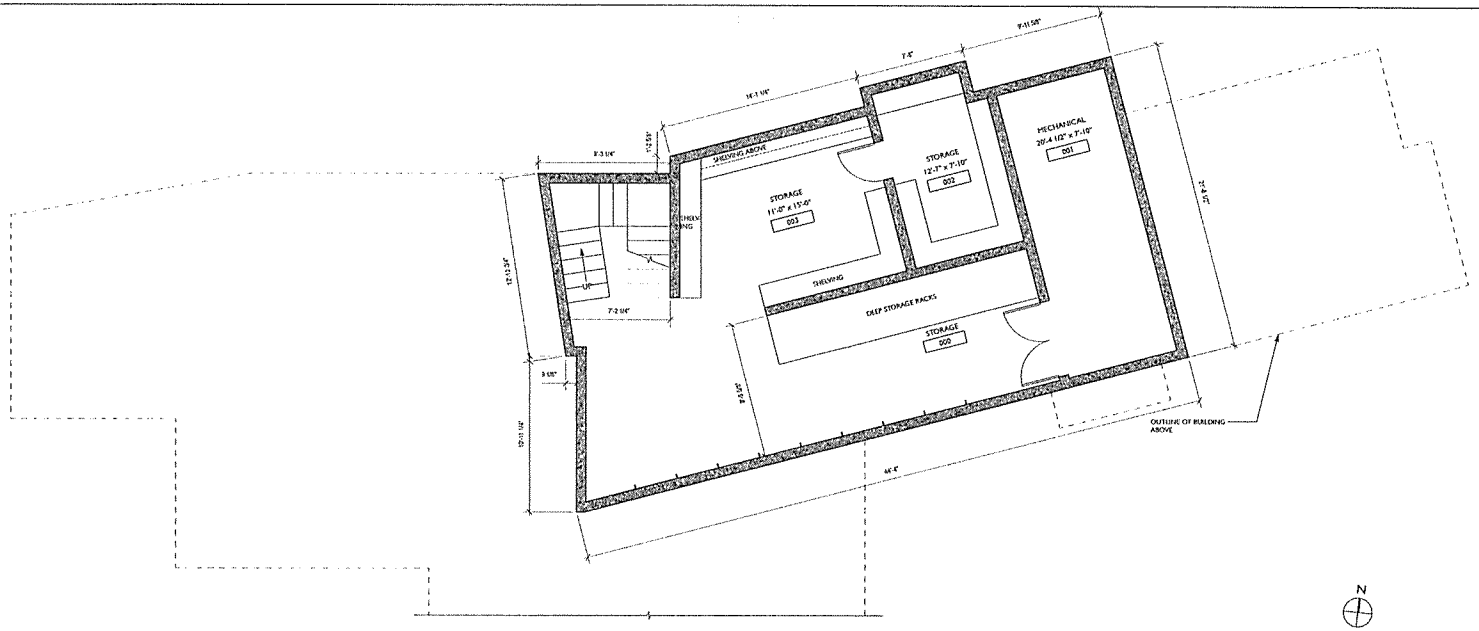
Scale:	Date:
1/4"=1'-0"	05 18 2016

Title:

DEMOLITION PLAN

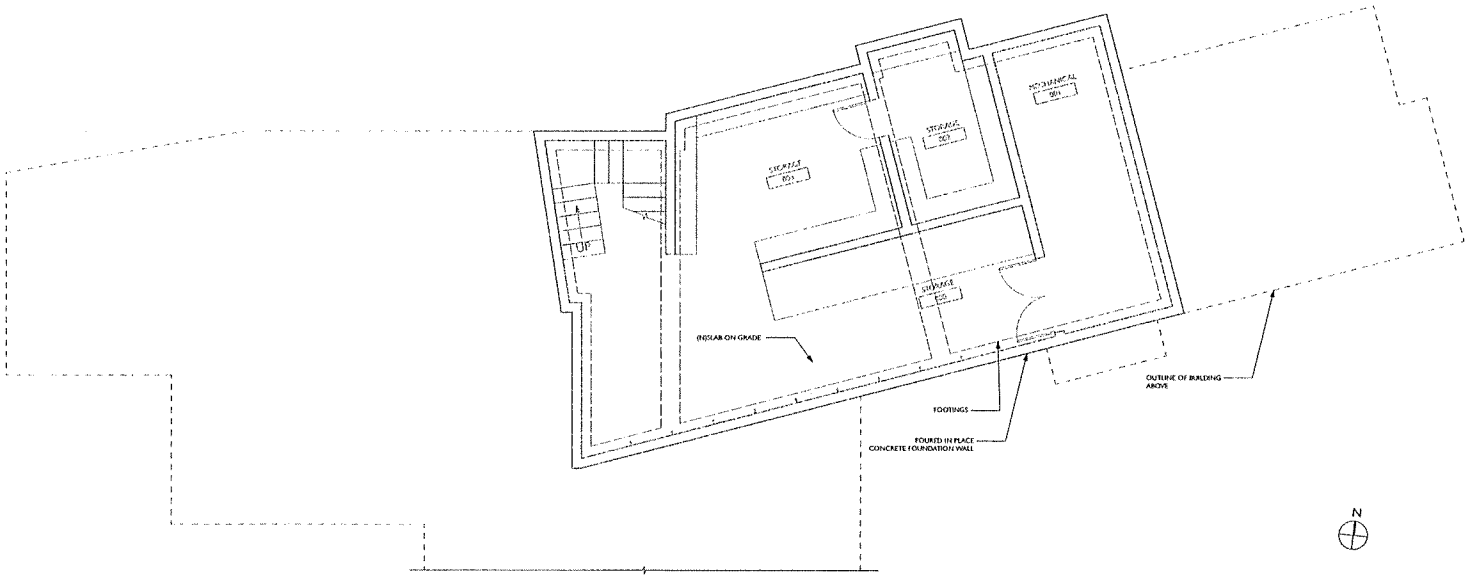
Dwg. No.

A-2.0



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

PROPOSED BASEMENT PLAN 2



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

PRELIMINARY BASEMENT FOUNDATION PLAN 1

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4860-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS JR.
No. C-31488
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Revisions:

1 05/18/16 APR CORRECTIONS SET

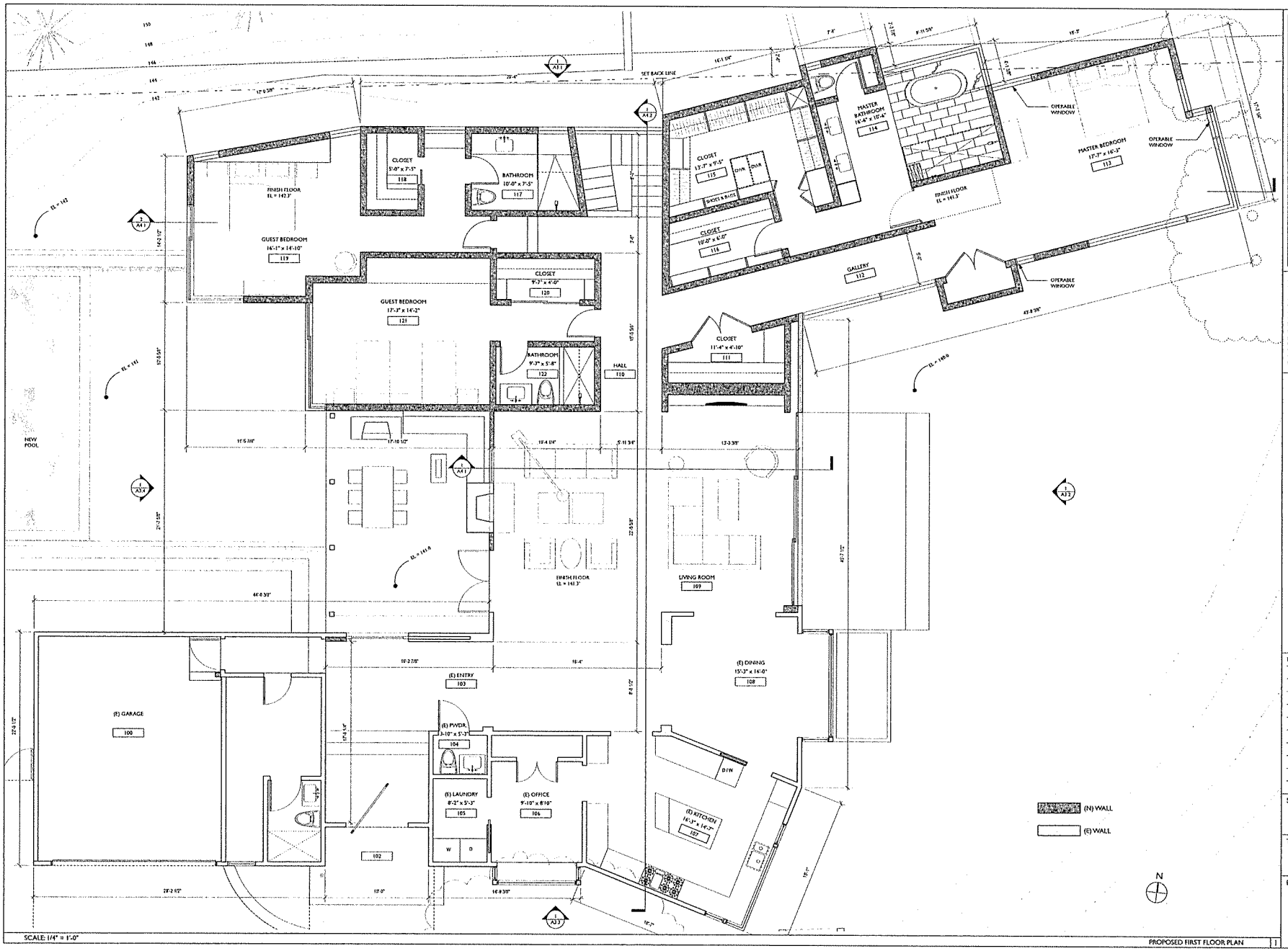
Scale: 1/4"=1'-0"

Date: 05 18 2016

Title: BASEMENT FLOOR PLAN

Dwg. No. 1

A-2.1



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

PROPOSED FIRST FLOOR PLAN

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4105-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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Revisions:

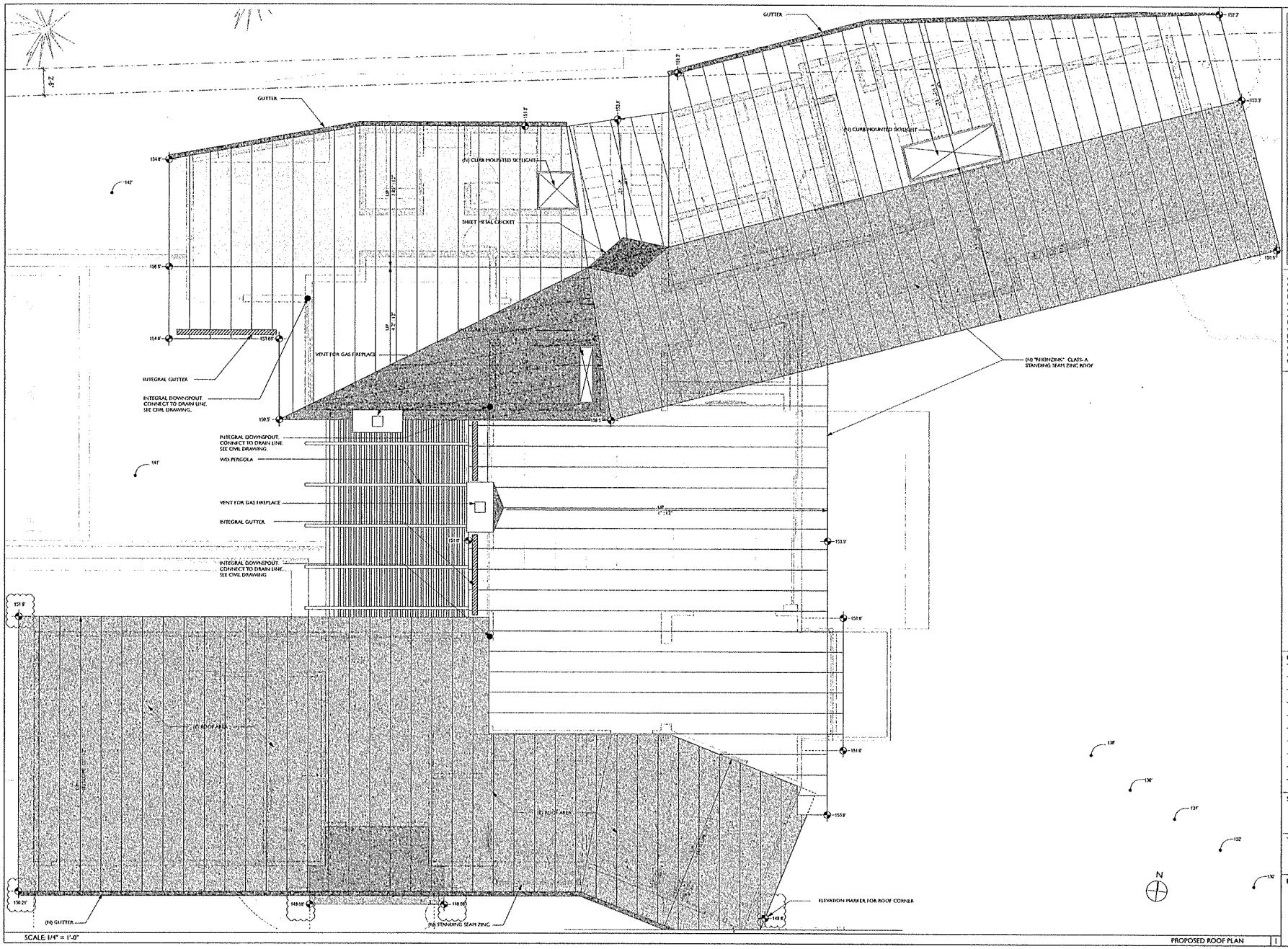
1 05/18/16 APR CORRECTIONS SET

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

Date: 05 18 2016

Title: 1ST FLOOR PLAN

Dwg. No. A-2.2



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

PROPOSED ROOF PLAN

1

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4455-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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REGISTERED PROFESSIONAL ARCHITECT
05-18-16
STATE OF CALIFORNIA

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Revisions:

1 05/18/16 APR CORRECTIONS SET

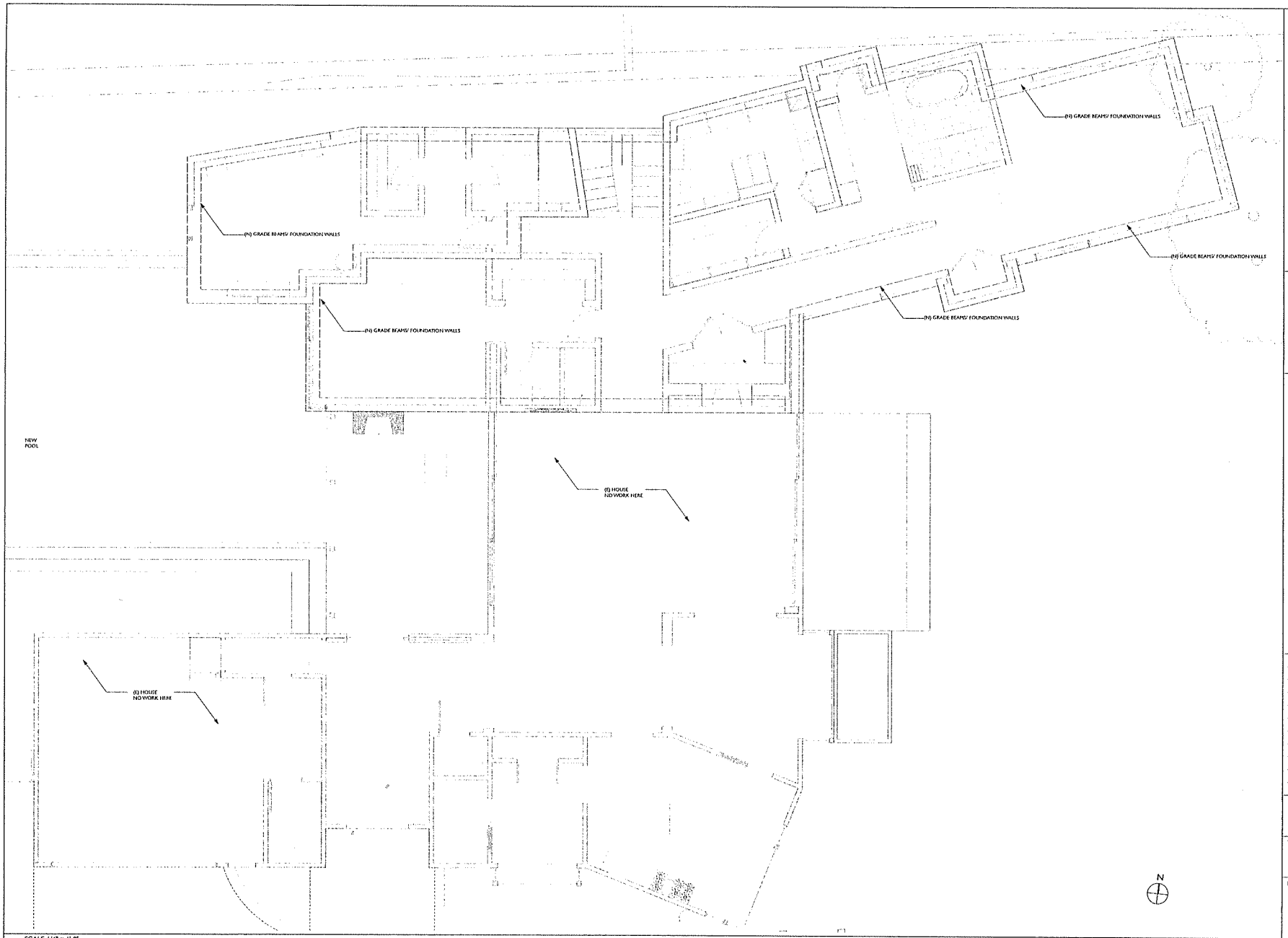
Scale:	Date:
1/4"=1'-0"	05 18 2016

Title:

ROOF PLAN

Dwg. No.

A-2.3



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

PRELIMINARY FOUNDATION PLAN

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4466-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS, JR.
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REGISTERED
05-18-16
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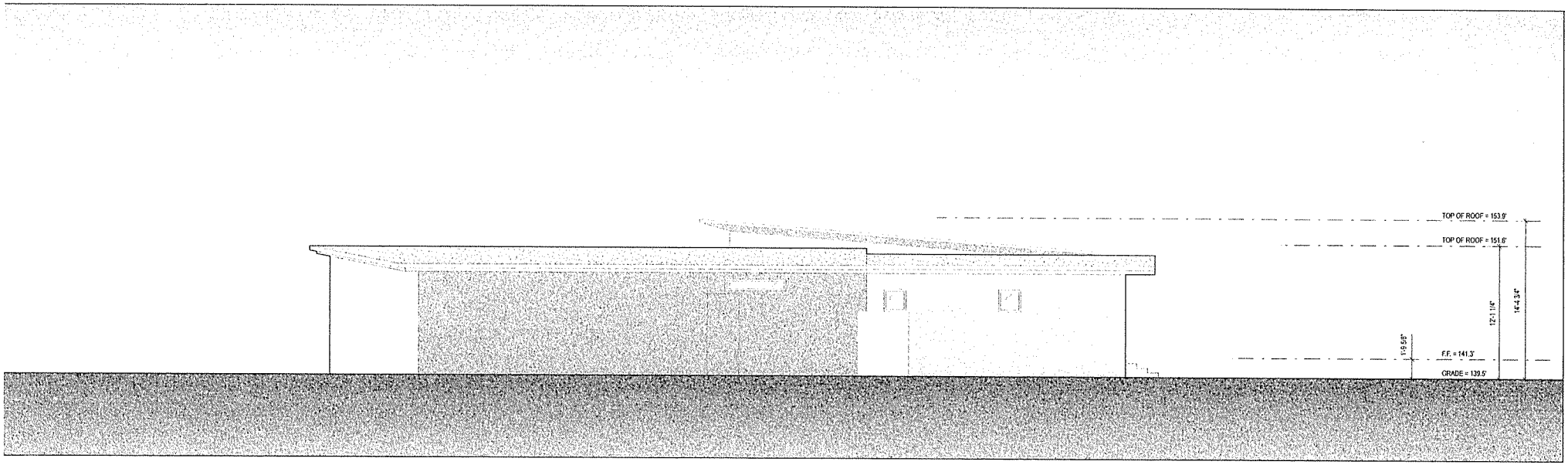
Revisions:

1 05/18/16 APR CORRECTIONS SET

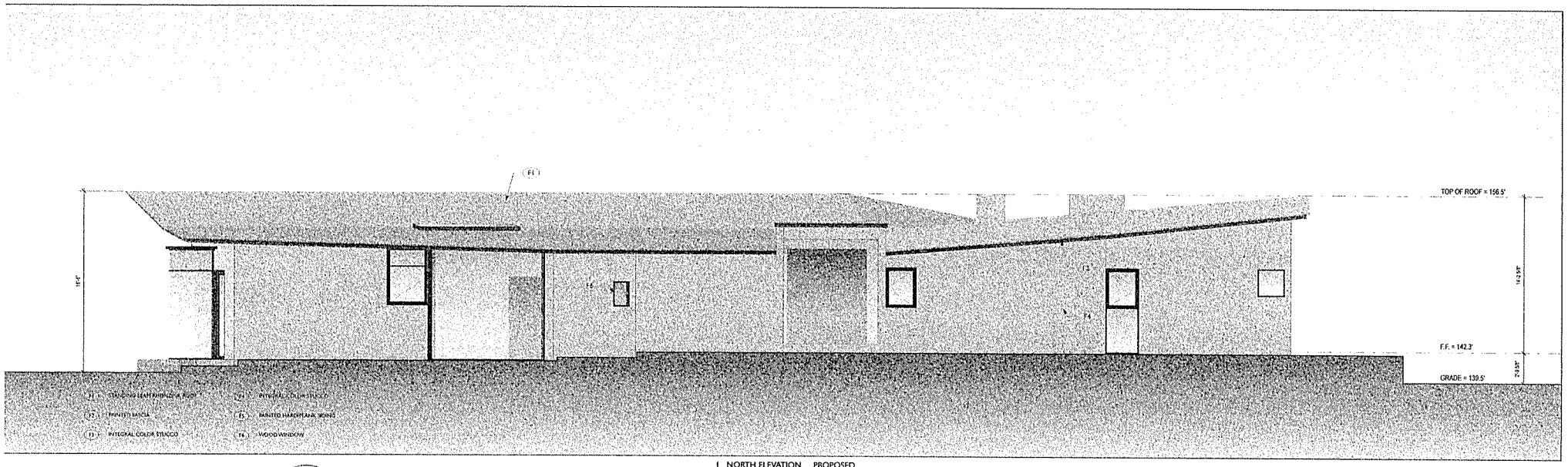
Scale:	Date:
1/4"=1'-0"	05 18 2016

Title:
PRELIMINARY FOUNDATION PLAN

Dwg. No.
A-2.4



2 NORTH ELEVATION EXISTING



1 NORTH ELEVATION PROPOSED

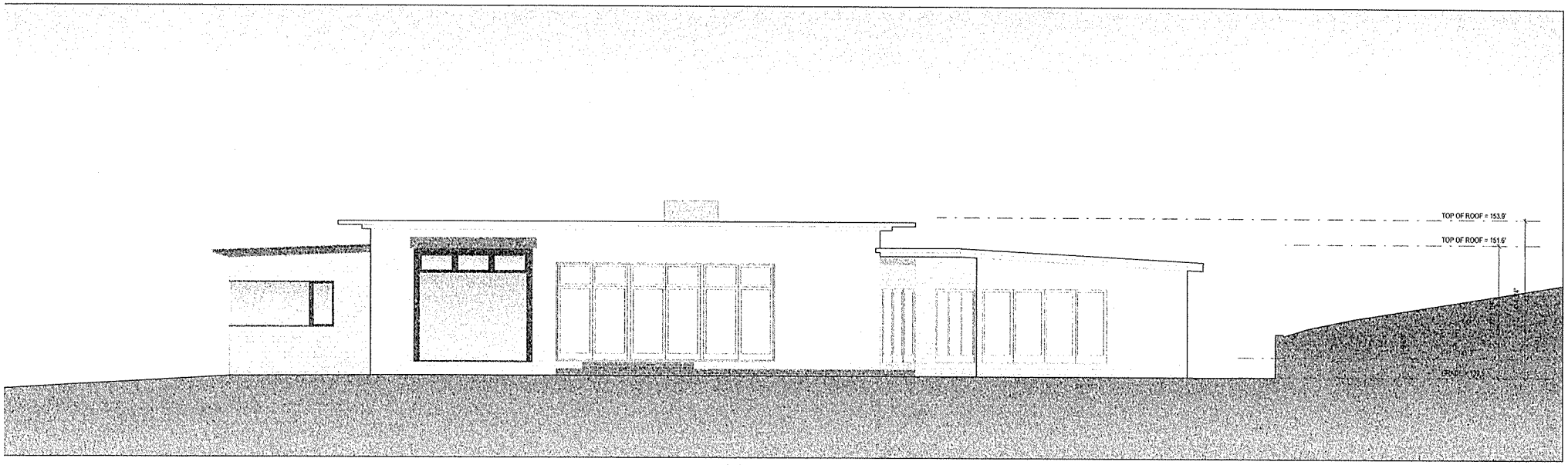
nicholas / budd architects
architecture landscape interiors
3313 Ocean Park Blvd, Santa Monica CA 90405
t+ 310 399-7371

LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS, JR.
No. C 31492
REN. 12/31/2017
STATE OF CALIFORNIA

6943 GRASSWOOD AVE MALIBU, CA 90265

SCALE: 1/4" = 1'-0"
DATE: 18 MAY 2016

A3.1



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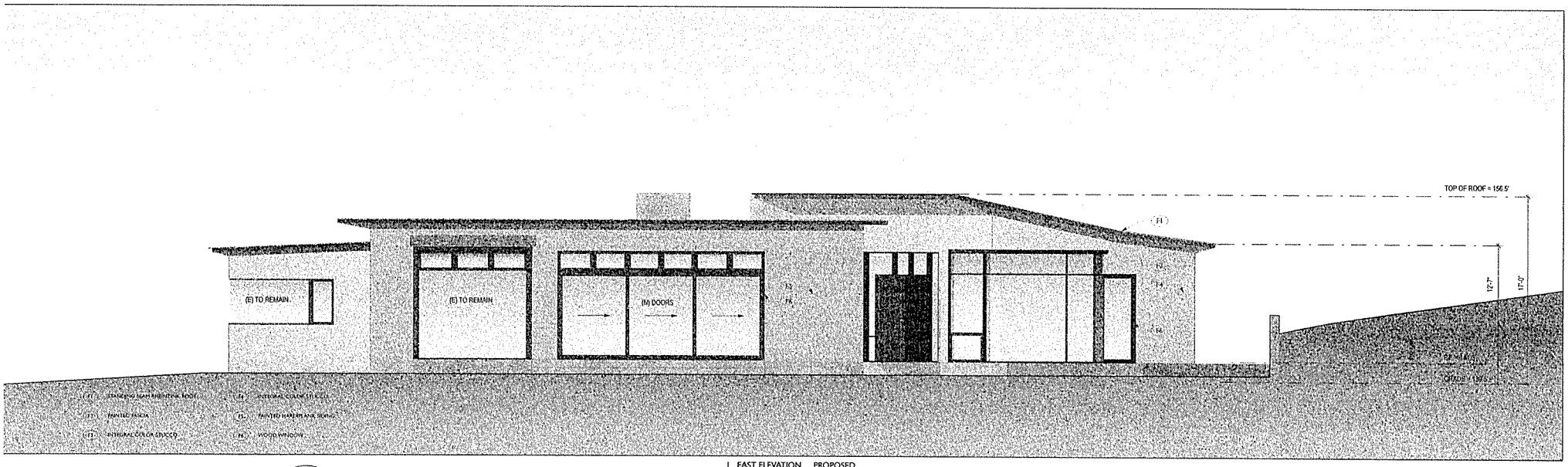


1 EAST ELEVATION PROPOSED

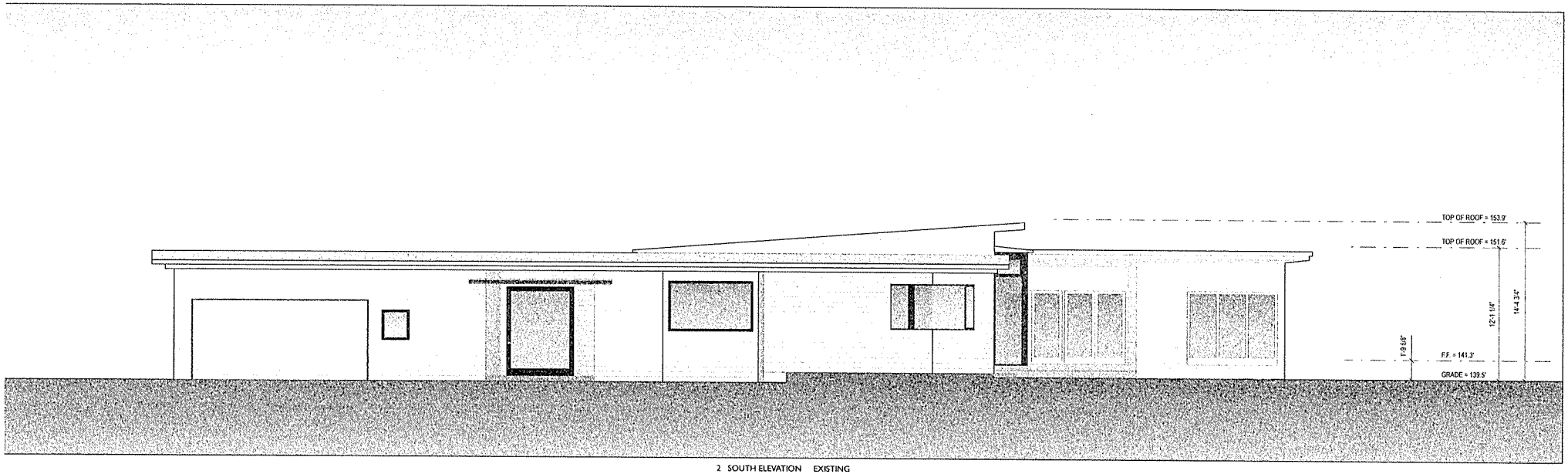
nicholas / budd architects
architecture landscape interiors
3313 Ocean Park Blvd, Santa Monica CA 90405
t+ 310 399-7371

LICENSED ARCHITECT
WILLIAM DONALD BONDAS JR
No. C-31499
REGISTERED PROFESSIONAL
3-26-15
STATE OF CALIFORNIA

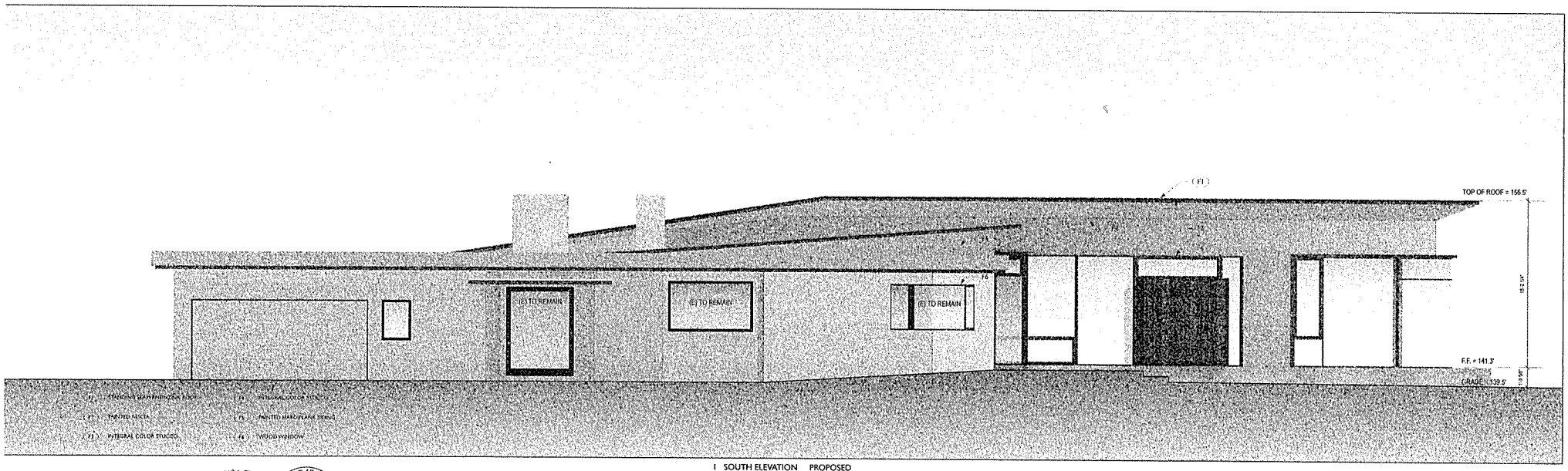
6943 GRASSWOOD AVE, MALIBU, CA 90265

SCALE: 1/4" = 1'-0"
DATE: 18 MAY 2015

A3.2



2 SOUTH ELEVATION EXISTING



1 SOUTH ELEVATION PROPOSED

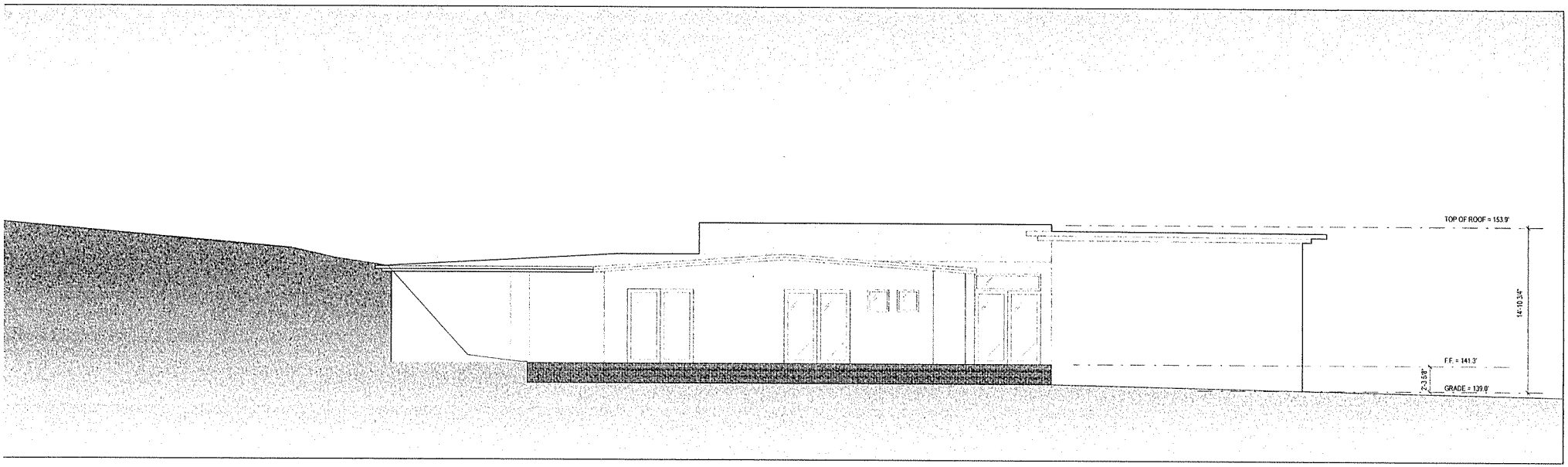
nicholas / budd architects
architecture landscape interiors
3313 Ocean Park Blvd, Santa Monica CA 90405
t: 310 399-7371

LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS
No. C-23589
RENEWAL DATE 9-23-17
STATE OF CALIFORNIA

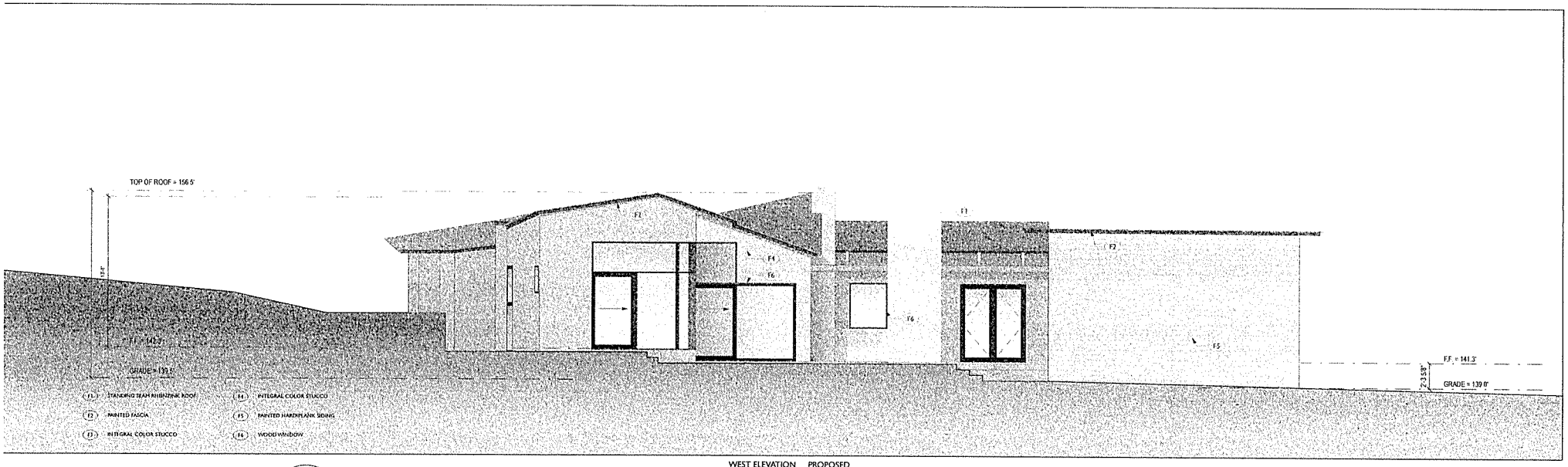
6943 GRASSWOOD AVE. MALIBU, CA 90265

SCALE: 1/4" = 1'-0"
DATE: 18 MAY 2016

A3.3



WEST ELEVATION EXISTING



WEST ELEVATION PROPOSED

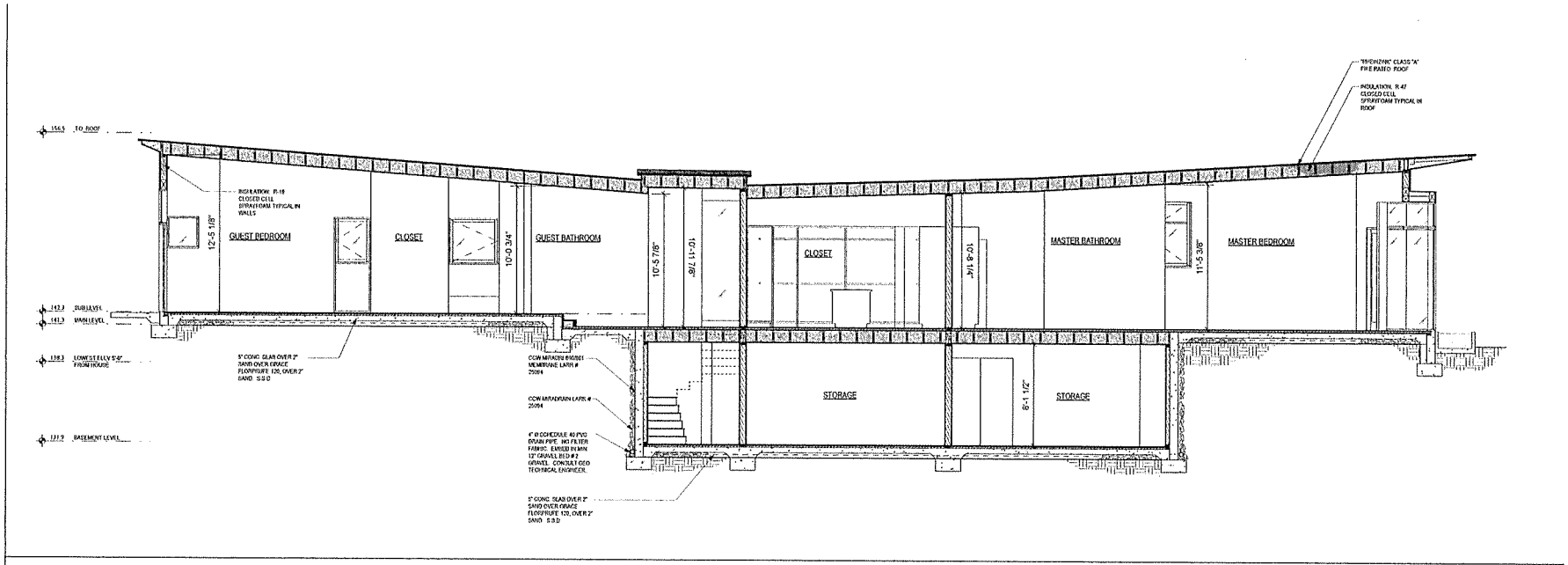
nicholas / budd architects
architecture landscape interiors
3313 Ocean Park Blvd. Santa Monica CA 90405
t+ 310 399-7371

LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS JR.
No. C-27497
REGISTRATION DATE
3-26-17
STATE OF CALIFORNIA

6943 GRAGSWOOD AVE MALIBU, CA 90265

SCALE: 1/4" = 1'-0"
DATE: 18 MAY 2016

A3.4



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

BUILDING SECTION 2

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4400-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Nicholas Budd. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to the commencement of work.

LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS III
No. C-29189
Exp. 12-31-17
STATE OF CALIFORNIA

nicholas / budd
architecture landscape interiors
architects
3313 Ocean Park Blvd. Santa Monica, CA 90405
t: (310) 399-7271

Revisions:

1 05/18/16 AHJ CORRECTIONS SET

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

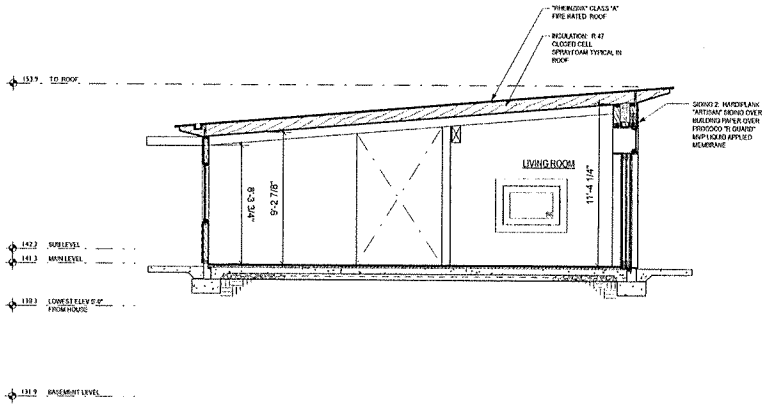
Date: 05 18 2015

Title:

BUILDING SECTIONS

Dwg. No.

A-4.1



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

BUILDING SECTION 1

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

NOT USED | 2

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4469-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

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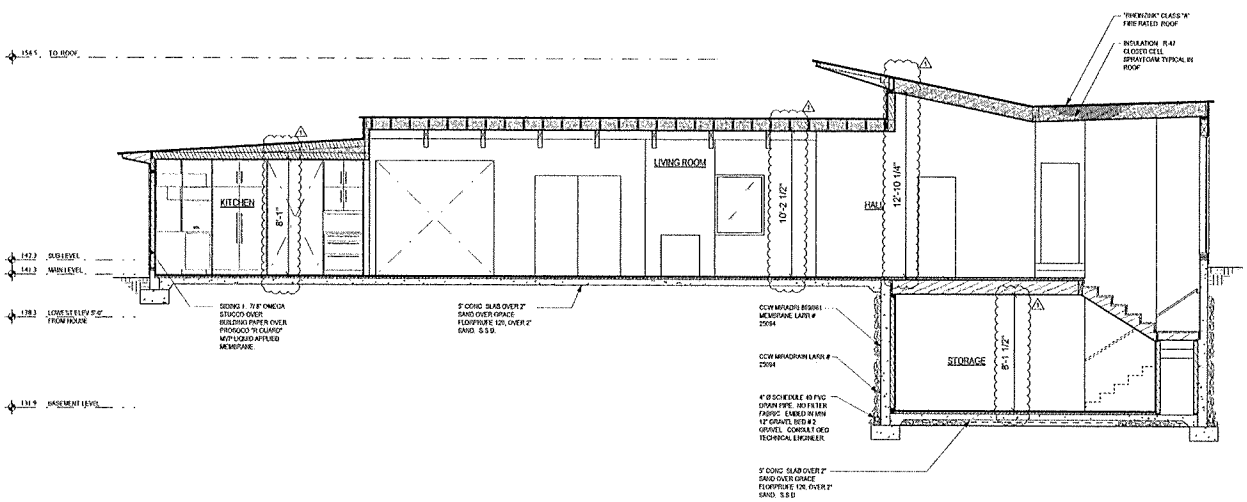
by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Nicholas Budd. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to the commencement of work.

LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS JR.
No. C-21498
REGISTRATION DATE 2-26-17
STATE OF CALIFORNIA

nicholas / budd architects
architecture landscape interiors
3313 Ocean Park Blvd. Santa Monica, CA 90405
t: (310) 399-7371



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

BUILDING SECTION | 1

Revisions:

1 05/18/15 APR CORRECTIONS SET

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

Date: 05 18 2015

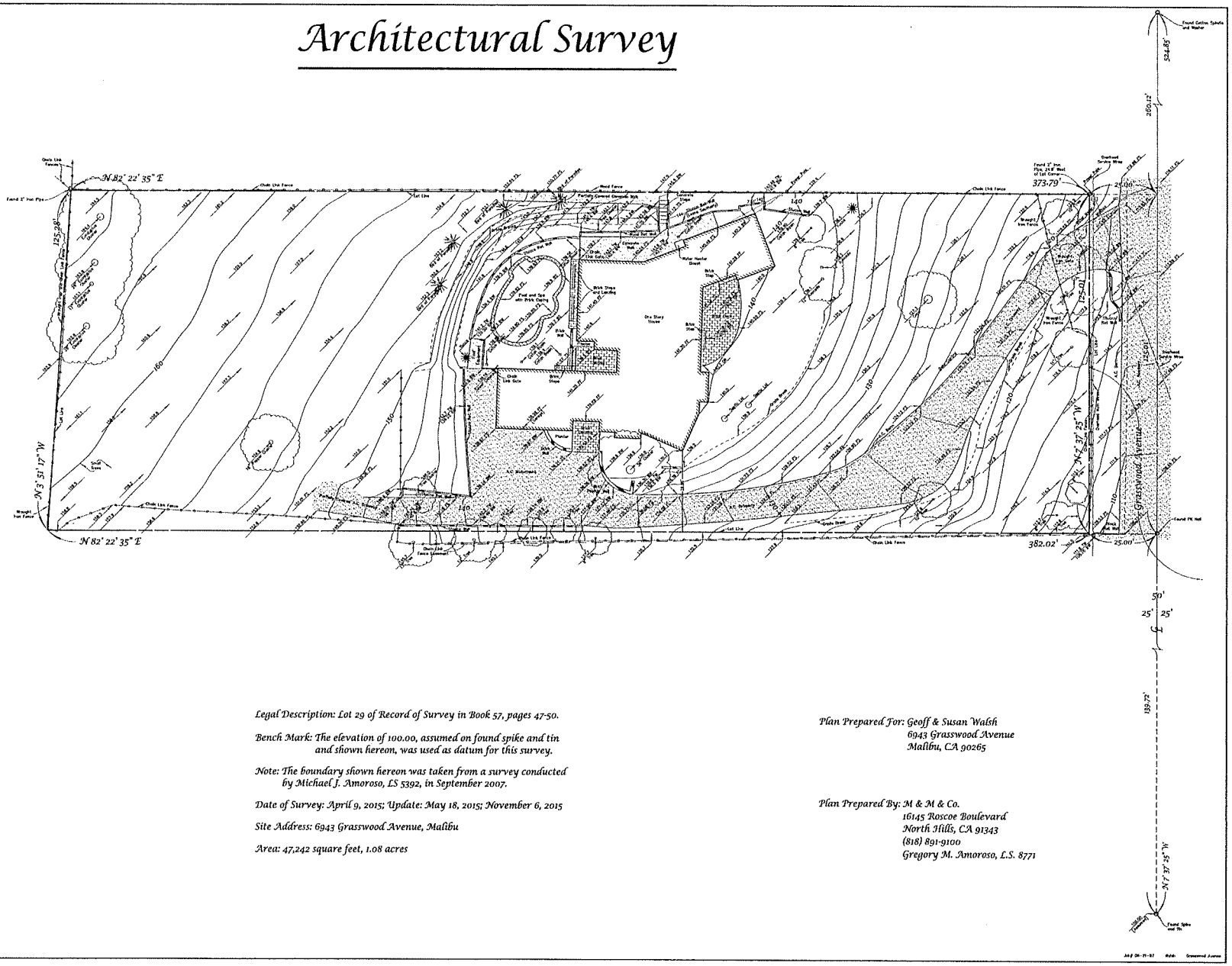
Title:

BUILDING SECTIONS

Dwg. No.

A-4.2

Architectural Survey



Legal Description: Lot 29 of Record of Survey in Book 57, pages 47-50.

Bench Mark: The elevation of 100.00, assumed on found spike and tin and shown hereon, was used as datum for this survey.

Note: The boundary shown hereon was taken from a survey conducted by Michael J. Amoroso, LS 5392, in September 2007.

Date of Survey: April 9, 2015; Update: May 18, 2015; November 6, 2015

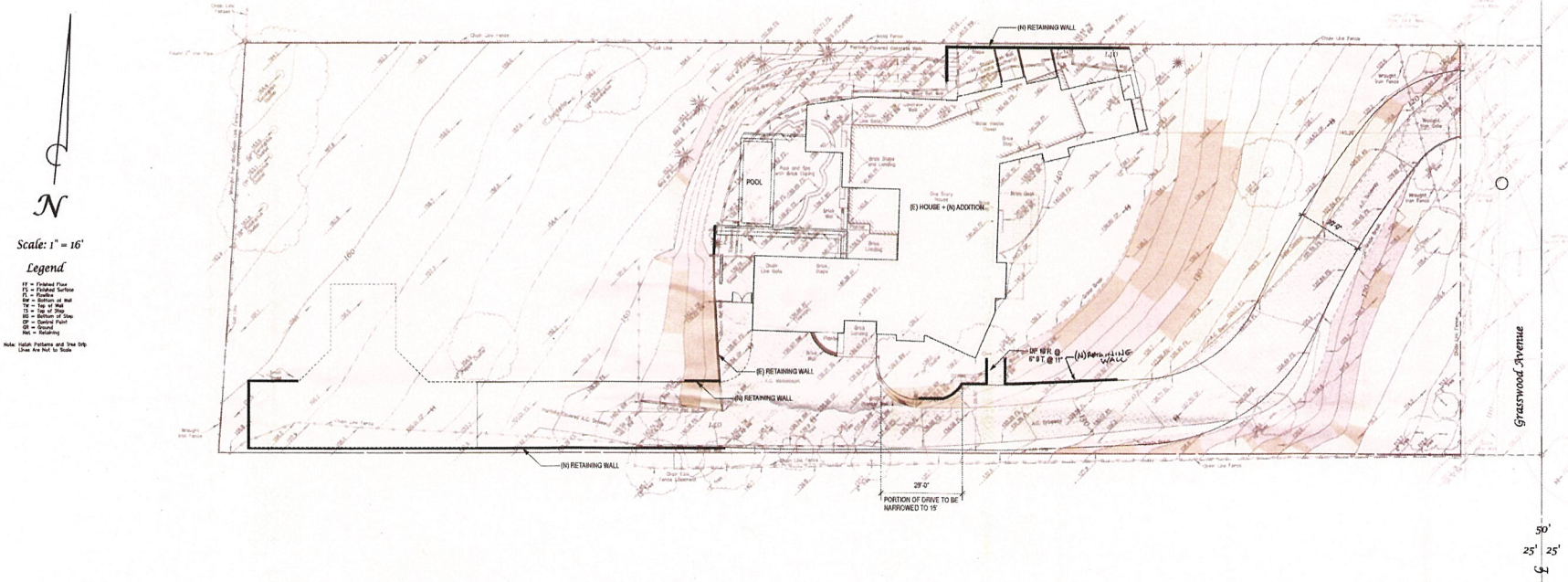
Site Address: 6943 Grasswood Avenue, Malibu

Area: 47,242 square feet, 1.08 acres

Plan Prepared For: Geoff & Susan Walsh
6943 Grasswood Avenue
Malibu, CA 90265

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

Slope Analysis



Legend
4:1 - Flatter = 41,183 square feet = 81.8%
3:1 - 4:1 = 3,282 square feet = 6.5%
2.5:1 - 3:1 = 2,450 square feet = 4.9%
1:1 - 2.5:1 = 2,571 square feet = 5.1%
1:1 - Steeper = 881 square feet = 1.7%

Total Area: 50,367 square feet, 1.16 acres

Legal Description: Lot 29 of Record of Survey in Book 57, pages 47-50.

Bench Mark: The elevation of 100.00, assumed on found spike and tin and shown hereon, was used as datum for this survey.

Date of Survey: The boundary, topography and features shown hereon were taken from a survey conducted by Michael J. Amoroso, LS 5392, in September 2007.

Date of Slope Analysis: April 9, 2015; Update: February 12, 2016

Site Address: 6943 Grasswood Avenue, Malibu

Area: 47,242 square feet, 1.08 acres

Plan Prepared For: Geoff & Susan Walsh
6943 Grasswood Avenue
Malibu, CA 90265

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

November 18, 2013

Stephanie Hawner
Associate Planner
City of Malibu
23825 Stuart Ranch Rd
Malibu CA

RECEIVED
NOV 25 2013
PLANNING DEPT.

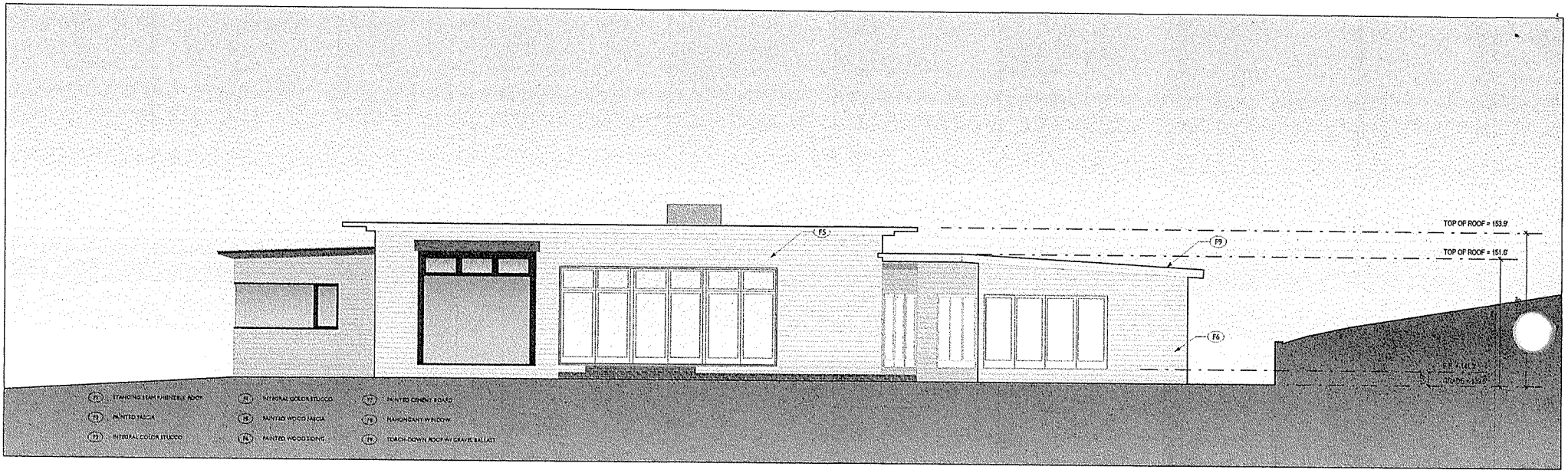
Dear Ms. Hawner,

I am writing regarding the proposed development at 6943 Grasswood Ave. I reside to the North at 6935 Grasswood Ave.

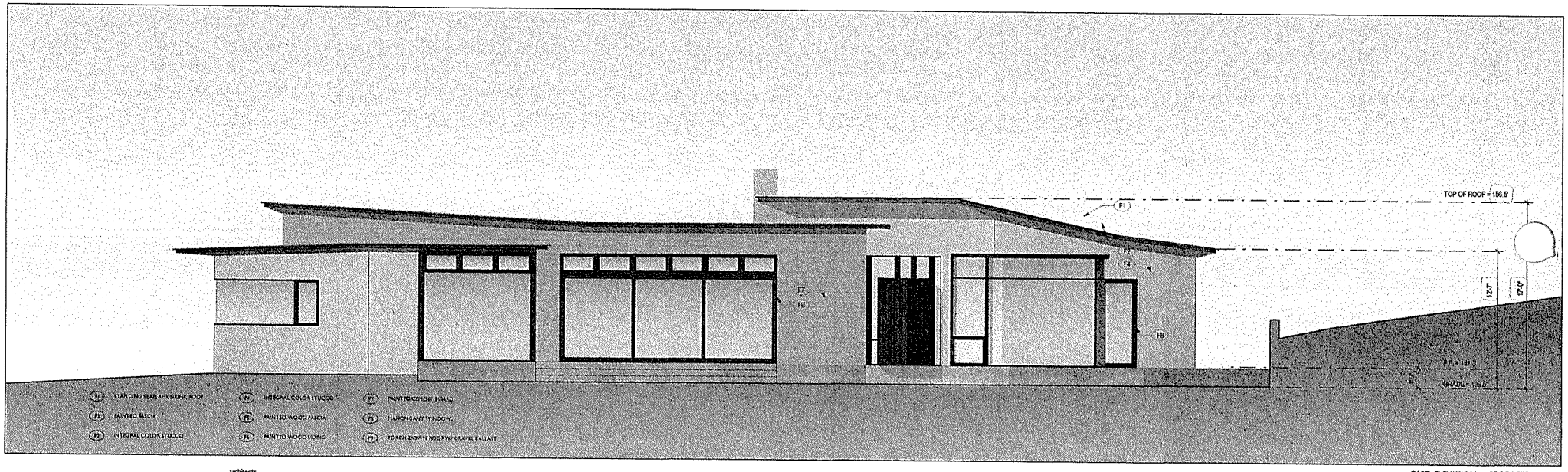
I would like to offer my support with this building project. While I opposed a previous development plan, I don't object to the latest plan which shows an overall height of not more than 17' (see attached elevation.) I'm aware this plan will necessitate a variance from the standard building setback and do not object to such a variance.

Sincerely,

Cooper Richey



EAST ELEVATION EXISTING



EAST ELEVATION PROPOSED

nicholas / budd architects
architecture landscape interiors
3313 Ocean Park Blvd., Santa Monica CA 90405
t+ 310 399-7371

WALSH / ST. SURE RESIDENCE
6943 GRASSWOOD AVE HALIBU, CA 90265

SCALE: 1/4" = 1'-0"
DATE: 11 NOV. 2013

SH

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: January 19, 2016 **Review Log #:** **3629**
Site Address: 6943 Grasswood Avenue
Lot/Tract/PM #: **Planning #:** **APR 12-021**

Applicant/Contact: Jessica Bauers, Jessica@NicolasBudd.com **BPC/GPC #:**
Contact Phone #: 310-399-7371 **Fax#:** **Planner:** **Stephanie Hawner**
Project Type: **Revised project**-Additions, interior remodel to a new single-family residence, new basement, new swimming pool and spa

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in Bold.)*

GeoConcepts, Inc. (Walter, RGE 2476; Barrett, CEG 2088): **10-24-15**, 2-7-14

Grading plans prepared by P.C.C.E., Inc. dated July 29, 2015. Building plans prepared by Nicolas/Budd Architects dated November 30, 2015.

Previous Reviews: Environmental Health Review Sheet dated December 21, 2015, 9-4-14; Ref: Geotechnical Review Referral Sheet dated 4-19-12

Review Findings

Planning Review

☒ The revised residential re-development project is **APPROVED** from a geotechnical perspective.

☐ The revised residential re-development 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 update report and revised building and grading plans were reviewed by the City from a geotechnical perspective. Based on the submitted information, the revised project comprises a remodel and 707 square foot one-story additions to an existing 4,057 square foot one-story single-family residen

958 square foot basement, demolition of the existing swimming pool and a new swimming pool in the same area, retaining walls, flatwork, and grading (407 yards of cut under structure; 161 yards of cut and 26 yards of fill for safety; 77 yards of cut and 135 yards of fill non-exempt; and 484 yards of export). No changes to the onsite wastewater treatment system (OWTS) are proposed.

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

Building Plan-Check Stage Review Comments:

1. Please submit a copy of the Project Geotechnical Consultant's supplemental Report No. 1 dated October 13, 2014 for review.
2. The Project Geotechnical Consultant recommends remedial grading within the driveway and decking areas to remove the existing fill, soil, and terrace deposits. No remedial grading or R & R (removal and re-compaction) grading is identified on the Grading Plans. Please clarify.
3. The Project Geotechnical Consultant shall provide a complete finding in accordance with Section 111 of the Malibu Building Code regarding the revised residential re-development project.
4. The City of Malibu has adopted the 2014 Los Angeles County Building Code. The Project Geotechnical Consultant shall review the adopted Code and provide pertinent updates so that the project meets the requirements of the new Building Code.
5. The Project Engineering Geologist does not discuss whether or not a fault rupture hazard investigation is required for the proposed development as per Section 5.3.1 of the City's geotechnical guidelines. Please discuss.
6. It appears that out-of-slope bedding could adversely affect proposed cuts for retaining walls and the swimming pool. Please discuss, and provide mitigation recommendations, as necessary.
7. The Consultant needs to comment on the potential for differential settlement between the existing footings and new footings for the remodel. It is understood that existing footings, if subjected to additional loads, will be underpinned.
8. The Project Geotechnical Consultant or the Project Engineering Geologist should estimate the standard penetration resistance and/or shear wave velocity of the underlying bedrock based on measured values or on judgment and present that data to the City to confirm that the bedrock would meet the requirements for the Class C site classification.
9. The Consultant needs to incorporate into the report a contour map of ground motion from the Northridge earthquake. To facilitate this requirement, the Malibu map is provided for the Project Consultants' use at (http://www.malibucity.org/index.aspx?nid=258). The Consultants should include a copy of that ground motion map in their report, with the subject site plotted on the map. On the basis of that map, the Consultant should interpolate the ground acceleration at the subject site and state that value in their report
10. Please provide the ASTM test method numbers for the laboratory procedures, where applicable.
11. Please provide the direct shear displacement plots per the City of Malibu Geotechnical Guidelines, Section 6.2.1.
12. In accordance with Section 4.3.3 of the City of Malibu Geotechnical Guidelines, bar scales need to be shown on all oversize plans. The Site Geologic Map and Site Plan appear to be reduced from oversize sheets as the noted scale is 1" = 40.'
13. Please provide weighted plasticity index and expansion index for the upper soils per the City's 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."

14. The reviewers concur with the Consultant that a subdrain for the swimming pool is not necessary as the property is flat with no slopes nearby. However, please provide recommendations to address hydrostatic pressures on the pool shell as per Section 7.3 of the City's Guidelines. Hydrostatic relief valves are acceptable for hydrostatic pressure relief.

15. The following note must be placed on the plans *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% of the optimum moisture content to the depth specified by the geotechnical engineer. The pre-moistened soils should be tested and verified to be by the geotechnical engineer within one day prior to the placement of the moisture barrier and sand.'*

16. 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.

17. The Project Geotechnical Consultant recommends R & R grading for the new driveway. Please include the R & R grading yardages on the Total Grading Yardage Verification Certificate on the grading plans.

18. Please depict limits and depths of over-excavation and structural fill to be placed on the grading plan, and cross-sectional view of the proposed building area.

19. Two sets of final grading, retaining wall, swimming pool and spa, and residence remodel and addition plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/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: _____ 1/19/16

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

Geotechnical Engineering Review by: _____ *January 19, 2016*

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, swimming pool and spa, and residence remodel and addition 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.

FILE

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

Revised

TO: City of Malibu City Biologist **DATE:** 4/17/2012

FROM: City of Malibu Planning Department

PROJECT NUMBER: APR 12-021, SPR 12-028, VAR 14-017

JOB ADDRESS: 6943 GRASSWOOD AVE

APPLICANT / CONTACT: David Milner, nicholas/budd architects

APPLICANT ADDRESS: 3313 Ocean Park Blvd
Santa Monica, CA 90405

APPLICANT PHONE #: (310) 399-7371

APPLICANT FAX #:

APPLICANT EMAIL: David@NicholasBudd.com

PROJECT DESCRIPTION: Single Story Addition and Interior Remodel

---

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 12/29/15

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

City of Malibu

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

Planning Department

BIOLOGICAL REVIEW

Site Address: 6943 Grasswood Avenue
Applicant/Phone: David Milner/ 310.399.7371
Project Type: Single Story Addition, interior remodel
Project Number: APR 12-021 (REVISED)
Project Planner: Lily Rudolph
Previous Biological Review: Incomplete 5/15/14

REFERENCES: Revised Site Plans

DISCUSSION:

1. Based on the submitted revised plans and included project description, this application no longer includes any proposed landscaping.

RECOMMENDATIONS:

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

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six (6) feet in height, or change 2,500 sq.ft. or more of the existing landscaping, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. 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.

Reviewed By: _____ Date: 12/29/15

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

RECEIVED
JUL 25 2012
PLANNING

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 4/17/2012
FROM: City of Malibu Planning Department

PROJECT NUMBER: APR 12-021, SPR 12-028
JOB ADDRESS: 6943 GRASSWOOD AVE
APPLICANT / CONTACT: David Milner
APPLICANT ADDRESS: 7958 West 3rd Street
Los Angeles, CA 90048
APPLICANT PHONE #: (323)653-0226
APPLICANT FAX #: (323) 653-0227
PROJECT DESCRIPTION: Interior Remodel and 2nd story addition

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

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

The project DOES require Fire Department Plan Review and Developer Fee payment	X
The project DOES NOT require Fire Department Plan Review	
The required fire flow for this project is 2000 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.	NR
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	NR

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.

SIGNATURE 7/25/12 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) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

12/1/15

TO: Public Works Department **DATE:** 4/17/2012

FROM: City of Malibu Planning Department

PROJECT NUMBER:	APR 12-021, SPR 12-028, VAR 14-017
JOB ADDRESS:	6943 GRASSWOOD AVE
APPLICANT / CONTACT:	David Milner, nicholas/budd architects
APPLICANT ADDRESS:	3313 Ocean Park Blvd Santa Monica, CA 90405
APPLICANT PHONE #:	(310) 399-7371
APPLICANT FAX #:	
APPLICANT EMAIL:	David@NicholasBudd.com
PROJECT DESCRIPTION:	Single Story Addition and Interior Remodel

---

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

12/7/15
DATE

Rev 120910

City of Malibu
MEMORANDUM

To: Planning Department

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

Date: December 7, 2015

Re: Proposed Conditions of Approval for 6943 Grasswood APR 12-021 R.2

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

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

GRADING AND DRAINAGE

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

Recycled Paper

- 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

3. 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

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

54

City of Malibu

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

RECEIVED MAY 19 2016 PLANNING DEPT.

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** ~~4/17/2012~~

FROM: City of Malibu Planning Department

PROJECT NUMBER:	APR 12-021, SPR 12-028, VAR 14-017
JOB ADDRESS:	6943 GRASSWOOD AVE
APPLICANT / CONTACT:	David Milner, nicholas/budd architects
APPLICANT ADDRESS:	3313 Ocean Park Blvd Santa Monica, CA 90405
APPLICANT PHONE #:	(310) 399-7371
APPLICANT FAX #:	
APPLICANT EMAIL:	David@NicholasBudd.com, martin@NicholasBudd.com
PROJECT DESCRIPTION:	Single Story Addition, New Swimming Pool and Interior Remodel

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan:
- ☐ NOT REQUIRED
- ☐ REQUIRED (attached hereto)
- ☑ REQUIRED (not attached) PLOT PLAN ATTACHED TO 12-21-2015 REVIEW

Signature: [signature] Date: JUNE 1, 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

COMPLETED EH CONFORMANCE REVIEW DATED 12-21-2015 IS STILL VALID.
FINAL FLOOR PLANS MUST NOT EXCEED 4 BEDROOMS / 53 FIXTURE UNITS.

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator **DATE:** ~~4/17/2012~~ 12/1/15

FROM: City of Malibu Planning Department

PROJECT NUMBER:	APR 12-021, SPR 12-028, VAR 14-017
JOB ADDRESS:	6943 GRASSWOOD AVE
APPLICANT / CONTACT:	David Milner, nicholas/budd architects
APPLICANT ADDRESS:	3313 Ocean Park Blvd Santa Monica, CA 90405
APPLICANT PHONE #:	(310) 399-7371
APPLICANT FAX #:	
APPLICANT EMAIL:	David@NicholasBudd.com, Jessica@NicholasBudd.com
PROJECT DESCRIPTION:	Single Story Addition and Interior Remodel

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

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

Signature: [signature] Date: DECEMBER 21, 2015

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

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.

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)	David Milner, nicholas/budd architects David@NicholasBudd.com		
Project Address:	**6943 Grasswood Avenue** Malibu, California 90265		
Planning Case No.:	APR 12-021		
Project Description:	Single story addition and interior remodel		
Date of Review:	December 21, 2015		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489 ext. 307	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Architectural plans by nicholas/budd architects: received by Planning 12-1-2015
Grading Plans:	Grading plans by Stephen Smith dated 7-29-2015
OWTS Plot Plan:	
OWTS Report:	
Miscellaneous:	Fixture unit worksheet by David Milner dated 4-17-2014
Previous Reviews:	5-14-2012, 5-30-2014

REVIEW FINDINGS

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

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

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

Conditions of Planning Conformance Review

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

-o0o-

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

cc: Environmental Health file
Planning Department

6943 GRASSWOOD AVENUE (APR 12-021)
MALIBU, CA 90265

S.F.D.:	4 BR/53 FU - 4 BR/53 FU (R)
SEPTIC TANK:	1,500 Gallon (E)
ACTIVE:	1 - 5' x 25' (unknown cap depth)
	1 - 5' x 40' (unknown cap depth)
FUTURE:	100%
PERC RATE:	Unknown

NOTES:

1. This conformance review is for a four (4) bedroom (53 fixture unit) to a four (4) bedroom (53 fixture unit) single family residence interior remodel and addition only. No renovation to 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.

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

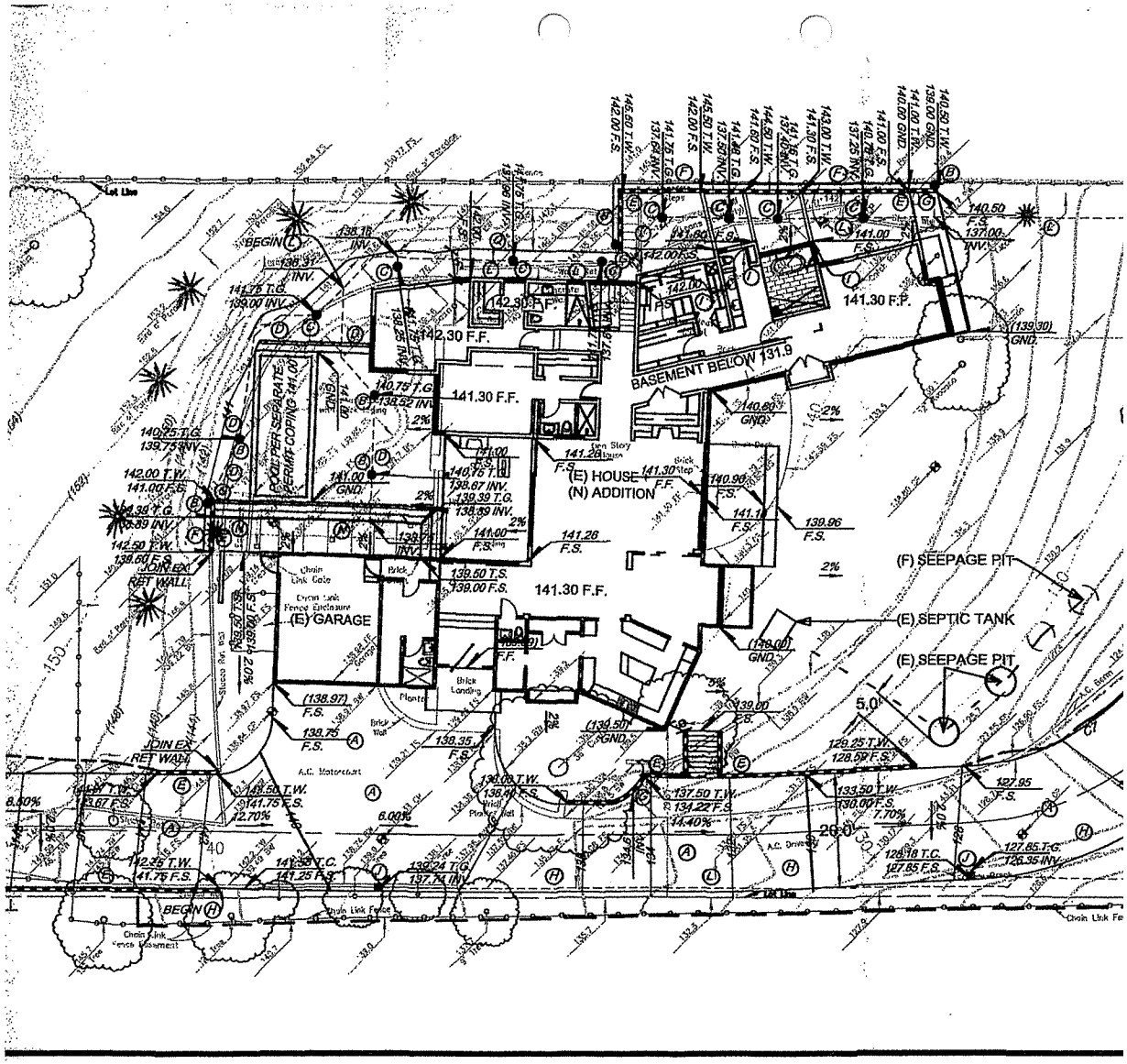
CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH

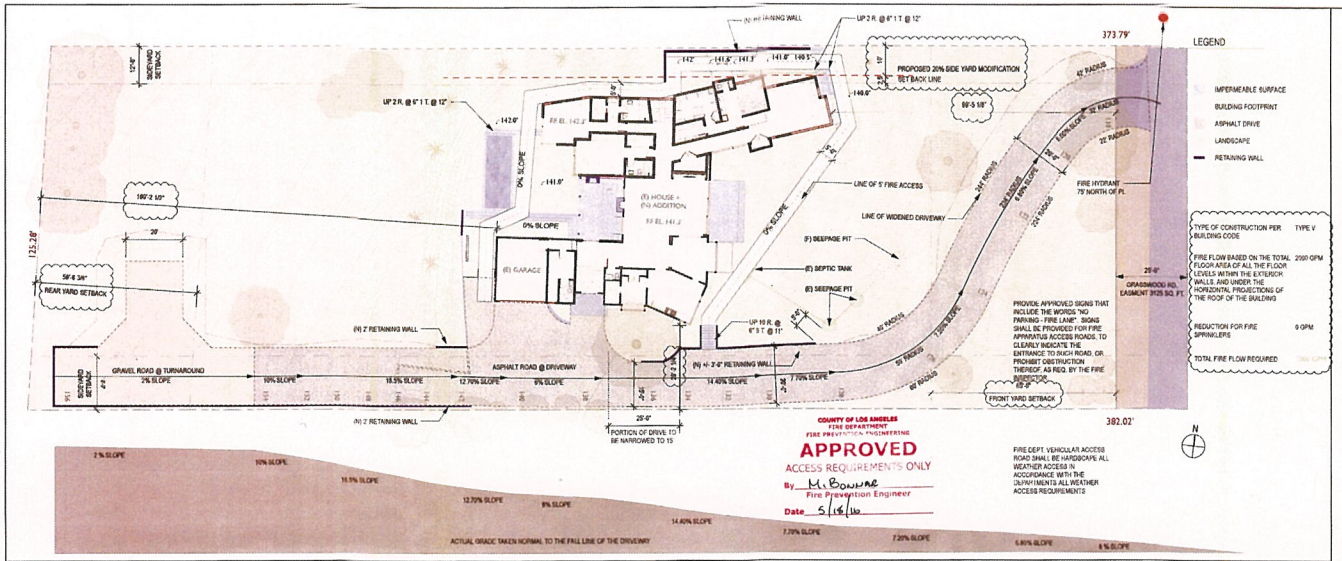
CONFORMANCE REVIEW

DEC 21 2015

SIGNATURE:

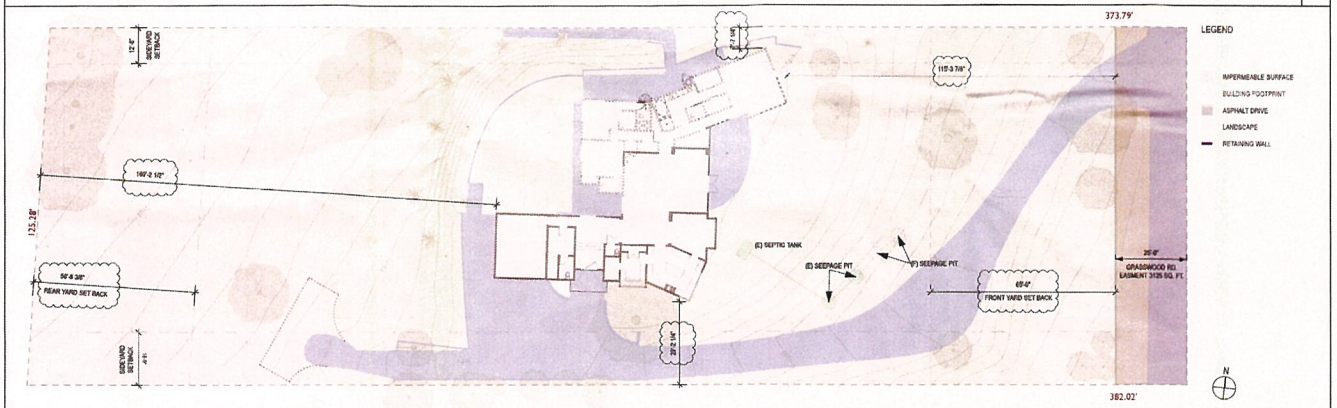
THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.





SCALE: 1" = 20'

IMPERMEABLE COVER AND FIRE ACCESS PROPOSED | 5



SCALE: 1" = 20'

IMPERMEABLE COVER EXISTING | 4

PROJECT ADDRESS	6943 GRASSWOOD AVE. MALIBU, CA 90265
PROJECT A.P.N.	4466-015-003
PROJECT LOT	LOT 29 OF RECORD SURVEY IN BOOK 57, PAGES 47-50
PROJECT BLOCK	N/A
ZONING	R1-1
GENERAL PLAN LAND USE DESIGNATION	R1-1
LOT DEPTH AND WIDTH	LOT DEPTH: 377'-11 5/8" LOT WIDTH: 62'-6" — 35.28
GROSS LOT AREA	50,367 SQ. FT. (1.16 ACRES)
NET LOT AREA	GROSS LOT AREA MINUS ALL PUBLIC AND PRIVATE EASEMENTS AND ALL SLOPES GREATER OR EQUAL TO 1:1 50,367 - 3,125 (EASEMENT) - 881 (SLOPE GREATER OR EQUAL TO 1:1) = 46,361 SQ. FT. (1.07 ACRES)
ALLOWABLE T.D.S.F.	7,217 SQ. FT.
EXISTING T.D.S.F.	BUILDING = 4057 SQ. FT. TOTAL = 4057 SQ. FT.
PROPOSED T.D.S.F.	BUILDING = 4764 SQ. FT. BASEMENT = 958 SQ. FT. (NOT INCLUDED IN TOTAL) PERGOLA = 339 SQ. FT. (NOT INCLUDED IN TOTAL) TOTAL = 4764 SQ. FT.
MAXIMUM IMPERMEABLE COVERAGE	14,173 SQ. FT. 13908.30
PROPOSED IMPERMEABLE COVERAGE	4,788 SQ. FT. BUILDING + GARAGE FOOTPRINT 1,261 SQ. FT. PATIO, POOL COPING, WALKWAYS 7,897 SQ. FT. DRIVE **13,946 SQ. FT. TOTAL IMPERMEABLE COVERAGE**
EXISTING IMPERMEABLE COVERAGE	4057 SQ. FT. BUILDING + GARAGE FOOTPRINT 7758 SQ. FT. PATIO, POOL COPING, WALKWAYS, DRIVE **11,815 SQ. FT. TOTAL IMPERMEABLE COVERAGE**
EXISTING SIDE YARD	18'-9" SOUTH YARD 12'-6" NORTH YARD
PROPOSED SIDE YARD	18'-9" SOUTH YARD 10'-0" NORTH YARD
EXISTING HEIGHT	153.9' (13'-11 5/8" ABOVE REFERENCE GRADE)
PROPOSED HEIGHT	156.5' (17'-0" ABOVE REFERENCE GRADE)
COMPLIANCE WITH 17.40.040 (13) (B)	N/A
BUILDING CONSTRUCTION	TYPE V
APPLICABLE CODES	The City of Malibu has adopted the 2013 California Building Codes as amended by County of Los Angeles as amended by the City 2013 CALIFORNIA BUILDING CODE (VOLUME 1 & 2) 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA ELECTRICAL CODE (2008 NEC) 2013 MECHANICAL CODE 2013 PLUMBING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT DATA | 2

ST. SURE / WALSH RESIDENCE

6943 GRASSWOOD AVE.
MALIBU, CA 90265

A.P.N. 4466-015-003

PROPERTY OWNER:
SUE ST. SURE & GEOFF WALSH

APPLICANT:
NICHOLAS BUDD ARCHITECTS

All ideas, designs, arrangements and plans indicated or represented by these drawings and specifications are the property and copyright of Nicholas Budd Architects LLP and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Nicholas Budd. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to the commencement of work.

LICENSED ARCHITECT
WILLIAM RICHARD NICHOLAS JR.
No. C-33489
REGISTRATION EXPIRES 5-8-18
STATE OF CALIFORNIA

nicholas / budd
architecture landscape interiors architects
3133 Ocean Park Blvd. Santa Monica, CA 90405
t+ (310) 399-7371

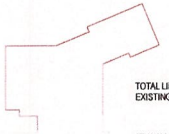
Revisions:

1 05 / 18 / 16 APR CORRECTIONS SET

Scale: AS NOTED
Date: 05 18 2016

Title: PROJECT DATA

Dwg. No. G-1.1



TOTAL LINEAR FEET OF EXISTING EXTERIOR WALL:	393.25'	100%
(E) WALL TO REMAIN	210.63'	53.6%
(E) WALL TO BE REMOVED	182.62'	46.4%

PERCENTAGE OF DEMOLISHED WALLS TO EXISTING | 7

PROJECT DESCRIPTION:

THE PROPOSED RENOVATION AND ADDITION TO 6943 GRASSWOOD AVE. IS COMPRISED OF A RECONFIGURATION OF THE EXISTING NORTH WING OF THE HOUSE, AND A NEW HAMMERHEAD TURN AROUND PER LA COUNTY FIRE REQ.

WE PROPOSE TO MODIFY THE NORTH WING OF THE HOUSE, AND THE ROOF-SCAPE @ THE SOUTH WING OF THE HOUSE. TO CREATE A MORE VISUALLY UNIFIED BUILDING. IN THE COURSE OF THIS PROPOSED WORK, WE WILL BRING THE BUILDING'S ENERGY PERFORMANCE UP TO CURRENT BEST STANDARDS, INCORPORATE GREEN BUILDING MATERIALS WHEREVER POSSIBLE.

THE NUMBER OF BEDROOMS AS WELL AS THE PLUMBING FIXTURE COUNT REMAINS UNCHANGED

LIST OF DISCRETIONARY REQUESTS:

A 20% SIDE YARD REDUCTION

A VARIANCE FOR RETAINING WALLS ALLOWING FOR FIRE DEPARTMENT ACCESS

PROJECT DESCRIPTION | 6

G 1.1	COVER SHEET / PROJECT DATA / SITE PLAN
A 1.0	PARTIAL SITE PLAN
A 2.0	EXISTING / DEMO PLAN
A 2.1	PROPOSED BASEMENT PLAN & PRELIMINARY BASEMENT FOUNDATION PLAN
A 2.2	PROPOSED 1ST FL. PLAN
A 2.3	PROPOSED ROOF PLAN
A 2.4	PRELIMINARY FOUNDATION PLAN
A 3.1	NORTH ELEVATION, EXISTING & PROPOSED
A 3.2	EAST ELEVATION, EXISTING & PROPOSED
A 3.3	SOUTH ELEVATION, EXISTING & PROPOSED
A 3.4	WEST ELEVATION, EXISTING & PROPOSED
A 4.1	PROPOSED SECTIONS
A 4.2	PROPOSED SECTIONS
1 - 3	CIVIL DRAWINGS ARCHITECTURAL SURVEY SLOPE BAND ANALYSIS

DRAWING INDEX | 3

OWNER:

SUE ST. SURE & GEOFF WALSH
6943 GRASSWOOD AVE.
MALIBU, CA 90265

ARCHITECT:

NICHOLAS BUDD ARCHITECTS
3133 OCEAN PARK BLVD.
SANTA MONICA, CA 90405
T+ (310) 399 7371

GEOTECHNICAL ENGINEER:

ROBERT SOUSA
PRINCIPAL GEOLOGIST
14428 HAMLIN STREET, SUITE 200
VAN NUYS, CA 91401
PH. (818) 994-8895 EXT. #105

STRUCTURAL ENGINEER:

C.W. HOWE & ASSOCIATES
3347 MOTOR AVE., SUITE 200
LOS ANGELES, CA 90034
T+(310) 838 0383
F+(310) 838 5360

CIVIL ENGINEER:

STEPHEN R. SMITH, P.E.
P.C.C.E. INC.
23801 CALABASAS ROAD #1020
CALABASAS CA 91302
(O) 818-568-5251 (F) 818-591-8639

RECEIVED
MAY 19 2016
PLANNING DEPT.

PROJECT TEAM | 1

City of Malibu

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

MAJOR REMODEL AGREEMENT

PROJECT NUMBER: _____

PROJECT ADDRESS: _____

PROJECT DESCRIPTION: _____

Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.2(D), unless destroyed by natural disaster, the replacement of 50 percent or more of a single-family residence (as measured by 50 percent of the exterior walls), foundation, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance but instead constitutes a replacement structure requiring a coastal development permit (CDP).

CONDITIONS

1. 50 percent of exterior walls must remain intact at all times during a major remodel.

2. Only walls approved to be demolished on the approved demolition plan attached may be removed. Should unforeseen circumstance arise requiring more walls to be demolished, please contact the Planning Department **prior** to any unauthorized demolition.

3. Should 50 percent or more of exterior walls be demolished at any given point during the major remodel, a CDP for a replacement structure will be required. All work shall be suspended until a CDP is approved by the Planning Commission or Planning Director and a new building permit is obtained.

4. Should 50 percent or more of exterior walls be demolished at any given point during the major remodel, all existing non-conformities shall be brought into conformance with current LCP standards. This includes, but is not limited to, nonconforming setbacks, height, stringlines, size, view corridor, parking and use.

5. Should a CDP be necessary, additional fees and materials **will** be required.

6. This form with ORIGINAL signatures must be forwarded to and executed by the Planning Department prior to the issuance of a demolition permit.

AGREEMENT

I have read and understand the standard conditions listed above and agree to abide by these terms and all conditions of the Planning Department.

PROPERTY OWNER SIGNATURE	DATE
BUILDING OFFICIAL SIGNATURE	DATE
PLANNING DIRECTOR SIGNATURE	DATE

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 **Stephanie Hawner, Senior Planner, at (310) 456-2489, extension 276.**

Date: November 10, 2016

By: Bonnie Blue, Planning Director

ATTACHMENT 7

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

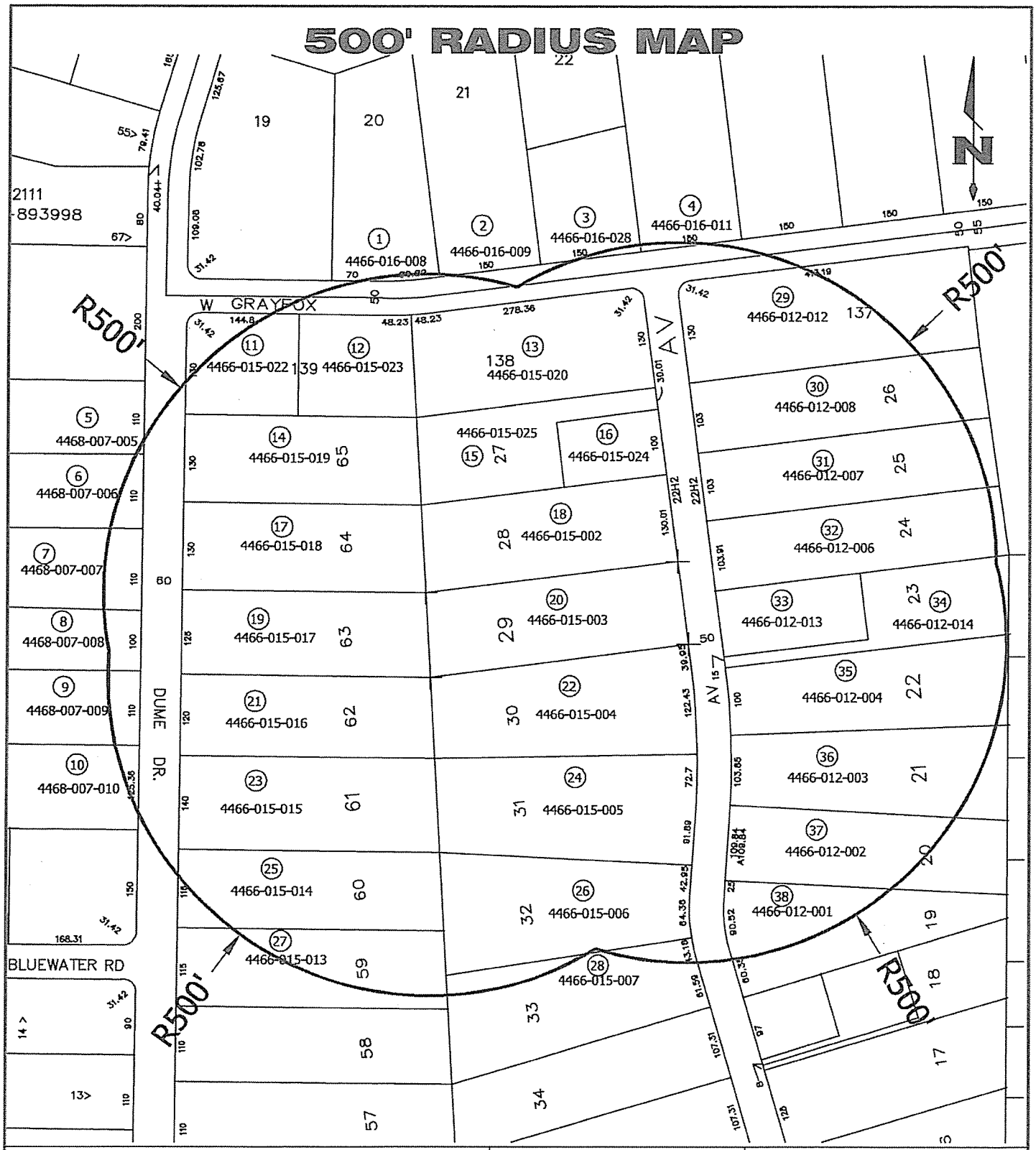
The Malibu Planning Commission will hold a public hearing on **MONDAY, December 5, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

ADMINISTRATIVE PLAN REVIEW NO. 12-021, VARIANCE NO. 14-017, SITE PLAN REVIEW NO. 16-042, AND DEMOLITION PERMIT NO. 16-023 – An application to demolish the existing swimming pool, retaining walls and a portion of the single-family residence, and remodel the existing single-family residence, including a 707 square foot single-story addition with a 958 square foot basement, modification to the existing roofline to raise the height of the single-family residence to 17 feet in height, widen the existing driveway, and construct a new hammerhead turnaround, new swimming pool, hardscape, retaining walls, and grading, including a variance for Los Angeles County Fire Department access improvements on steep slopes, and a site plan review for 20 percent reduction of side yard setback

LOCATION:	6943 Grasswood Avenue
APN:	4466-015-003
ZONING:	Rural Residential-One Acre (RR-1)
APPLICANT:	Nicholas/Budd Architects
OWNER:	Geoff and Sue Walsh
APPLICATION FILED:	April 17, 2012
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 15301—Existing Facilities and 15303 – New Construction. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

500' RADIUS MAP



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SCALE: 1" = 200'		SHEET No. 1 OF 1
DRAWN BY: DWK		DRAWING NUMBER 14-3006
CHECKED BY:		DATE: September 26, 2016